

VILLAGE OF ITASCA
SUBDIVISION REGULATIONS

ORDINANCE NO 616-86

ADOPTED AUGUST 12, 1986

ITASCA COMMUNITY DEVELOPMENT DEPARTMENT
111 LINE STREET
ITASCA, ILLINOIS 60143

\$18.00

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THE VILLAGE OF ITASCA
DUPAGE COUNTY AND COOK COUNTY
ILLINOIS
SUBDIVISION REGULATIONS
ORDINANCE NO. 616-86

AN ORDINANCE, IMPLEMENTING THE COMPREHENSIVE PLAN OF THE VILLAGE OF ITASCA, ILLINOIS, AND ENACTING UNDER CHAPTER 109 AND CHAPTER 24, SECTION 3-2a OF THE ILLINOIS REVISED STATUTES, AS AMENDED, ESTABLISHING REGULATIONS GOVERNING THE SUBDIVISION OF LAND: PROVIDING STANDARDS, PROCEDURES AND RULES FOR THE PREPARATION AND FILING OF PLATS, AND TO PROVIDE FOR SKETCH PLAN, PRELIMINARY AND FINAL APPROVAL OR REJECTION OF SUCH PLATS BY THE VILLAGE OF ITASCA, DU PAGE COUNTY AND COOK COUNTY, ILLINOIS, AND IMPOSING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE.

THE VILLAGE OF ITASCA, ILLINOIS, ORDAINS:

SECTION 1.00 - TITLE

This ordinance shall be known and may be designated as the "Subdivision Regulations for the Village of Itasca"; Illinois.

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 including Planned Developments and community growth, and to safeguard the interest of the home owner, the subdivider, the investor, and the Village.

To assure that no subdivision shall be approved that is not energy efficient as practicable in terms of density, mixture of use, site selections, building layout and orientation and landscaping.

- 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.

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 a sound working relationship between the Village and 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 ensure 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 - JURISDICTION

The Subdivision Ordinance of the Village of Itasca, Illinois shall apply to all subdivisions of land, as defined herein, located within the Village of Itasca and entirely or in part within the unincorporated area within one and one-half (1-1/2) miles from the corporate limits of the Village, in accordance with Chapter 24 of the Illinois Revised Statutes. The subdivision plans and plats, including planned developments, 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 Itasca, or within contiguous territory not more than one and one half (1-1/2) miles beyond the incorporated boundaries of the Village of Itasca, the subdivider thereof or his agent shall submit both a preliminary plan and a final subdivision plat to the Village of Itasca 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 plans and plats 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.
- C. No land shall be subdivided for any use which is determined by the Plan Commission after investigation by the Village Engineer to be located within areas of special flood hazard until the subdivider has complied with the Village of Itasca, Illinois Municipal Code and/or Engineering Standards and Specifications.
- D. 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 a use by reason of flooding or bad drainage, adverse earth and rock formation or topography, or any other features likely to be harmful to the health, safety or welfare of the future residents in the proposed subdivision or of the community.

Unsuitable land located within areas of special flood hazard as identified in the Municipal Code, shall be subject to the provisions of that Ordinance.

Unsuitable land located outside areas of special flood hazard may be subdivided only 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.

- E. Where the developer or subdivider of land outside areas of special flood hazard can show in writing and with appropriate documentation 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 after recommendation by the Plan Commission and where topography and conditions peculiar to the site or surrounding area substantiates a variance without destroying the intent of the provisions of this Ordinance.

Variations for land within areas of special flood hazard shall be subject to the provisions of the Municipal Code.

- F. All dedications of land and offerings in-lieu-of 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 Itasca.
- G. 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, request that the subdivider submit a plan for the entire area or neighborhood to be used by the Plan Commission as an aid in judging the proposed plat.

4.01 - INTERPRETATION

- A. Minimum Standards Established. In their 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 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 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 that 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 Itasca 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 invalid the application of any provision of this Ordinance to be invalid, such judgement shall not affect any other provision of this Ordinance not specifically included in said judgement.
- 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 judgement shall not affect the application of said provision to any other subdivision of land, not specifically included in said judgement.

SECTION 5.00 - RULES AND DEFINITIONS

In the interpretation of this Ordinance, the rules and definitions contained in this Section shall be observed and applied, except when the context clearly indicates otherwise.

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, the 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

ADT. Average Daily Traffic

ALLEY. The right-of-way which affords secondary means of access to properties abutting upon a street.

APPLICANT. The owner or contract purchaser of land proposed to be subdivided or his legal representative.

APRON. An extension of a driveway lying between the public sidewalk (or the right-of-way line if there is no sidewalk) and the curb and gutters of a street. The maintenance responsibility for this facility normally being with the owner of the driveway so extended.

BLOCK. A block is a tract of land bounded by street rights-of-way, or by a combination of street rights-of-way and public parks, cemeteries, railroad and utility rights-of-way, bulkhead lines or shore lines of waterways, or corporate boundary lines.

BOND. Any form of security approved as to form by the Village Attorney including a cash deposit, surety bond, letter of credit, collateral or instrument of credit in an amount or form accepted by the Board of Trustees.

BORINGS, SOIL. Examination and analysis of the subsoil conditions of a specific parcel of land by drilling.

BUILDING. Is a structure, with a permanent roof, separated on all sides from adjacent open space by exterior or party walls, built for the support, shelter, or enclosure of persons, animals, chattels, or immovable property of any kind, and which is permanently affixed to the ground.

BUILDING PERMIT. A permit issued by the Village of Itasca for the construction, erection, or alteration of a structure or building.

BUILDING SETBACK LINE. A line parallel to the street right-of-way line at a distance from it, required by the front yard requirements of the Itasca Zoning Ordinance.

COMPREHENSIVE PLAN. The composite of the functional and geographic elements of the Official Comprehensive Plan of the Village of Itasca, (adopted October 18, 1977) or any segment thereof, in the form of plans, maps, charts, text of reports, implementing ordinances, and the Official Map.

CORINGS, PAVEMENT. Examination and analysis of the completed surface and/or sub-surface 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 of short length, having one end open to traffic and being permanently terminated at the other end by a vehicular turn-around.

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

DATUM PLANE. A reference point from which elevations are measured. The datum plane is a mean sea level as established by the United States Geological 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 an storm water drainage system.

DEVELOPMENT. Any man-made change to improved or unimproved real property, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard or elsewhere within the Village of Itasca of its area of planning jurisdiction.

DRAINAGE, SWALE. A turf drainage ditch of shallow depth with side slopes not exceeding one to twelve (1-12) feet.

EASEMENT. An authorization or grant by a property owner for the use by another and for a specific purpose, of any designated part of his property.

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

EXCAVATION. Any act of changing of the grade or sub-grade of a tract of land by cutting, scraping, grading, trenching, digging, filling-in, or otherwise reshaping the natural contour of the ground.

The following shall not be construed as excavating/filling:

1. Any cutting, grading, trenching, digging, or backfilling of any foundation of a building approved for construction.
2. Top dressing in an area of existing homes, which top dressing does not change the drainage patterns.

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 to a new location and shall include the conditions resulting therefrom.

FLOOD EXCAVATION BASE. The elevation in relation to mean sea level of the crest of the base flood.

FLOOD PLAIN. The land area adjacent to surface water bodies or waterways that is subject to periodic inundation when greater than normal water flows are experienced. The flood plain may be identified according to the frequency of the flood flow that inundates it. For example, the portion of flood plain inundated by the flow which is equaled or exceeded once in ten years is the 10-year flood plain. The flood plain inundated by a hundred year storm is the 100-year flood plain.

FLOODWAY. The channel of a river or other water course and the adjacent land areas that shall be reserved in order to discharge the base flood water without cumulatively increasing the water surface elevation more than one-tenth (1/10) of one (1) foot.

GRADE. The slope of land, road, street, or other public way expressed in percent.

GRADIENT OR PERCENT OF GRADE. The vertical rise in feet per one hundred (100) feet of horizontal distance. (A one (1) percent grade is a rise of one (1) feet in one hundred (100) feet, for example.)

GROSS LAND AREA. The entire area of a development including lots, streets, and alleys, measured to the center line of any bounding streets.

IMPROVEMENTS. Grading, street surfacing, curbs, gutters, sidewalks, water mains, fire hydrants, sanitary sewers, storm sewers, culverts, trees, bushes, landscaping and other additions to the natural state of the land which increase its value, utility or habitability in accordance with the provisions of this Ordinance.

- A. Private Improvement - Any installed or constructed facility for which the responsibility of maintenance and ownership will be retained by the owner or a homeowners association.
- B. Private Common Improvement - Any installed or constructed facility for which the responsibility of maintenance and ownership will be retained by the homeowner or condominium association. This includes amenities such as, swimming pools, tennis courts, parks, etc.
- C. Public Improvement - Any facility for which the Village of Itasca or other municipal body may ultimately assume the responsibility for maintenance and operation or which is constructed for general public use of benefit.

LOT. A tract, plot, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future of transfer of ownership or for building development. (See Illustration Section.)

LOT, BUTT. A butt lot is a lot at the end of a block and located between two corner lots.

LOT, CORNER. A lot situated at the intersection of two (2) or more streets, where the interior angle of such intersection coterminous with the right-of-way lines of such streets does not exceed one hundred thirty-five (135) degrees.

LOT, INTERIOR. Any lot other than a corner lot.

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.

LOT, REVERSED CORNER. A corner lot, the rear of which abuts upon the side of another lot, whether across an alley or not.

LOT OF RECORD. A single lot which is part of a subdivision, the plat of which has been recorded in the office of the Recorder of Deeds of Cook or DuPage Counties, Illinois; or a single parcel of land, the deed of which has been recorded in the Office of the Recorder of Deeds of either Cook or DuPage Counties, Illinois.

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 Village Board action or the approval of subdivision plats. (See Chapter 24, Section 11-12-5 of the Illinois Revised Statutes)

OWNER. Any individual, firm, association, partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this Ordinance.

PARCEL. A continuous area or acreage of land which can be described as provided for in the Plats Act. (Chapter 109, Illinois Revised Statutes as amended).

PARKWAY. That part of the public street right-of-way not occupied by the street pavement and located between the back of the curb and the sidewalk as well as the dividing strip of a roadway.

PAVING IMPROVEMENTS. Road excavation, aprons, base course, binder course, surface course, curb and gutter, a sidewalk, street lights and related appurtenances excluding those in parking lots, as required in this Ordinance.

PEDESTRIAN WAY (CROSSWALK). Is a right-of-way or easement however designed, across or within a block for use by pedestrian traffic; and shall include but not be limited to, sidewalks and crosswalks.

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

PLAN COMMISSION. The words "Plan Commission", as used herein, refer to the Plan Commission of the Village of Itasca, Illinois.

PLANNED DEVELOPMENT. A parcel of land or contiguous parcels of land of a size sufficient to create its own character controlled by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity; the character of which is compatible with adjacent parcels, and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land use regulations and design standards, and may be granted a variation(s) in return for assurances of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole and which would not otherwise be required by the Zoning Ordinance.

The area of a Planned Development shall remain under one ownership or unified control unless safeguards are provided that, in the opinion of the Plan Commission, will provide for the continuation of the original Planned Development concept and as modified from time to time by the Plan Commission and approved by the Village Board of Trustees.

PLAT. A plan, map, or chart of a subdivision of land.

- A. Preliminary Plan. A map showing all requisite details of a proposed subdivision submitted to an approving authority for purposes of preliminary consideration, prepared in conformance with the Plats Act and Sections 8.02 and 8.03 of this Ordinance.
- B. Final Plat. A map of all or part of a subdivision providing substantial conformance to the Preliminary Plan of a subdivision prepared in conformance with the requirements of the Plats Act, Sections 8.05 and 8.06 of this Ordinance and for the recording by the County Recorder.

PLATS ACT. Chapter 109 of the Illinois Revised Statutes, as amended.

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.

PROTECTIVE COVENANTS. Protective covenants are contracts entered into between private parties and constitute a restriction on the use of all private property within a subdivision for the benefit of property owners; and to provide mutual protections against undesirable aspects of development which would tend to impair stability of values.

RESIDUE AREA. A residue area is that portion of a development not platted as residential lots or designed for dedication as streets or alleys.

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

RETENTION. A wet bottom storm water storage area that is designed to be maintained as free water surface or pond.

ROADWAY OR ROAD. Whenever the words, "road" or "roadway" are used in this Ordinance, it shall be deemed the paved area existing on the street right-of-way and not the street right-of-way width and shall include all curb and gutter facilities.

SIDEWALK. That portion of the street or crosswalk way, paved or otherwise surfaced, intended for pedestrian use only.

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. A publicly owned right-of-way which affords primary means of access by pedestrians and vehicles to abutting properties, whether designated as a street, avenue, highway, road, boulevard, lane or however otherwise designated.

STREET, COLLECTOR. Streets penetrating neighborhoods which collect traffic from minor streets in the neighborhood and channel it into the arterial systems. A minor amount of through-traffic may be carried on and carries local traffic movements within residential neighborhoods and commercial and industrial areas.

STREET, MINOR ARTERIAL. Streets and highways interconnecting with and augmenting the principal arterial system and providing service to trips of moderate length at a somewhat lower level of travel mobility. The system places more emphasis on land access and distributes travel to geographic areas smaller than those identified with the principal arterial system. It includes all arterials not classified as principal.

STREET, MARGINAL ACCESS. A minor street which is parallel and adjacent to arterial streets and which provides access to abutting properties and protection to local traffic from fast, through moving traffic on arterial streets.

STREET, MINOR. Streets not classified in a higher system, providing direct access to abutting land and access to the higher systems. They offer the lowest level of mobility and have limited continuity to discourage through-traffic.

STREET, PRINCIPAL ARTERIAL. Streets and highways serving major metropolitan activity centers, the highest traffic volume corridors, the longest trip desires, and a high proportion of total urban area travel on a minimum of street mileage. Service to abutting land is subordinate to the provisions of travel service to major traffic movements. This system carries the major portion of trips entering and leaving the Itasca urban area as well as the majority of through movements desiring to bypass the Village.

STREET, PRIVATE. An undedicated street, generally within a Planned Development which is privately owned or maintained or an easement of access benefiting a dominant tenant.

STREET, PUBLIC. Any arterial, collector, or minor street which is shown on the subdivision plat and is or is to be dedicated to public use.

STREET, RIGHT-OF-WAY. A general term denoting land, property, or interest therein, acquired for or used as a roadway or pedestrian way or other public use.

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 Planned Development is, for the purposes of this Ordinance, a subdivision whether or not it is divided into two (2) or more parts. A subdivision is also the division of land 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, ways for public service facilities, parks, playgrounds, school grounds, or other public grounds, and all the tracts, parcels, lots or blocks, and numbering of all such lots, blocks or parcels by progressive numbers, giving their precise dimensions. The term subdivision includes resubdivision 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 or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right-of-way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacating of land impressed with a public use.

7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access; and
9. The sale of a single lot of less than five(5) acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. (See Chapter 109, Plats Act, Illinois Revised Statutes.)

SUBDIVISION DESIGN STANDARDS. Subdivision design standards are the guides, principles, and specifications for the preparation of subdivision plans indicating, among other things, the minimum and/or maximum dimensions of the various elements set forth in the preliminary plan.

THOROUGHFARE. A street with a high degree of continuity and serving as an arterial traffic-way between the various districts of Itasca and its environs.

VILLAGE. The Village of Itasca, Illinois.

VILLAGE BOARD. The Village Board of Trustees of the Village of Itasca, Illinois.

VILLAGE ENGINEER. The Village Engineer of the Village of Itasca, Illinois or the duly authorized representative.

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.

ZONING ORDINANCE. The Itasca, Illinois, Zoning Ordinance, as amended.

SECTION 5.03 - PLANNED DEVELOPMENT REGULATION

All sections of the Itasca Zoning Ordinance which regulate Planned Developments excluding those sections which pertain solely to zoning regulations, are hereby incorporated into the Itasca Zoning Ordinance by this section and are of full force and effect as though set out fully herein.

SECTION 6.00 - GENERAL GUIDELINES

Any owner of land which is within the corporate limits of the Village of Itasca or within one and one-half (1-1/2) miles of such corporate limits or 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.

6.01 - PRELIMINARY CONSULTATION

- A. Informal Meeting. The subdivider submits a letter of intent to the President of the Village Board of Trustees, with a copy of the Plan Commission requesting an informal meeting with the Plan Commission to discuss the proposed subdivision and proposed improvements. The subdivider shall present to the Plan Commission general subdivision information which shall describe or outline the existing conditions of the site and the proposed development. The Plan Commission shall determine the need for a sketch plan review of the proposed development. If the Plan Commission determines that there is no need for a sketch plan review, they shall advise the subdivider to proceed directly to the preliminary plan phase.
- B. Sketch Plan Review. When the Plan Commission determines that there is a need for a sketch plan review of the proposed subdivision, the subdivider shall prepare ten (10) copies of the following information for presentation to the Plan Commission at a regularly scheduled meeting:
 1. General Subdivision Information
 2. Sketch Plan
 3. Tentative Engineering ProposalsSee Section 8.02 for details of these elements.
- C. Subdivider Advised. The Plan Commission, after checking the proposed sketch plan, shall advise the subdivider as to the apparent adequacy of the proposed plan and apprises the subdivider of any requirements the Village might have that should be incorporated into the design of the subdivision.

6.02 - PRELIMINARY PLAN

- A. Plan and Application. The subdivider prepares a preliminary plan, including a proposal for the installation of improvements and intended dedication or reservations of public lands, and submits an application and ten (10) copies of the proposed plan to the Village Clerk.

- B. Action by Village Clerk. The Village Clerk refers the preliminary plan to the Village of Itasca Plan Commission not less than ten (10) days prior to a regularly scheduled meeting of the Plan Commission.
- C. Action by Plan Commission. The Plan Commission distributes copies of the preliminary plan to concerned local, district, and county officials for their review and comments. The Plan Commission shall obtain the required written review comments and any recommendations from the Village Engineer, and concerned public officials within twenty (20) days. Then, after applying the provisions of the Ordinance, it either recommends to approve the preliminary plan, or recommends to approve the preliminary plan subject to modification, or recommends to reject the preliminary plan. Findings and recommendations are reported to the Village Board and subdivider.
- D. Action by Village Board. The Village Board approves, rejects or modifies the preliminary plan.

6.03 - FINAL PLAT

- A. Plat and Documents. After complying with the above requirements the subdivider prepares and submits to the Village Clerk, the original and ten (10) copies of the final plat incorporating all required modifications to the preliminary plan.
- B. Action by Village Clerk. The Village Clerk refers the final plat to the Plan Commission not less than ten (10) working days prior to a regularly scheduled meeting of the Plan Commission.
- C. Action by Plan Commission. The Plan Commission determines whether or not the final plat is in conformance with the approved preliminary plan and forwards the plat, with its recommendation, to the Village Board.
- D. Action by Village Board. The Village Board approves, rejects, or modifies the final plat.
- E. Recording of Plat. After the approval of the final plat, the Village Clerk records the plat with the Recorder of Deeds of Cook or DuPage Counties; and the subdivider may then proceed to develop and sell lots of his subdivision in accordance with this Ordinance.

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 or plats 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 subdivision conform to the provisions and conditions of the Official Comprehensive Plan, adopted October 17, 1977. 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, request that the subdivider submit a plan for the entire area or neighborhood to be used by the Plan Commission as an aid in judging the proposed plan. The Village Engineer will make available, to the subdivider, any Village information that is available concerning the area for which the plan is to be developed.
- D. Storm Water Provisions Required. The Plan Commission shall not recommend for approval by the Village Board any plan or 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.
- F. Solar Lot Access. The design of a subdivision and its layout may affect the energy efficiency of the building to be placed upon it and other factors such as, impact on privacy, landscaping and, for solar purposes, a shadowing of the other person's solar reception.

The Plan Commission may consider variations or solar easements to provide for changes in lot configuration in order to provide for design methods to reduce energy consumption.

Energy conservation methods may include, but not be limited to, natural ventilation of structures, siting of structures in relation to prevailing breezes and sun angles, insulation of structures, use of landscape material for shade, direction of breezes, and transpiration.

7.02 - 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 or rock formation or topography, or any other feature likely to be harmful to health, safety, or welfare of the future residents in the proposed subdivision or of the community. Land located outside areas of special flood hazard may be subdivided only if the subdivider agrees to making 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.

7.03 - AREAS OF SPECIAL FLOOD HAZARD

When land is determined to be unsuitable by reason of flooding or wetlands, refer to the Municipal Code, and the Standards and Specifications for Required Land Improvements.

7.04 - STORMWATER MANAGEMENT

The purpose of this Section is to provide standards and regulations governing land development in order to reduce or prevent flooding and at the same time minimize damage to real property, protecting the public health, safety, and welfare. (Refer to the Municipal Code.)

7.05 - 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, the 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 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. For minimum dedication of land for public use exclusive of public dedicated roads refer to Section 7.07 of this Ordinance.

7.06 - RESERVATION OF PUBLIC SPACES AND SITES

- A. Plan to Show Public Land. Whenever a tract to be subdivided includes a proposed site for a park, playground, school, or other public use as indicated on the Official Map of the Village of Itasca, 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 development of such public open space.
- 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 or 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. (Refer to the Standards and Specifications for Required Land Improvements.)
 2. Park and Playground Sites. Refer to Itasca Park District.
- 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, or other public purposes as provided by law.
1. Referral to Public Body. The Plan Commission shall refer the plan 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.

Such letter of intent shall be accompanied by a sketch plan for the proposed development and a tentative schedule of construction. 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.

7.07 - DEDICATION OF PARK AND SCHOOL SITES OR FOR PAYMENTS OR FEES IN-LIEU-OF

As a condition of approval of the Final Plat of Subdivision or a Planned Development, each subdivider shall be required to dedicate land for park and recreational purposes and for school sites to serve the immediate and future needs of the residents of the development, or to provide a cash contribution in-lieu-of actual land dedication, or a combination of both, at the option of the Village Board in accordance with the following criteria and formula:

A. Criteria for Requiring Park and Recreation Land Dedication:

1. Requirements and Population Ratio. The ultimate density of proposed development shall relate directly to the amount of land required for dedication. The total requirement shall be five and one-half (5.5) acres of land per one thousand (1,000) of ultimate population in accordance with the following classifications:

<u>TYPES OF RECREATION AREA</u>	<u>SIZE RANGE</u>	<u>MINIMUM ACRES/ 1,000 PEOPLE</u>
(1) Play Lot	8,000 sq. ft.	NA
(2) School/Park Neighborhood Playground	5.0 acres	1.25
(3) Neighborhood Park	3.5 acres	1.00
(4) District-Wide Park or Playfield	4-30 acres	1.25
(5) Community-Wide Recreation Park	12-30 acres	2.00
TOTAL		5.50

2. Location. The Official Comprehensive Plan or the Itasca Park District Plan shall be used as guidelines in locating sites. A park site adjoining all elementary school sites of not less than five (5) acres shall be considered a minimum. A central location which will equally serve the entire development is most desirable. In large developments these sites can be located throughout the development according to established standards for park area distances.
3. Credit for Private Open Spaces and Recreation Areas. When subdividers or developers provide their own open space for recreation areas and facilities, it has the effect of reducing the demand for local public recreation services. Depending on the size of the development, a portion of the park and recreation area in subdivisions or planned developments may at the option of the Village Board be provided in the form of "private" open space in-lieu-of dedicated "public" open space. The extent of the same shall be determined by the Village Board, based upon the needs of the projected residents and in conformance to the total park and recreation land requirements for the general area.

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 and equipment by the developer as part of his obligation. Detailed plans of such areas, including specifications of facilities to be installed, shall be approved by the Village, and before any credit is given for private recreation areas, the subdivider or developer shall guarantee that these private recreation areas will be permanently maintained for such use by the execution of the appropriate legal documents. Private "swimming clubs" are included in this provision. When an adjustment for private recreation areas is warranted it will be necessary to compute the total parkland dedication that would have been required from the subdivision or Planned Development and then subtract the credit to be given.

B. Criteria for Requiring School Site Dedication:

1. Requirement and Population Ratio. The ultimate number of students to be generated by a subdivision or planned development shall relate directly to the amount of land required to be dedicated for school sites. The land dedication requirement shall be determined by obtaining the ratio of: (1) estimated children to be served in each such school classification over the two (2) maximum recommended number of students to be served in each such school classification as stated herein and the applying such ratio to the (3) said minimum recommended number of acres for a school site of each such school classification.

The product thereof shall be the acres of land deemed needed to have a sufficient land for school sites to serve the estimated increased children in each such school classification.

2. School Classification and Size of School Site. Classification and size of school sites within the Village shall be determined in accordance with the following criteria:

<u>SCHOOL TYPE</u>	<u>MAXIMUM STUDENTS</u>	<u>MINIMUM ACREAGE</u>
Elementary Schools (K-5)	600	11
Junior High Schools (6-8)	900	19
High Schools (9-12)	2,300	48

3. Location. The Comprehensive Plan and the standards adopted by the affected school district shall be used as a guideline in locating sites.

- C. Criteria for Requiring a Contribution In-Lieu-Of Park and School Sites. Where the development is small and the resulting site is too small to be practical or when the available land is inappropriate for park purposes of a school site, the Village Board shall require the subdivider or developer to pay a cash contribution in-lieu-of land dedication required.

The cash contributions in-lieu-of park and recreation land dedication shall be held in trust by the Village or other public body designated by the Village, solely for the acquisition of park and recreation land as herein before classified which will be available to serve the immediate or future needs of the residents of that subdivision or development or for the improvement of other existing local park and recreation land which already serves such needs. The cash contribution in-lieu-of school sites shall be held in trust by the Village, or other public body designated by the Village, solely for use in the acquisition of land for a school site, for improvement of a school site or for construction or improvement of a school building to serve the immediate or future needs of children from that subdivision or development.

1. Fair Market Value. The cash contribution in-lieu-of land shall be based on the "fair market value" of the acres of land in the area improved as specified herein, that otherwise would have been dedicated as park and recreation and school sites. The subdivider or developer shall submit an appraisal showing the "fair market value" of such improved land in the area of his development or other evidence thereof. The final determination of said "fair market value" per acre of such improved land shall be made by the Village Board based upon such information submitted by the subdivider or developer and from other sources which may be submitted to the Village Board by the park district, school district, or others.

2. Criteria for Requiring Dedication and a Fee.

There will be situations in subdivisions or planned developments when a combination of land dedication and a contribution in-lieu-of land are both necessary. These occasions will arise when:

- a. 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 falling within the park or school location shall be a dedicated site as required by this Section, and a cash contribution in-lieu-of-thereof shall be required for any additional land that would have to be dedicated.
- b. A major part of the local park or recreation site or school site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions shall be required by dedication, and a cash contribution in-lieu-of-thereof shall be required.

- D. Density Formula. The most recent Table of Estimated Ultimate Population Density in the Appendix shall be considered indicative of current and short-range projected trends in family size for new construction and shall be used in calculating the amount of required dedicated acres or the cash contribution in-lieu-of unless a written objection is filed thereto by the subdivider or developer.

In the event a subdivider or developer or affected public body files a written objection to the Table of Estimated Ultimate Population contained in the Appendix, he shall submit his own demographic study showing the estimated additional population to be generated from the subdivision or Planned Development and in that event, final determination of the density formula to be used in such calculations shall be made by the Village Board based upon such demographic information submitted by the subdivider or developer and from other-sources which may be submitted to the Village Board by the park districts, school districts, or others. Population density, age distribution and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in-lieu-of-thereto as stated herein, is subject to periodic review and amendment if necessary.

- E. Reservation of Additional Land. Where the Comprehensive Plan of Itasca or the Park and Recreation Plan adopted by the affected public body calls for a larger amount of park and recreational land or school sites and particular subdivision or planned development than the developer is required to dedicate, the land needed beyond the developer's contribution shall be reserved for subsequent purchase by the Village or other public body designated by the Village, provided that such acquisition is made within one (1) year from the date of first sale of the last dwelling in the Subdivision or Planned Development. The purchase price for reserved land will equal to the fair market value of the land at the time of approval of the Final Plat plus fifty (50) percent of the difference between the fair market value and the fair market value at the time of purchase by the applicable public body.

Fair market value shall be determined as set forth in 7.07.C.

- F. Combining with Adjoining Developments. Where the subdivision or Planned Development is less than forty (40) acres, public open spaces or a school site which is to be dedicated should, where possible, be combined with dedications from adjoining developments in order to assemble usable recreation areas or school sites without hardship on a particular developer.
- G. Topography and Grading. The slope, topography, geology, shape and locations of the dedicated site as well as its surroundings shall be suitable for its intended purposes and consistent with the standards adopted by the affected public body. Grading on sites dedicated for park and recreational uses and for school sites shall not differ greatly from surrounding land.
- H. Improved Sites. All sites dedicated for any purpose under this Section, shall be dedicated in a condition ready for full service of electrical, water, sewer, and streets (including enclosed drainage, curb and gutter, sidewalk and trees) as applicable to the location of the site, as acceptable provision made therefor.

7.08 - DEDICATION AND DEVELOPMENT OF DETENTION PONDS OR FUNDS IN-LIEU-THEREOF

- A. Contribution and Development of Detention Ponds 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 submitting detailed plans and specifications 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 Itasca in accordance with Section C., below.

- 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 the subdivision.
- C. Location of Detention Ponds. After the required storm water detention has been determined as specified in paragraph "A", these calculations shall be submitted to the Village for review and recommendation 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 may deposit with the Village of Itasca, in-lieu-of construction of detention area, the funds necessary to provide for construction of the required detention facilities of the site and as designated by the Village of Itasca.

- D. Determination of the Cost of Off-Site Detention Ponds. If it has been determined (by the criteria specified in paragraph "C" above) that the detention pond is to be constructed 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 at the designated 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 and a cashier's check shall be deposited with the Village of Itasca 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 Itasca for the sole use of construction and maintenance of storm water management facilities.

7.09 - PLATS OF SUBDIVISION

- A. Vacation of a Plat of Subdivision. 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. Preliminary Consultation Required. Prior to the submission of the certified Plat of Survey required herein, the subdivider shall meet with the Village Engineer prior to meeting 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, the original and four (4) contact prints of a certified plat of survey showing the proposed division of such lots, block, parcels, or tracts of land. The original and ten (1) prints of the Plat of Survey shall be forwarded to the Plan Commission not less than fifteen (15) working days before the meeting of the next Plan Commission. Within forty (40) days after the meeting at which the Plat of Survey is referred to the Plan Commission, the Village Engineer shall notify the owner or subdivider 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, within forty-five (45) days, recommend to approve, 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 that it is reasonable, 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 plat 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 (3) 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 plat 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 they have 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 original survey plat.
- F. Filing of Survey Plat. The Village Clerk shall retain a copy of the approved survey map and any supporting documents as required by the Plan Commission for the Village records. The Village Clerk shall also record the original of the approved survey plat with the Recorder of Deeds of Cook or DuPage Counties.

SECTION 8.00 - PROCEDURE FOR SUBDIVISION APPROVAL

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 any intentions to the Plan Commission. During this preliminary or pre-application stage, the following actions shall be taken:

- A. Action by the Subdivider. The subdivider shall meet with the Plan Commission for the purpose of presenting a general outline of a 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 Plan Commission 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 this site and the proposed development. This information shall include data on existing covenants, land characteristics, and available community facilities and utilities. Information describing the subdivision proposal shall include the number of residential lots and units broken down by type, square footage of building, and bedroom count; typical lot width and depth; business areas; schools, playgrounds and park areas; other public areas; traffic study; proposed protective covenants and proposed utilities; street improvements; and soil boring test results.
- B. Action by the Plan Commission. The Plan Commission 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. The Plan Commission shall determine the need for a sketch plan review of the proposed development. If the Plan Commission determines that there is no need for a sketch plan review, they shall advise the subdivider to proceed directly to the preliminary plan phase as described in Section 8.02. If the Plan Commission determines that there is a need for a sketch plan review, they shall then inform the subdivider that a review of the sketch plan is needed at a regularly scheduled meeting.
- C. Action by the Subdivider. The subdivider shall provide the Plan Commission with ten (10) copies of the general subdivision information described in A-2 above. The Subdivider shall also prepare ten (10) copies of the following information for presentation to the Plan Commission.

1. Sketch Plan. A plan prepared on reproducible medium 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 sketch made directly on a print of the topographic survey. The sketch plan shall include the existing topographic data and contours of not more than five (5) foot intervals. This may be attached to U.S.G.S. topographic data.
 2. Tentative Engineering Proposals. Tentative engineering proposals regarding water supply, sewerage disposal, stormwater drainage, and street improvements.
- D. Action by the Plan Commission. The Plan Commission in conjunction with the Village Engineer shall review the general subdivision information, sketch plan, and tentative engineering proposals and 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 in orchestration with authorized taxing bodies involved.
 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 Itasca. Refer to Section 7.07 of this Ordinance.
 5. Comprehensive Plan Conformity. Advise the developer of the Comprehensive Plan which delineates the land use areas.
 6. Location of Flood Plains and Wetlands. Advise the developer of the need for a Special Use hearing if the proposed subdivision is located on a flood plain or wetland area as identified in Ordinance No. 474-77 as amended.

7. Subdivider Advised. The Plan Commission, after checking the proposed sketch plan, shall advise the subdivider no later than the next regularly scheduled meeting following the presentation of the sketch plan as to the apparent adequacy of the proposed plan and apprise the subdivider of any requirements the Village might have that should be incorporated into the design of the subdivision.

8.02 - PROCEDURE FOR APPROVAL OF PRELIMINARY PLAN

- A. Action by the Subdivider. The subdivider shall cause to be prepared a preliminary plan, which said 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 and shall be submitted to the Village Clerk, with written application for approval. In preparing this plan, due regard shall be given to the preservation of natural features such as large trees, water courses, historical and similar community assets. Accompanying this preliminary plan shall be a School Demographic Study including the latest estimated Ultimate Population per Dwelling Unit Table in the Appendix of this Ordinance, ten (10) copies of the preliminary plan and all accompanying documentations and the required filing fee shall accompany the application.
- B. Action by the Village Clerk. The Village Clerk shall refer the preliminary plan to the Village of Itasca Plan Commission not less than fifteen (15) working days prior to a regular meeting of the Plan Commission.
- C. Action by the Plan Commission. The Plan Commission shall determine which districts (school, park, fire protection) should receive copies of the preliminary plan.

Copies of the preliminary plan shall be distributed to the following individuals with a request for a review and comments to be received in no more than fifteen (15) days prior to the next regularly scheduled meeting of the Plan Commission.

President, Village Board of Trustees
Village Clerk
Village Engineer
Village Public Works Director
Village Police Department
Appropriate School District(s)
Appropriate Park District(s)
Appropriate Fire Protection District(s)
Cook County Superintendent of Highways
Cook County Health Department
DuPage County Superintendent of Highways
DuPage County Health Department

The Plan Commission and the Village Engineer shall review the preliminary plan for compliance with these regulations and other ordinances of the Village of Itasca and the above revisions and comments. The Plan Commission shall, within two (2) months from the first regularly scheduled meeting following referral:

1. Make Recommendations. Approve or disapprove the proposed preliminary subdivision plan and submit a written report of its actions, which shall include the recommendations of the Village Engineer, to the Village Board.
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 regular meeting of said Commission. The Plan Commission shall at said meeting approve or disapprove the preliminary plan and submit a written report of its actions, which shall include the recommendations of the Engineer, to the Village Board 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 at which he will be afforded an opportunity of being heard.
4. Qualifications of Approval. The following qualifications shall govern recommendations for approval of the preliminary plan:
 - a. Approval of a preliminary plan by the Itasca Plan Commission is tentative only, involving merely the general acceptability of the layout as submitted.
 - b. The Itasca Plan Commission 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 six (6) months, unless upon application of the developer, the Plan Commission 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.
5. Notice of Approval Required. Upon approval of the preliminary plan by the Plan Commission, the following Notice of Approval shall be stamped upon five (5) 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 approval by the Plan Commission of the Village of Itasca, Illinois, and upon compliance by the subdivider with requirements of qualifications governing the approval of preliminary plans and with other revisions and stipulations that may be required, the Plan Commission will receive the final plan for consideration when submitted by the subdivider in such form and within such time as required by the Subdivision Ordinance of Itasca.

The Plan Commission of the Village of Itasca, Illinois

Date _____, 19____ by _____
Chairman
Plan Commission

- D. Distribution of Approved Plan. The Plan Commission shall retain one (1) print of the approved, preliminary plan and shall send a cover letter and four (4) copies of said plan to the Village Clerk for distribution.

The Village Clerk shall make copies of said cover letter and shall distribute the prints of the approved preliminary plan and the cover letter as follows:

1. One (1) cover letter to the Plan Commission;
2. One (1) print and one (1) cover letter shall be sent to the Village Engineer;
3. One (1) print and two (2) cover letters shall be retained by the Village Clerk for filing and departmental use; and,
4. One (1) print and one (1) cover letter shall be returned to the subdivider.
5. One (1) print and one (1) cover letter shall be sent to the Director of Public Works.

Copies of the cover letter which are sent to the subdivider along with his approved preliminary plan may also be sent to:

Appropriate School District(s)
Appropriate Park District(s)
Appropriate Fire Protection District(s)

As determined by the Plan Commission.

8.03 - PRELIMINARY PLAN REQUIREMENTS

The purpose of the preliminary plan is to allow the Plan Commission 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, or improper information supplied by the applicant, shall be a cause for disapproval of a preliminary plan.

- A. Application for Approval. Written application by the owner, or his agent, for approval, on forms furnished by the Plan Commission, 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 Cook or Du Page Counties.
 - 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 Proposals 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 proposed rezoning 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.

4. Information as to Ownership, Preparation of Plan, and Submission.

- 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(s) responsible for the subdivision design shall be shown on the preliminary plan as submitted by a 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 plat, 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 Itasca. (See Appendix - Estimated Ultimate Population per Dwelling Unit Table).
 - 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 plan.
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 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 shall be made by the Board of Trustees based upon the demographic information submitted by the subdivider and by information submitted to the Village Board by the affected school districts. (See Section 7.07)
- 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. Engineer's Certification. An engineer's certification licensed by the State of Illinois of the ability of any tract or portion thereof to support a sewer or water facility, structural foundations, and roads shall be secured after any approved topographical changes, including filling, regrading, or soil removal have been made to the tract in question.

4. 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, of the presence of subsurface rock that would affect the installation of underground improvements or the provision of above ground 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.
 - b. Neither the Village Engineer nor the Village shall have any liability for costs connected with the tests, borings, or interpretations of results of such work.
5. 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. All plans shall be at a scale of fifty (50) feet to the inch when the longest dimension of the tract is seven hundred (700) feet or less, and one hundred (100) feet to the inch when the longest dimension of the tract is more than seven hundred (700) feet. In certain unusual instances (for example, where the subdivided area is of unusual size or shape), a variation of the scale of the plat may be permitted but at no time shall the scale be greater than twenty (20), ten (10), five (5), or one (1) foot to the inch.
 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 Cook or Du Page Counties, 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 in the State of Illinois.
 - d. Designer of the Subdivision. Name and address of the site architect, engineer, and/or planner.
 - e. Owner of the Subdivision. Name and address of the owner and/or subdivider.
 - f. Drawing Identification. Drawing number and date of preparation with provision for revisions of drawing.
 - g. North Arrow. A north arrow shall be shown on all preliminary plans and accompanying maps.
 - h. Street Names. Street names shall be consistent with any policies of the Village.
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 l.c. above.
 - b. Total Acreage. Within the boundary lines.
 - c. Existing Zoning Districts. Both in proposed subdivisions and adjacent tracts.
 - d. Existing Improvements. Locations, widths, and names of all existing or previously platted streets or other rights-of-way showing type of improvements (if any), railroad and utility rights-of-way 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 one-half (1/2) mile beyond the subdivision boundaries in 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 and proposed contours at vertical intervals of not more than two (2) feet; shall extend one hundred (100) feet beyond the defined subdivision boundaries, and shall include contours delineating boundaries of marginal soil conditions, 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 State Geological Survey or adjusted Village of Itasca Datum).
- h. Stormwater Drainage Systems. Where tile exists their size and location shall be indicated on the topographical map heretofore mentioned. The engineer's opinion regarding the adequacy of such drainage facilities should be stated, as well as the drainage ditches, lakes or impounding of waters, or other structures intended to facilitate drainage are to be constructed, their size, location, material, grade and other pertinent data shall be given, location of which shall be shown on the topographical map.
- Drainage design shall conform to the Standards and Specifications for Required Improvements for the Village of Itasca, Illinois.
- i. Other Conditions on the Tract. Water courses, marshes, rock outcrop, wooded areas, isolated preservable trees six (6) inches or more in caliper at one (1) foot above ground level, houses, barns, shacks, and other significant features.
- j. 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 monument and marker.
- k. Proposed Public Improvements. Highway or other major improvements planned by public authorities for future construction on or near the tract.

1. Easements. Location, width and purpose.
 - m. 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).
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 adopted October 18, 1977.
 - b. Proposed Zoning Changes. The Village of Itasca zoning districts proposed for the subdivision shall be shown.
 - c. Public Improvements. The subdivider of any proposed subdivision within the corporate limits of the Village of Itasca and within one and one-half (1-1/2) miles of the corporate limits of the Village of Itasca and within the jurisdiction of the Plan Commission, shall provide, at the subdivider's expense, the following public improvements, in accordance with the Standards and Specifications for Required Land Improvements, obtainable from the office of the Village Engineer:
 - (1) Water Mains (Section 8.03.D.2.e and Section 8.04)
 - (2) Fire Hydrants (Section 8.03.D.3.j and Section 8.04)
 - (3) Streets (Section 9.01)
 - (4) Curbs and Gutters
 - (5) Street Name Signs
 - (6) Stormwater Sewers (Section 8.03.D.2.h and Section 8.04)
 - (7) Sidewalks
 - (8) Street Lighting
 - (9) Sanitary Sewers (Section 8.03.D.3.k and Section 8.04)
 - (10) Bikeways (Section 8.08.D.3 and Section 8.04)
 - (11) Other Improvements (Section 8.08.D.3)

- d. 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 and approximate grades and gradients. The street numbering system as adopted by the Village shall be adhered to.

The subdivider, at his own expense, shall improve all existing and proposed streets with roadway surfacing of such materials, width and thickness, and in conformity with such design and specifications as shall be required by the Village of Itasca.

- e. Other Rights-of-way. Location and width of pedestrian ways, and utility easements.
- f. Location of Utilities. If not shown on other exhibits.
- g. Lotting. Layout, total number of lots, dimensions on the lot containing the minimum width and depth and on the lot containing the maximum widths and depth, lot numbers and block numbers.
- h. 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.
- i. Setback Lines. Minimum front and side street building lines -- indicating dimensions.
- j. Watermains, Sewers, and Drainage. Proposed location of sewer lines and stormwater drains and proposed methods 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 Itasca.

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.

- k. Sanitary Sewage Requirements. The subdivider of any proposed subdivision which is located within the corporate limits of a Sanitary District or within a Du Page or Cook County Wastewater Facility planning area shall submit to the Plan Commission, a letter from such Sanitary District or Wastewater Facility Planning Area lead agency certifying either that:
- (1) Wastewater treatment plant capacity and/or sanitary sewers are available for said proposed subdivision, and the specifications and requirements of said lead agency for the construction of sanitary sewers within said proposed subdivision have been adequately met; or
 - (2) Wastewater treatment plant capacity does not exist to serve the proposed subdivision and/or sanitary sewers cannot then be installed to serve the proposed subdivision.
- l. Bikeways. Bikeways shall be provided as shown in the Itasca Bikeway Plan, in each new subdivision and shall be subject further to the following:
- (1) Collector streets, as may be required in new subdivision, shall contain a minimum of eight (8) additional feet (refer to Street Right-of-Way Width Table) of paved width for bicycle movements, unless provided in a separate right-of-way. The bicycle lanes shall be striped, physically separated, or otherwise marked so as to define the area for use by bicycles.
 - (2) Additional bikeways may be required to provide efficient bicycle movement between recreational areas, education facilities, community centers, employment, or commercial centers. The Itasca Bikeway Plan will serve as a guide for the alignment and placement of such bikeways.
- m. Grading. The subdivider shall submit proposed detailed grading plans of blocks and lots. No land will be approved for subdivision which is subject to periodic flooding or which contains inadequate drainage facilities or other topographic conditions which may increase danger to health, life, or property or aggravate erosion or flood hazard unless the subdivider agrees to make improvements which will, in the opinion of the Village Engineer and Plan Commission, make such land safe for development and occupancy, including construction of adequate stormwater detention or retention facilities.

Development of any flood plain or wetlands area shall be in accordance with the Standards and Specifications for Required Land Improvements.

- n. 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. Engineering 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 ten (10) complete sets of engineering plans and specifications for the land 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 feet (1"= 200'), the limits of which shall extend not less than one hundred (100) feet beyond the limits of the proposed development or a grading plan of 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 horizontal scale of one inch equals one hundred feet (1"= 100') and a vertical scale of one inch equals ten feet (1"=10'). Existing and proposed construction are to be shown on these drawings.
3. Detail Sheets. Detail sheets of the Village of Itasca 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.
5. Engineering Documents Required. Prior to the submittal of a Final Plat, final engineering documents shall be submitted for review and approval as follows:
 - a. Stormwater Management Facilities. The engineering drawings showing proposed stormwater facilities as required by Section 7.04 shall be submitted to and approved by the Village Engineer.

- b. Profile Study. A reproducible mylar containing the following information shall be approved by the Village Engineer as required by the Plats Act (Chapter 109, Illinois Revised Statutes).
- (1) All elevations shall be referenced to the United States Geological Survey datum.
 - (2) Existing contours at one (1) foot intervals, indicating the locations and elevations of bench marks used to determine said contours.
 - (3) Finished grade contours are one (1) foot intervals of the proposed site.
 - (4) Top of foundation elevations for existing and proposed structures.
 - (5) Rim and invert elevations of all existing and proposed drainage structures within the development.
 - (6) Size, slope, and location of all storm sewers.
 - (7) Size, shape, invert and location of the downstream receiving drainage structures.
 - (8) Signature Blocks Required on Profile Study.
 - (a) Owners Surface Water Drainage Certificate, Section 8.05.F.2.b.
 - (b) Engineer's Surface Water Drainage Certificate, Section 8.05.F.2.
- c. Sewage Disposal Facilities.
- Public Sewer: The engineering drawing showing the proposed sanitary sewer system shall be submitted to and approved by the Village Engineer.
- d. Water Supply.
- Public Water: All engineering drawings showing proposed public water supply systems shall be approved by the Village Engineer.
- e. Street Engineering Plans. The engineering drawings showing proposed street improvements shall be submitted to and approved by the appropriate Highway Authority.

- f. Other Engineering Plans. Other engineering plans shall be provided as needed to meet the requirements of this Ordinance.
 - g. As Built Drawings. As built drawings of all improvements shall be submitted and approved prior to the acceptance of said improvements.
 - h. Removal of Top Soil. The applicant for approval of final plat shall certify in writing that no top soil shall be removed from the subdivision premises without first complying with the Village of Itasca Ordinance entitled, "An Ordinance Concerning Removal of Top Soil".
- B. Engineering Plans Approval. The Village Clerk shall forward two (2) complete sets of such copies of preliminary plans and specifications for land improvements and grading plans to the Plan Commission, one (1) such set of plans and specifications to the Public Work Director.
- 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. The Plan Commission shall not approve a final plat and engineering plans and specifications for required land improvements until such plans and specifications have been approved by the Village Engineer.
 - 2. Review Fees. The Village shall charge the subdivider for review of plans for required surface and underground improvements on a time plus material basis as established by the Village of Itasca and the Village Engineer.

The subdivider shall pay this fee before any action whether approval or disapproval, shall be taken by the Village of his engineering plans.

8.05 - 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 recording fee and engineering review fees as required in these regulations. The application shall include the original and ten (10) copies of the final plat and all other required documents.
2. Conformance with Preliminary Plan. The final plat shall conform substantially to the preliminary plan as approved, and, if desired by the Plan Commission, it shall constitute only that portion of the approved preliminary plan which the subdivider proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations. Any extension of time for the remaining portion of the preliminary plan is subject to the discretion of the Plan Commission.

B. Action by the Village Clerk. The Village Clerk shall submit the final plat and other required documents to the Plan Commission for its review and recommendations for approval or disapproval at least ten (10) days prior to a regularly scheduled meeting.

C. Action by the Plan Commission. Within two (2) months after its regularly scheduled meeting, at which the application for approval of final plat is reviewed, the Plan Commission shall approve or disapprove it. If the Plan Commission approves, it shall affix upon the plat, the certifying signature of its Chairperson. If it disapproves, it shall set forth its reasons in its own records and provide the applicant and the Village Board with a copy.

D. Action by the Village Board.

1. Plat Submitted to the Village Board. After approval of the final plat by the Plan Commission and the fulfillment of the requirements of these regulations, one (1) tracing of the final plat of the subdivision, drawn in ink on reproducible drafting material not to exceed thirty-six inches by forty-eight inches (36" x 48") in size, shall be submitted to the Village Board for approval.
2. Action by the Village Board. Action may be taken by the Village Board within two (2) months after the meeting at which the final plat, engineering specifications for required land improvements, and all other drawings, maps and other required documents have been submitted for its approval. The applicant and the Village Board may mutually agree to extend the two (2) month period.

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

E. Filing of Final Plat

1. Filing with County. Upon approval by the Village Board, Village Clerk shall record the plat with the Cook or Du Page County Recorder within two (2) months.
2. Filing for Local Record. The final plat in exact form as approved by the Village Board, and as filed with the Cook or Du Page County Recorder, shall be filed for local record by the Village Clerk. Such local file copy shall bear the appropriate documentation number such as assigned by the Cook or DuPage County Recorder.

- F. Drawings and Date for Final Approval. The final plat shall be accurately drawn in ink on reproducible drafting material, in a manner that's clear and legible so that transparent or contact prints or photostatic copies can be made. The final plat shall be at a scale of fifty (50) feet to the inch when the longest dimension of the tract is seven hundred (700) feet or less, and one hundred (100) feet to the inch when the longest dimension of the tract is more than seven hundred (700) feet, at no time shall the scale be other than twenty (20), ten (10), five (5), or one (1) foot to the inch be used. 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.

8.06 - FINAL PLAT REQUIREMENTS

The final plat shall show the following:

- A. General Information. General information shall be as follows:
1. Boundary Lines. In accordance with Section 8.03.D.2.a. of this Ordinance.
 2. Layout of Streets. Showing right-of-way 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.
 3. Other Rights-of-Way. Location and width of alleys, pedestrian ways, and utility easements.
 4. Sites to be Reserved or Dedicated. Sites to be reserved or dedicated 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.
 5. 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 shall show dimensions in feet and hundredths, and when an 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.
 6. 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.
 7. Identification System. An identification system for 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.

8. Correlation with Existing Boundaries. Municipal, township, or selection lines accurately correlated to the lines of subdivision by distances and angles.
9. 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 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.

Designation of the points where monuments marking the external boundaries of the subdivision may be found. These monuments shall be placed at all corners, at each end of all curves, at the point where a curve changes its radius, at all angle points in any line and at all angle points along a meander line, the points to be not less than twenty (20) feet back from the normal water elevation of a lake or from the bank of a stream, except that when such corners or points fall within a street or proposed future street, monuments shall be placed on the right-of-way of the street.

10. Covenants. Protective covenants, if any, are to be placed on the final plat or as an accompanying document in form for recording.
11. Setback lines. Proposed building setback lines on all lots and other sites.
12. Name of Subdivision.
13. Location. By section, township, and range.
14. Title, Scale, North Arrow.
15. Certification. Certification by a registered land surveyor certifying to the accuracy of the survey and plat.
16. Drawing Number and Date.
17. Other Data. Such other certificates, affidavits, endorsements, or dedications as may be required by the Plan Commission in the enforcement of these regulations.

8. 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:

(In preparing certifications for final plat approval, only include applicable County name.)

1. Owner's Certificate
2. Owner's Surface Water Drainage Certificate
3. Engineer's Surface Water Drainage Certificate
4. Notary Certificate
5. Surveyor's Certificate
6. Plan Commission Certificate
7. Village Engineer Certificate
8. Village Treasurer Certificate
9. Village Board of Trustees Certificate
10. County Clerk Certificate
11. County Recorder Certificate
12. County Health Department Certificate
13. County Superintendent of Highways Certificate
14. Village Clerk Certificate
15. Plat Certification

OWNER'S CERTIFICATE*

STATE OF ILLINOIS)

COUNTY OF COOK)

or

COUNTY OF DU PAGE)

This is to certify that _____, and _____
his wife are the owners of the land described as. in
Cook or Du Page County, Illinois, shown hereon as (Lot ____ Block ____); and
that no other person has any right, title, or interest in said land, and that
said owners have caused the same to be surveyed and subdivided as indicated
thereon, for the uses and purposes therein set forth, and do hereby acknowledge
and adopt the same under the title indicated.

Dated this _____ day of _____ 19_____.

Name

Address

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

2.

OWNER'S SURFACE WATER
DRAINAGE CERTIFICATE*

STATE OF ILLINOIS)
COUNTY OF COOK)
 or
COUNTY OF DU PAGE)

This is to certify that _____ owner of the land herein described or duly authorized attorney certify that to the best of my knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or that, if such surface water drainage will be changed, adequate provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Name

Address

Dated this _____ day of _____ 19_____.

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

3.

ENGINEER'S SURFACE WATER
DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
 or
COUNTY OF DU PAGE)

This is to certify that I, Registered Professional Engineer, certify that to the best of my knowledge and belief that drainage of surface waters will not be changed by construction of such subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provisions have been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has the right to use, and that such surface waters will not be deposited on the property adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Name

Address

Dated this _____ day of _____ 19_____.

4.

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
 or
COUNTY OF DU PAGE)

I, _____, a Notary Public in and for and residing in the
County and State aforesaid, DO HEREBY CERTIFY THAT _____ and
_____, his wife, personally known to me to be as such
owner's appeared before me this day in person and acknowledged that they signed
and delivered the 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 _____, 19____

Notary Public

5.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

or

COUNTY OF DU PAGE)

I, _____, a Registered Illinois Land Surveyor, DO HEREBY CERTIFY that I have surveyed and subdivided the lands shown on the plat and described in the above caption, and that the said plat, drawn to a scale of 100 feet per 1 inch,* is a true and correct representation of the said survey and subdivision. I do further certify that I have placed iron stakes at all corners and at all curve control points as permanent monuments from which future surveys may be made. All measurements are shown in feet and in decimal parts of a foot.

I do further certify that ((no part). or (part)) of the property covered by this plat is situated within 500 feet of a surface drain or watercourse serving a tributary area of 640 acres or more.

Dated at Itasca, Cook or Du Page County, Illinois this _____ day of _____, 19_____.

Registered Illinois Land Surveyor

*See Section 8.03 D. for other scales based on size of drawings.

6.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

or

COUNTY OF DU PAGE)

This is to certify that the members of the Plan Commission of the Village of Itasca, Illinois have reviewed and recommend approval of this plat.

Dated at Itasca, Cook or Du Page County, Illinois, this _____ day of _____
19_____.

Chairman

Secretary

7.

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

or

COUNTY OF DU PAGE)

I, _____, Village Engineer of the Village of Itasca, Illinois, hereby certify that the land improvements described in the plat, and the plans and specifications therefore, meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated at Itasca, Cook or DuPage County, Illinois, this _____, day of _____,
19_____.

Village Engineer

8.

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK .)

or

COUNTY OF DU PAGE)

I, _____, Village Treasurer for the Village of Itasca, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract, included in the plat.

Dated at Itasca, Cook or Du Page County, Illinois, this ____ day of _____, 19____.

Village Treasurer

9.

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK .)

or

COUNTY OF DU PAGE)

This is to certify that the Village Board of Trustees of the Village of Itasca, Illinois, have reviewed and approved this plat.

Dated at Itasca, Cook or DuPage County, Illinois, this ____ day of _____, 19____.

President

ATTEST:

Village Clerk

10.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

or

COUNTY OF DU PAGE)

I, _____, County Clerk of Cook or Du Page County, Illinois, DO HEREBY CERTIFY that there are no delinquent general taxes, no unpaid current general taxes, and no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the plat.

I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal of the County Clerk at Chicago, Cook County or Wheaton, Du Page County, Illinois, this _____ day of _____, 19____.

County Clerk

11.

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

or

COUNTY OF DU PAGE)

This plat was filed for record in the Recorder's Office of Cook or Du Page County, Illinois, on the _____ day of _____, A.D., 19____, at _____ o'clock ____ m. as document number _____.

County Recorder

12.

COUNTY HEALTH DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

or

COUNTY OF DU PAGE)

I, _____ Cook or Du Page County, Illinois, do hereby certify that the subdivision shown on this plat complies with all sanitary sewage requirements of the Cook or Du Page County Health Department.

Dated at Chicago, Cook, or Wheaton, Du Page County, Illinois, this _____ day of _____, 19____.

Name & Title

13.

COUNTY SUPERINTENDENT OF HIGHWAYS
CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

or

COUNTY OF DU PAGE)

I, _____, County Superintendent of Highways of said County, DO HEREBY CERTIFY that the plat has been examined by me and found to comply with the highway requirements as set forth in a regulation governing plats of subdivided lands adopted by the County Board of Cook or Du Page County, Illinois.

Dated at Chicago, Cook County or at Wheaton, DuPage County, Illinois, this _____ day of _____, 19____.

County Superintendent of
Highways

14.

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

OR

COUNTY OF DU PAGE)

I, _____, Village Clerk of the Village of Itasca, Illinois, hereby certify that the plat was presented to and by resolution duly approved by the Village Board of said Village at its meeting held on _____, 19____, 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 Itasca, Illinois, this _____ day of _____, 19____.

Village Clerk

15. Subdivision Outside Corporate Limits. Except as otherwise required by statute, certification of final plats of subdivision located in the unincorporated areas within one and one-half (1-1/2) miles beyond the Village limits shall be those required by the Cook County or Du Page County Subdivision Regulations except, when the Village of Itasca Subdivision Regulations are more restrictive, the applicable certifications contained herein shall also be required.

If certification of the final plat is required in accordance with the Cook County or Du Page County Subdivision Regulations, the following certification shall be included on the final plat.

PLAT CERTIFICATION

STATE OF ILLINOIS)

COUNTY OF COOK)

or

COUNTY OF DU PAGE;

Approved by the Board of _____ of _____ County,

Illinois, this _____ day of _____ 19_____.

Plat Officer

8.07 - CONSTRUCTION OF REQUIRED LAND IMPROVEMENTS

- A. Installation Required. The subdivider shall, before the recording of his final plat, enter into a contract with the Village of Itasca agreeing to install street and utility improvements and other improvements indicated on the approved preliminary plan and as approved in the final engineering documents in accordance with specifications hereinafter provided. Such contract shall be in such form as required by Section 8.08 of this Ordinance.
- B. Deeding of Improvements. All underground public improvements up to the property line shall be deeded over to the Village of Itasca and become the property of the Village after approval by the Village Engineer and when accepted by resolution of the Village of Itasca. 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.

8.08 - 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 plus one (1) reproducible set on mylar of as built plans, as required by Section 8.09 shall be submitted by the owner or subdivider.
 - c. If payment in-lieu-of funds is to be made on 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 Treasurer 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 the Village Board.
- e. That no home in any block shall be occupied for longer than six (6) months without all sidewalks, curbs and gutters, 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, curbs, gutters and street pavements in that block.

2. Letter of Credit. An irrevocable Letter of Credit naming the Village Board of Trustees 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 irrevocable Letter of Credit shall be reviewed by the Attorney and meet the approval of the President and the Village Board.

B. Action by the Village Clerk. The Village Clerk shall not certify the approval of the President and the Village Board 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 Village Board of Trustees of the Village of Itasca, in writing, and request inspection of the completed 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 meet the requirements of Section 8.09 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 Village Board 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 irrevocable 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 irrevocable Letter of Credit shall be substantially in the same form as shown herein:

The _____ (NAME) _____ BANK OF _____
DATE _____

The Village of Itasca, 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 Itasca, 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 _____, 19____, by the Village of Itasca, Illinois, and _____
(Name of Developer)

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 _____, 19____.

Drafts under this credit should bear upon their face the words: "Drawn Under the _____
(Name of Bank)

of _____, Credit No. _____,
dated _____, 19____.

2. Subdivision Outside Corporate Limits. Such agreements as set forth above, shall not be required for subdivisions located in the unincorporated areas within one and one-half (1-1/2) miles beyond the Village limits when there is evidence that agreements are entered into between the owner or subdivider and Cook or Du Page Counties, except when the Village standards for public improvements are of higher quality than Cook or Du Page Counties' standards, such agreements may be required by the Village.

3. Other Improvements.

a. Bikeways

Bikeways shall be provided as shown in the Itasca Bikeway Plan, in each new subdivision and shall be subject further to the following:

- (1) Collector streets, as may be required in new subdivisions, shall contain a minimum of eight (8) additional feet of paved width for bicycle movements, unless provided in a separate right-of-way. The bicycle lanes shall be striped, physically separated, or otherwise marked so as to define the area for use by bicycles.
- (2) Additional bikeways may be required to provide efficient bicycle movement between recreational areas, education facilities, community centers, employment, or commercial centers. The Itasca Bikeway Plan will serve as a guide for the alignment and placement of such bikeways. When the construction of a bikeway is required to be incorporated into the road right-of-way, bikeways shall be constructed with a four (4) inch compacted gravel base and two (2) inch rolled asphalt surface.

b. Trees Required. Trees shall be planted in the front yards of each proposed lot. Existing trees shall be preserved, if possible, as determined by the Village Forester or a Landscape Architect. Trees newly planted shall be not further apart than fifty (50) feet or one (1) tree per inside lot and two (2) trees on corner lots and the type of tree shall be limited to those varieties as recommended by the Plan Commission and approved by the Village Board.

- (1) Tree Caliper. Newly planted street trees shall be not less than two (2) inches in caliper, measured one (1) foot from the ground.

(2) Prohibited Trees. The planting of the following varieties of trees within the public rights-of-way shall be prohibited.

<u>Botanic Name</u>	<u>Common Name</u>
Acer Negundo	Box Elder
Acer Saccharinum	Silver Maple
Atlarithus Altissima	Tree of Heaven
Betula Spp.	Birch
Catalpa Speciosa	Catalpa
Elaeagnus Spp.	Russian Olive
Ginko Biloba (female)	Female Ginko
Macluna Pomefera	Osage Orange
Malus Premila	Apple
Morus Spp.	Mulberry
Platanus Spp.	Sycamore
Populus Spp.	Cottonwood
	Poplar, Aspen
Prunus Spp.	Cherry, Plum
Salix Spp.	Willow
Ulmus Spp.	Elm
Coniferales Order	Coniferous Order

8.09 - 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 Department of Public Works four (4) sets, plus one (1) reproducible set on mylar 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.

*In reviewing and updating Standards and Specifications for Required Land Improvements, this section may be included.

- 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 Village Board 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 a Resolution by the Village Board, 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 Village Board, have been fully completed and the construction or installation thereof has been approved by him.

SECTION 9.00 - PLANNING STANDARDS FOR SUBDIVISION DESIGN

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 Official Comprehensive Plan, (adopted October 18, 1977), and Official Map of the Village of Itasca. 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 stormwater, 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, (adopted October 18, 1977), and/or official Map, the arrangement of streets within a subdivision shall either:
 1. Continuity. Provide for the continuation or projection of existing principal street in adjacent areas; or
 2. Conformity with Plan. Conform to a plan for the area of 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 rights-of-way, pavement widths, curves, gradients and sight distances shall be as shown in the accompanying Standards and Specifications for Required Land Improvements and in accordance with the following:
 1. Street Jogs. Street jogs between residential streets, arterials and collector streets with centerline offsets of less than two hundred and twenty-five (225) feet shall be avoided. Street jogs between minor streets with centerline offsets of less than one hundred and fifty (150) feet shall be avoided. (See Illustrations).
 2. Intersections. It shall 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. A cul-de-sac street, in single family residential districts shall be not more than five hundred (500) feet in length, measured from the centerline of the intersecting street to the center of the turnaround. 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 not less than one hundred and twenty (120) feet and a pavement outside diameter of not less than eighty (80) feet.
4. Median Strips. Median strips other than a 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 gutters.
5. Access from Arterial Streets. Provisions shall be made for vehicular and pedestrian access to residential property abutting an arterial street either by providing: (a) a marginal access street, 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 easement not less than 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. Reserve Strips. Reserve strips or areas enabling access to interior lots from public streets are prohibited in residential subdivisions containing lots less than one (1) acre in area providing there is no conflict with the applicable zoning classification. If in the decision of the Plan Commission all purposes of this Ordinance are served, a variance of up to ten (10) percent in area may be granted each resulting lot providing the total being divided shall not be constructed to be less than two (2) acres in area. Reserve strips shall not be allowed on private streets.

7. Street Right-of-Way Widths. All street right-of-way widths shall be not less than the following dimensions:

<u>STREET TYPE</u>	<u>RIGHT-OF-WAY WIDTHS (In Feet)</u>
a. Arterials (in conformance with 100 (or as shown on the the Thoroughfare Plan)	100 (or as shown on the Official Plan)
b. Collector	80
c. Minor	66
d. Marginal Access Streets	40
e. Cul-de-Sac Streets	66

8. Pavement Widths. All pavement widths shall be not less than the following dimensions:

<u>STREET TYPE</u>	<u>PAVEMENT WIDTH (In Feet)</u>
a. Arterials ¹	54 (or two-25 foot lanes with 20 foot median strip or as shown on the Official Plan)
b. Collector ^{1,2}	36
c. Minor	34
d. Marginal Access Streets	*
e. Cul-de-Sac Streets	34
f. Turn arounds (minimum diameter)	120 (measured from the outside curb)

¹In conformance with the Illinois Department of Transportation Standards and the approved Year 2000 Street and Highway Plan for Du Page County, where applicable.

^{1,2}An additional 8.0 feet of pavement may be provided, subject to the approval of the appropriate Highway Authority, for bicycle lanes where required and shall be striped, physically separated, or otherwise marked so as to define said areas.

*Pavement widths to be determined by the Village Engineer.

9. 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 not less than six (6) inches above the level of the street.
10. Street Grading Construction Plans. Street grading construction plans shall conform to the Standards and Specifications for the Required Land Improvements for the Village of Itasca.
11. Deflection Angles. Where there is a deflection in horizontal center lines within a given block at any given point in excess of ten (10) degrees, a curve shall be inserted with a radius of not less than:

<u>Collector Streets</u>	300 feet
<u>Minor Streets</u>	150 feet

12. Street Connection Gradients. Different connecting street gradients shall be connected with vertical parabolic curves. Minimum length in feet of these curves shall provide a stopping sight distance of not less than three hundred (300) feet.
13. Private Streets. Private streets with right-of-way width as required by these regulations, enabling access to interior lots from public streets, are permitted in residential subdivisions containing lots two acres in area and over.
14. Provision shall be made for serving lots for residential use abutting arterial streets and highways by either the use of (a) marginal access streets, (b) backing lots to the arterial street with a screen planting contained in a non-access reservation along the rear property line, (c) deeper lots fronting on the arterial street with rear service alleys. These methods are recommended for the purpose of providing adequate protection of residential properties and to afford separation of through and local traffic.
15. Street Gradients. Gradients of streets shall be at least 0.4 percent and not exceed on:

<u>Collector Streets</u>	5 percent
<u>Minor Streets</u>	7 percent

16. Alleys and Pedestrian Ways.

- a. Alleys shall be at least eighteen (18) feet wide, where permitted in residential areas. Alleys at least twenty-two (22) feet wide shall be provided in commercial areas -- unless such areas are otherwise provided with off-street loading space.
- b. Pedestrian ways shall be at least twelve (12) feet wide and a shrub or tree hedge shall be planted at side boundary lines.

C. Private Access Streets

1. Planned Developments

- a. Design Approval. The complete design for private access streets, including specifications and designations 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 Itasca. Where more than one (1) owner or leasee 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 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 Department of Transportation.
2. Convention Development. A paved accessway 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 except in single-family residential areas.

- D. Public Sidewalks and Pedestrian Ways. Public sidewalks and pedestrian ways shall be included in any proposed subdivision within the corporate limits of the Village of Itasca, and within one and one-half (1-1/2) miles of the corporate limits to the Village of Itasca at the subdivider's expense. Such sidewalks shall be not less than five (5) feet wide.

9.02 - EASEMENTS

- A. Easement Design and Location. Easements not less than five (5) feet wide shall be provided for the construction and maintenance of public utilities across the rear of all lots where no alleys are platted and adjacent to the side lines of all lots where necessary for continuity of such utilities from block to block except that easements shall not be required for water service. When the rear of all lots abut public or unsubdivided lands, that easements shall specify that no building or other structures may be erected on such easements. The Final Plat for each subdivision or resubdivision containing more than three (3) lots or tracts shall set forth on the face thereof, general restrictions or covenants which require that all public utility structures and facilities, whether located on public or private property, shall be constructed wholly underground, except for transformers, transformer pads, light poles, regulators, valve markers and similar structures approved by Village Engineer prior or subsequent to recording of the Final Plat, and except for structures and facilities existing prior to recording of the Final Plat. Where such public utilities are required to be installed underground, the installation and maintenance thereof shall be in compliance with applicable orders, rules and regulations of the Illinois Commerce Commission now or hereafter effective, and the owner or subdivider of any property to be served from such underground installations shall be responsible for compliance with the rules and regulations applicable to such underground facilities, now and hereafter effective and filed with said Commission pursuant to the Illinois Public Utilities Act, of any public utility whose services are required to be provided by such underground facilities.
- B. Lake and Pond Easements. A ten (10) foot wide land easement shall be provided, measured from the established shore line of all bodies of water, and where necessary a ten (10) foot wide access easement to a public roadway.
- C. Clear Sight Distance (Line of Site Easement). An easement to protect clear sight distance not to exceed three (3) feet above curb level shall be provided at all intersections. Such easements shall be a triangular area measured twenty-five (25) feet from the intersections of any two (2) right-of-way lines. (See Illustrations).

- D. Easement Responsibility. Each lot owner shall be responsible for the maintenance, operation, and preservation of all drainage structures, both on the surface and underground, which cross or enter upon his lot or lots. The owner may relocate, within the bounds of his lot or lots, and drainage structure subject to prior approval by the Village Engineer, however, he must preserve the hydraulic characteristics of such structures.

9.03 - BLOCKS

- A. Configuration of Blocks. The shape of blocks shall be determined by topographical features, the basic street system and the 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 Itasca.
 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 containing lots of seventy-five (75) feet and over in width shall be eighteen hundred (1800) feet, and the maximum length of blocks containing lots less than seventy-five (75) feet in width shall be twelve hundred (1200) lineal feet. No block shall be less than nine hundred (900) lineal feet in length unless recommended by the Plan Commission and approved by the Village Board.
 2. Non-Residential. In other than residential subdivisions, maximum length of blocks shall be as recommended by the Village Engineer and approved by the Village Board.
- C. Non-Residential Blocks. Blocks or portions thereof intended for non-residential 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 in accordance with the Itasca Zoning Ordinance.

- D. Subdivision Bordering Public Rights-of-Way. Where a subdivision borders on or contains a railroad right-of-way or limited access thoroughfare right-of-way, the Plan Commission may require a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the intervening land as for: (a) park purposes, (b) deep residential lots backing to railroad or primary street with planting screen in a non-access area at rear of property lines of lots, or (c) motor vehicle parking, business, or industry in appropriate districts. Such distances shall be determined with due regard for the requirements of approach grades and future grade separations.

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 Itasca or that of Cook or Du Page Counties in the unincorporated areas beyond the village limits.

In case of corner lots, the Plan Commission may make variations to encourage the proper development of intersection design and traffic safety; and corner lots shall be increased in width by twenty-five (25) percent over the width of typical interior lot except where the typical lot is ninety (90) feet wide or more.
 2. Non-Residential Lots. Width, area, and depth of lots in a non-residential subdivision shall be as specified in the Itasca Zoning Ordinance.
 3. Side Lot Lines. Side lot lines of lots shall be at right angles or radial to the street line, or substantially so.
 4. Butt Lots. Butt lots shall be platted at least five (5) feet wider than the average interior lots in developments containing lots less than twelve thousand (12,000) square feet in area.
- B. Access to Lots. All lots shall abut on a publicly dedicated street.

- C. Separation for 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, orientation and noise:

An easement shall be provided, the width of which shall be determined by the Village Engineer, (but in no case less than twelve (12) feet wide) for the purpose of providing a noise and sight barrier and to prevent the right of access across the rear or side lot line of lots abutting such highway and/or major thoroughfare. Within this easement shall be constructed or installed an earth berm, landscape planting, or a fence which is to be continuous. The Village Engineer shall determine the height and review the selections of materials and type of improvement to be used.

- D. Double Frontage Lots. Double frontage lots are not permitted, except:

1. Where lots back upon a primary street, and in such instances, vehicular and pedestrian access between the lots and the primary streets is prohibited; and
2. Where topographic or other conditions render subdividing otherwise unreasonable, such double frontage lots shall have an additional depth of at least twenty (20) feet in order to allow for a protective screen planting on one frontage.

- E. Lots Abutting a Water Course. Lots abutting a water course, drainageway, channel, or stream shall have an additional depth or width as recommended by the Village Engineer and approved by the Village Board to provide an acceptable building site.

- F. Preservation of Natural Features. In the subdivision 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 Village Engineer shall include in its report recommendations to the Plan Commission, its conclusions as to compliance.

9.05 - BUILDING SETBACK LINES

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

9.06 - PARKS, SCHOOL SITES, AND PUBLIC AREAS

- A. Where a proposed public park or playground and other public-use areas, as determined by the Plan Commission and the President and Board of Trustees, is located in whole or in part within a subdivision, the subdivider shall make available such lands to the Village of Itasca -- provided, however, that the total dedication (exclusive of public streets, alleys, and pedestrian ways) shall not exceed ten (10) percent of the total gross acreage owned or controlled by the subdivider. Where an area that is specifically designated by the President and Board of Trustees for a public park or playground and other public use exceeds the area equivalent to ten (10) percent of the area of the total acreage owned by the subdivider, the entire area shall be reserved for such use on all subdivision plans and plats; and the acquisition of such additional area shall then be secured by the Village of Itasca or arrangement made for its acquisition within a period not to exceed three (3) years from the date of approval of the preliminary plan. The value of the subject land in excess of ten (10) percent, shall be established by three (3) qualified appraisers, one (1) of whom shall be appointed by the Plan Commission; one (1) by the subdivider; and one (1) of whom shall be mutually agreed upon by the other two (2).
- B. Where less than ten (10) percent of the total gross area being subdivided is proposed for public parks, playgrounds, or other public use areas, as designated by the Plan Commission and the President and Board of Trustees, the subdivider shall dedicate such area that is less than ten (10) percent and, in addition, pay to the Village of Itasca a sum of money so that either or both the dedication and the payment equal to ten (10) percent of the appraised value of the land before it is subdivided.
- C. The entire sum of money equal to the appraised value of land comprising an area equivalent to ten (10) percent of the total area of the tract shall be paid by the owner or subdivider to the Village of Itasca in the event that there are no public open spaces required by the Plan Commission and the President and Board of Trustees.
- D. Sums of money so received by the Village of Itasca shall be placed in a special fund to be known as the PUBLIC LAND PURCHASE AND IMPROVEMENT FUND, and allocated by the President and Board of Trustees solely for purchase of land for public parks or playgrounds and other public areas.

9.06 - PARKS, SCHOOL SITES, AND PUBLIC AREAS

- A. Where a proposed public park or playground and other public-use areas, as determined by the Plan Commission and the President and Board of Trustees, is located in whole or in part within a subdivision, the subdivider shall make available such lands to the Village of Itasca -- provided, however, that the total dedication (exclusive of public streets, alleys, and pedestrian ways) shall not exceed ten (10) percent of the total gross acreage owned or controlled by the subdivider. Where an area that is specifically designated by the President and Board of Trustees for a public park or playground and other public use exceeds the area equivalent to ten (10) percent of the area of the total acreage owned by the subdivider, the entire area shall be reserved for such use on all subdivision plans and plats; and the acquisition of such additional area shall then be secured by the Village of Itasca or arrangement made for its acquisition within a period not to exceed three (3) years from the date of approval of the preliminary plan. The value of the subject land in excess of ten (10) percent, shall be established by three (3) qualified appraisers, one (1) of whom shall be appointed by the Plan Commission; one (1) by the subdivider; and one (1) of whom shall be mutually agreed upon by the other two (2).
- B. Where less than ten (10) percent of the total gross area being subdivided is proposed for public parks, playgrounds, or other public use areas, as designated by the Plan Commission and the President and Board of Trustees, the subdivider shall dedicate such area that is less than ten (10) percent and, in addition, pay to the Village of Itasca a sum of money so that either or both the dedication and the payment equal to ten (10) percent of the "fair market value" of improved land.*
- C. The entire sum of money equal to the "fair market value" of* improved land comprising an area equivalent to ten (10) percent of the total area of the tract shall be paid by the owner or subdivider to the Village of Itasca in the event that there are no public open spaces required by the Plan Commission and the President and Board of Trustees.
- D. Sums of money so received by the Village of Itasca shall be placed in a special fund to be known as the PUBLIC LAND PURCHASE AND IMPROVEMENT FUND, and allocated by the President and Board of Trustees solely for purchase of land for public parks or playgrounds and other public areas.

*Underscoring denotes amendment passed by the Board of Trustees on June 19, 1990

SECTION 10.00 - ADMINISTRATION AND ENFORCEMENT

10.01 - ORGANIZATION

The following offices of the government of the Village of Itasca 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. Plats. Approval or disapproval of all final plats referred to it by the Plan Commission.
 2. Variations. Approval or disapproval of all variations and exceptions recommended 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 proceeding to enforce the provisions of this Ordinance.
- B. The Village Engineer.
1. Review of Plats. 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 shall not be retained by a subdivider or other interested party to perform engineering work in any subdivision subject to the application of this Ordinance.
- C. The Village Plan Commission. The Plan Commission shall administer the provisions of this Ordinance, and in furtherance of said authority shall:
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 the President of the Village Board and other appropriate offices and agencies for their recommendations and report.
4. Preliminary Plans. Approve or disapprove of all preliminary plans.
5. Liaison with Village Board. Forward decisions made on all preliminary plans to the Village Board.
6. File all Checked Plats. Receive and file all final plats, and check their compliance with the preliminary plan.
7. Forward Plats to Village Board. Forward with recommendations to the Village Board all final plats.
8. Other Determinations. Make all other determinations required by the regulations herein.

D. The Village Clerk.

1. Recording. The Village Clerk shall record the final plat with the Cook or Du Page County Recorder within two (2) months.
2. Recording, local. The Village Clerk shall file for local record, the final plat in exact form as approved by the Village Board, and as filed with the Cook or Du Page County Recorder.

10.02 - ENFORCEMENT

- A. Plat Officer to Administer Ordinance. The Chairman of the Plan Commission designated as Plat Officer shall administer this Ordinance and bring any violations or lack of compliance herewith to the attention of the Village President.
- B. Compliance Required Before Sale of Lots or Issuance of Building Permit. No owner or agent of the owner, of any parcel 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 Cook or Du Page Counties, Illinois.

- C. Use of Metes and Bounds Measure Prohibited. The subdivision of any lot or any parcel of land by the use 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.

10.03 - 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 tht substantial justice may be done and the public interest secured, provided the Plan Commission shall not recommend variations or exception to the regulation 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; and
 - 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 judgement, 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 fact 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.

10.04 - RECORD OF PLATS

All of such plats of subdivision, 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 Itasca and shall be filed and kept by the Village Clerk of the Village of Itasca.

10.05 - 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.

10.06 - APPEALS

Any person or corporation may appeal within sixty (60) days to the Village Board any final action taken by the Plan Commission. The Village Board shall act as a Board of Appeals and shall hear and decide appeals from and review any final order, requirement, decision or determination made by the Plan Commission, under this Subdivision Control Ordinance. The concurring vote of the majority of Trustees present shall be necessary to reverse any final order of the Plan Commission under this Ordinance.

10.07 - 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.

10.08 - AMENDMENTS

For the purpose of promoting the health, safety, and general welfare, the Village Board may from time to time amend the regulations imposed by this Ordinance. The Plan Commission may consider proposed amendments and make recommendations thereon to the Village Board.

10.09 - 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 one hundred (\$100.00) 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 Itasca, or any subdivision of any lot or block therein, or within contiguous territory and not more than one and one-half (1-1/2) miles beyond the incorporated boundary of the Village of Itasca before a Final Plat of Subdivision has been approved by the Plan Commission and the Village 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.

10.10 - FEES

- A. Fee Schedule for Planning Review. See Resolution No. _____
- b. Recording Fees. In addition to the fees listed in Resolution No. _____, the subdivider shall also bear the cost of recording the plat.

10.11 - PUBLIC UTILITIES PERMITS

Public utilities shall obtain permits from the Village Board for the installation of communications, electric power, gas, or other utility services before any installation work is started.

10.12 - ADOPTION

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

10.13 - PUBLICATION

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

10.14 - EFFECT

This Ordinance shall be in full force and effect upon its approval, passage and publication according to law.

Passed by the President and Board of Trustees of the Village of Itasca, Cook and Du Page Counties, Illinois, this 12 day of August, 1986.

Voting record of the Village Board of Trustees enacting this Ordinance:

<u>BY NAME</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
James Anderson	X		
Walter Butler	X		
Carl Herren	X		
Steve Hogle	X		
Jean Runnion			X
Karl Schmidt	X		

Adopted by the Village Board of Trustees of the Village of Itasca, Illinois on this date of August 12, 1986.

Edmund R. ...
VILLAGE CLERK

Approved by me as President of the Village Board of Trustees, of the Village of Itasca, Illinois, this 12 day of August, 1986.

Charles H. ...
PRESIDENT, VILLAGE BOARD OF TRUSTEES

ATTEST:

Edmund R. ...
VILLAGE CLERK

appendix

TABLE OF ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT

AMC-FWB-9/1/83

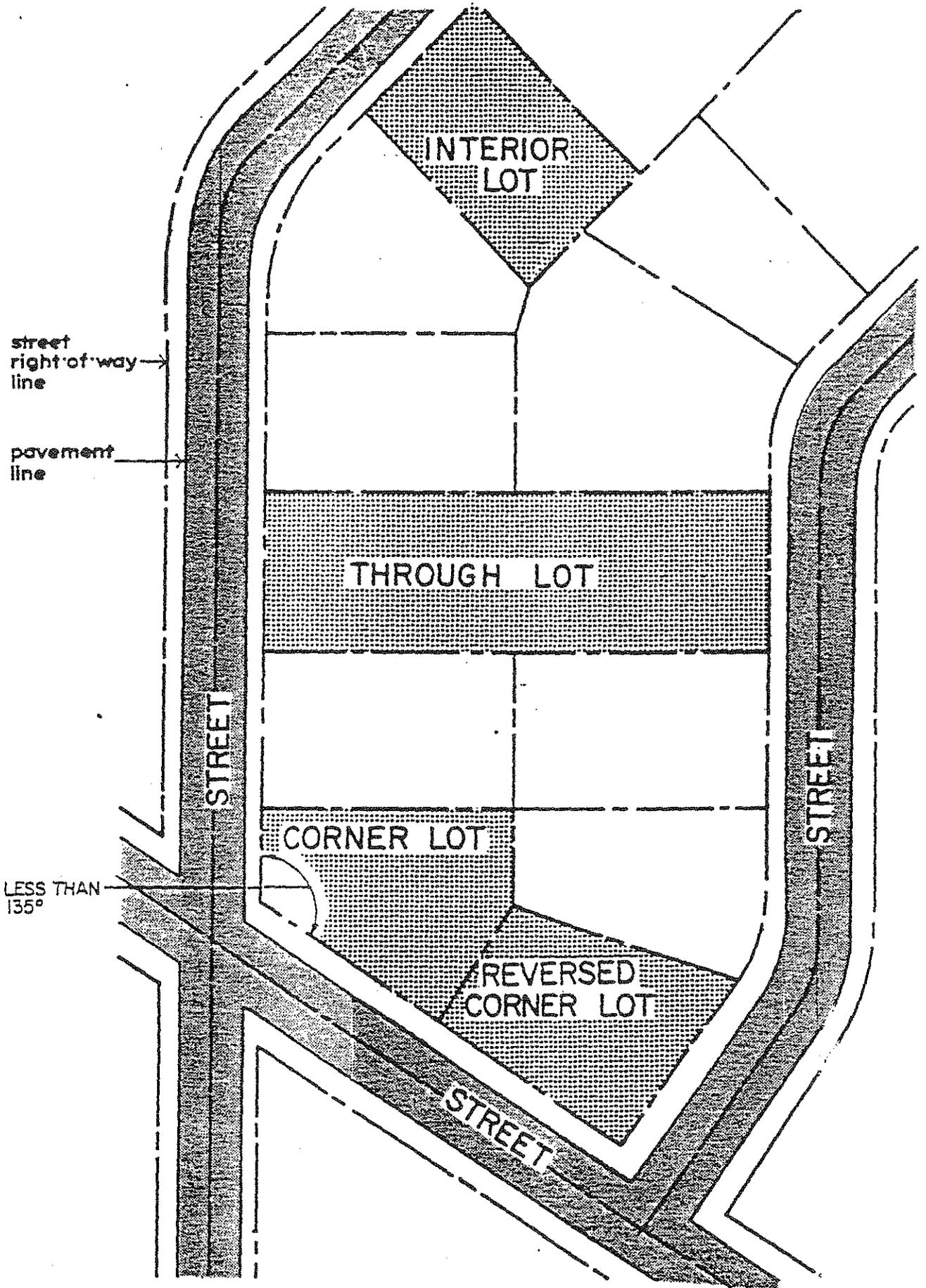
Type of Unit	Children Per Unit					Adults (18--up)	Total Per Unit
	<u>Pre-School</u>	<u>Elementary</u>	<u>Junior High</u>	<u>TOTAL</u>	<u>High School</u>		
	<u>0-4 Years</u>	<u>Grades K-5 5-10 Years</u>	<u>Grades 6-8 11-13 Years</u>	<u>Grades K-8 5-13 Years</u>	<u>Grades 9-12 14-17 Years</u>		
Detached Single Family:							
2 Bedroom	.125	.120	.026	.146	.018	1.700	1.989
3 Bedroom	.308	.381	.174	.555	.146	1.978	2.987
4 Bedroom	.472	.513	.314	.827	.313	2.195	3.807
5 Bedroom	.402	.620	.420	1.040	.327	2.650	4.419
Attached Single Family							
1 Bedroom	-	-	-	-	-	1.050	1.050
2 Bedroom	.051	.075	.011	.086	.021	1.741	1.899
3 Bedroom	.217	.212	.022	.234	.051	1.775	2.277
4 Bedroom	.333	.316	.166	.482	.180	2.333	3.328
Apartments							
Efficiency	-	-	-	-	-	1.000	1.000
1 Bedroom	-	-	-	-	-	1.190	1.190
2 Bedroom	.038	.065	.021	.086	.035	1.500	1.659
3 Bedroom	.208	.157	.037	.194	.082	2.330	2.814

NOTE: There are only three significant categories provided in this chart. Because of the similarity of yields of all types of Attached Single Family, only one category is provided. The same is true with apartments, thus only one category. Because of the short history of some newer types of single units, both detached and attached individual evaluations may be necessary.

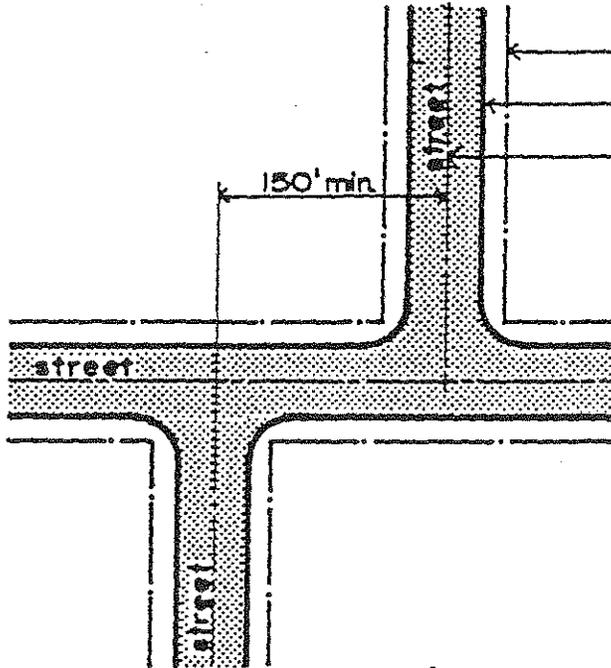
NOTE: The latest copyrighted edition of the following Table may be utilized in computing all land and/or fees to be donated by the subdivider, as per the requirements of this Ordinance, this table presents the estimated school populations and estimated total population to determine park requirements.

Copyright 1983
Associated Municipal Consultants, Inc.

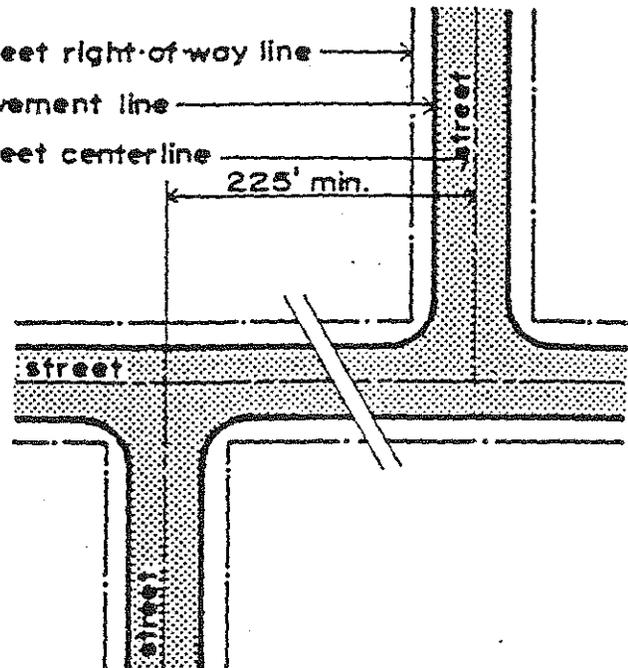
illustrations



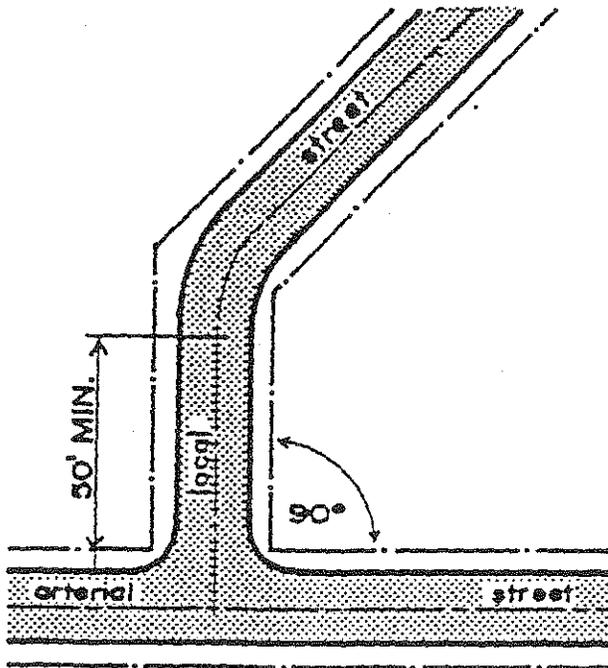
EXAMPLE OF RESIDENTIAL LOT TYPES
 See Zoning Ordinance for Yard Requirements.



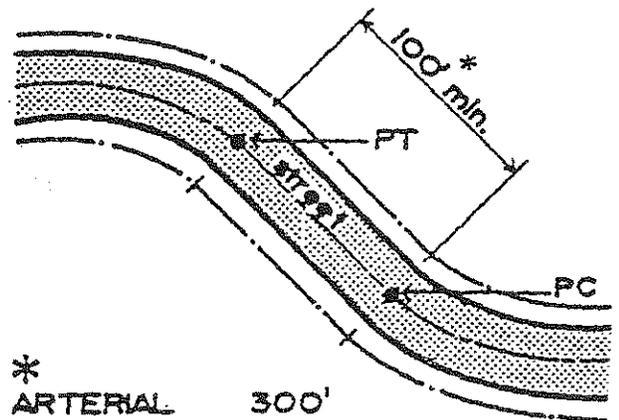
MINIMUM MINOR STREET JOG



MINIMUM STREET JOG
(Between Residential, Arterials and Collector Streets)



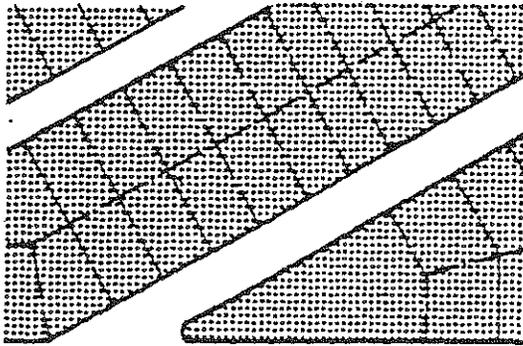
90° INTERSECTIONS



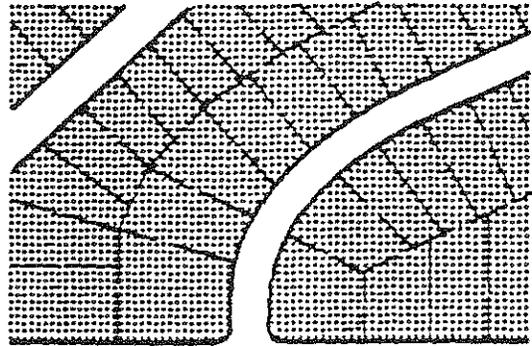
*	
ARTERIAL	300'
COLLECTOR	100'
OTHER	50'

MINIMUM TANGENTS
BETWEEN CURVES

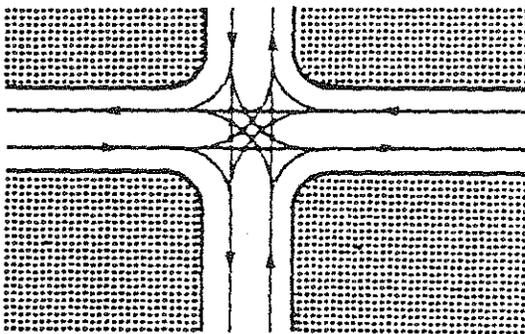
LOCAL STREET DESIGN STANDARDS



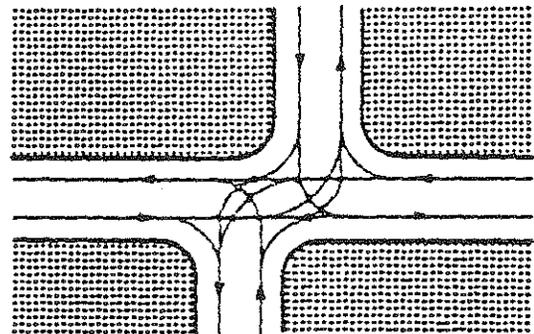
BAD



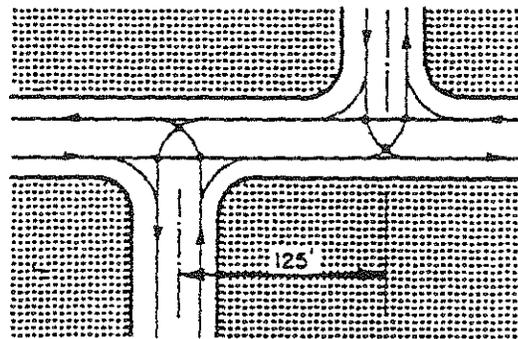
BETTER



4-WAY INTERSECTION
16 COLLISION POINTS

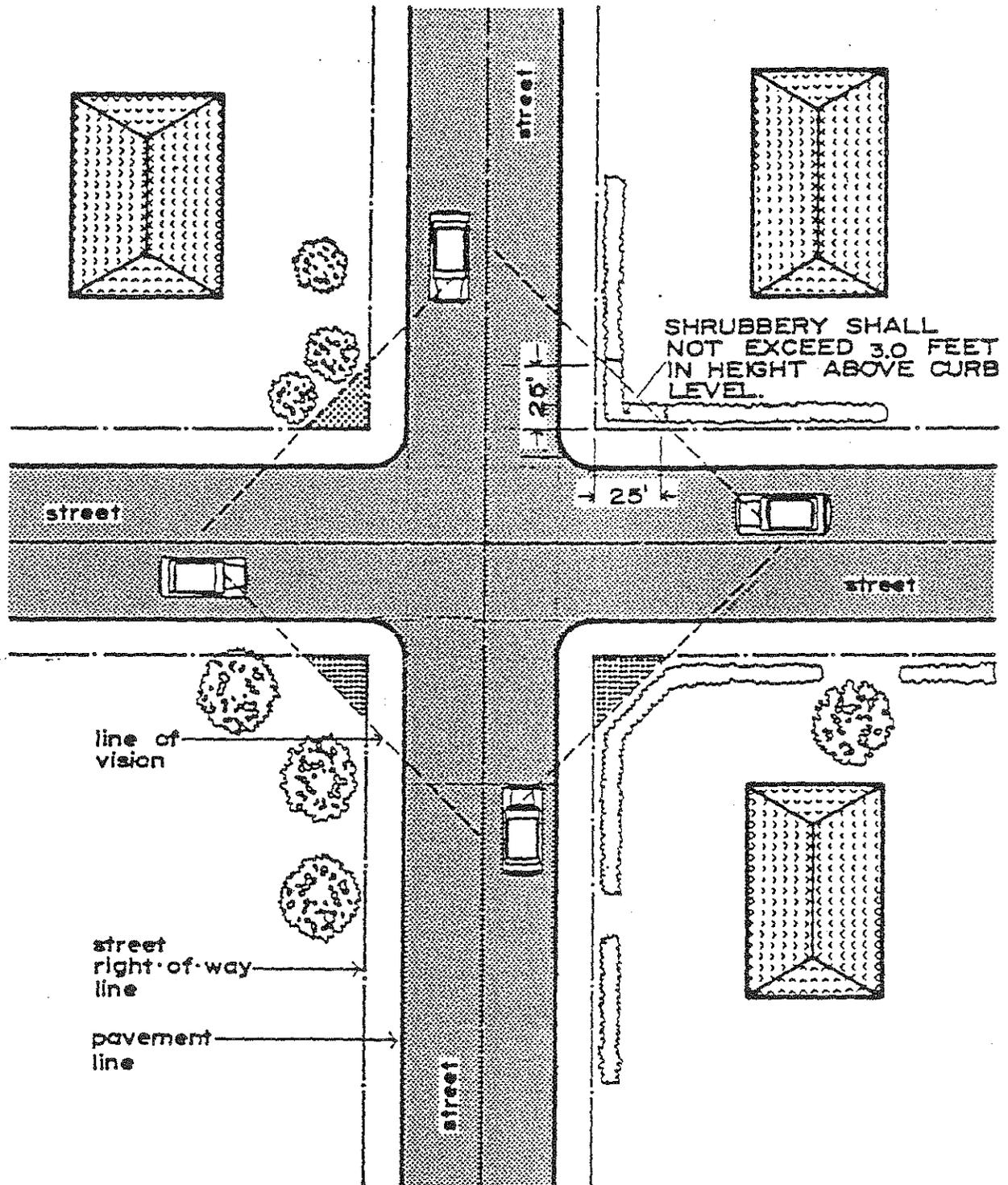


JOG INTERSECTION
DANGEROUS TRAFFIC PATTERN

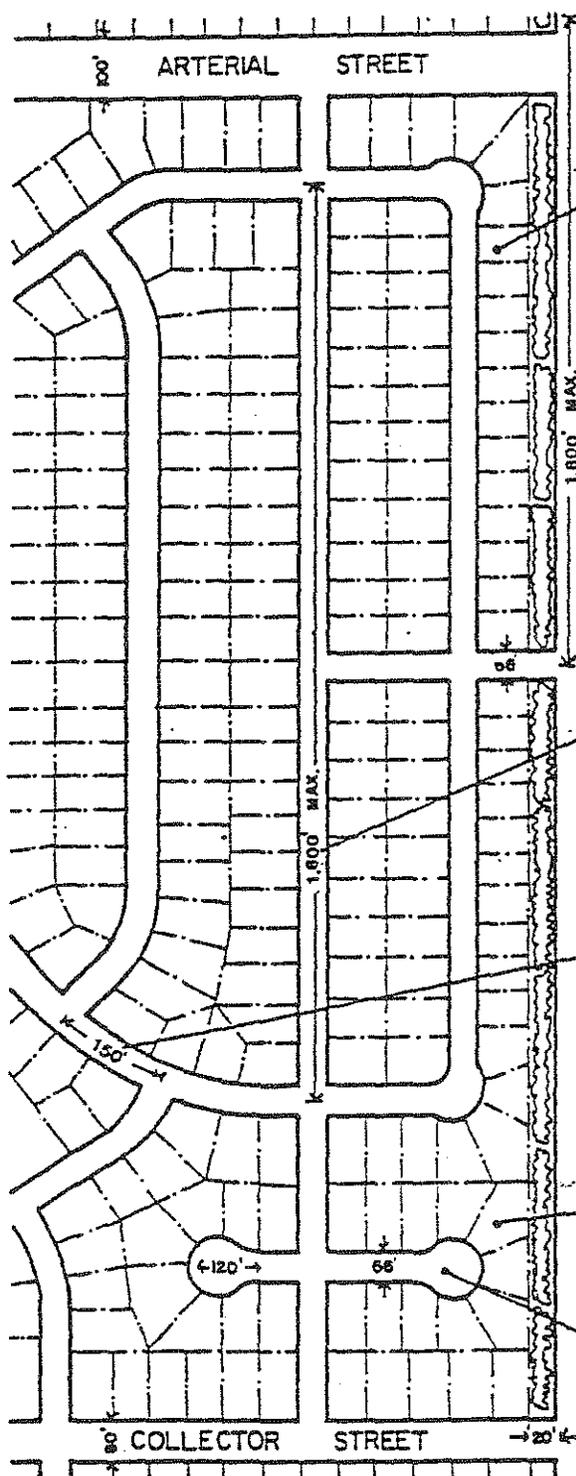


3-WAY INTERSECTION
ONLY 3 COLLISION POINTS

INTERSECTION DESIGN EXAMPLE



LINE OF SIGHT EASEMENT
 (clear sight distance)



DOUBLE FRONTAGE AND REVERSE FRONTAGE LOTS SHALL BE PROHIBITED EXCEPT WHEN NECESSARY TO PROVIDE SEPARATION OF RESIDENTIAL DEVELOPMENT FROM THROUGH TRAFFIC OR TO OVERCOME SPECIFIC DISADVANTAGES OF TOPOGRAPHY AND ORIENTATION.

THE NUMBER OF INTERSECTIONS ALONG MAJOR STREETS SHALL BE HELD TO A MINIMUM. WHEREVER PRACTICABLE THE DISTANCE BETWEEN SUCH INTERSECTION SHALL NOT BE LESS THAN 1,800 FEET. (SEE SECTION 9.03)

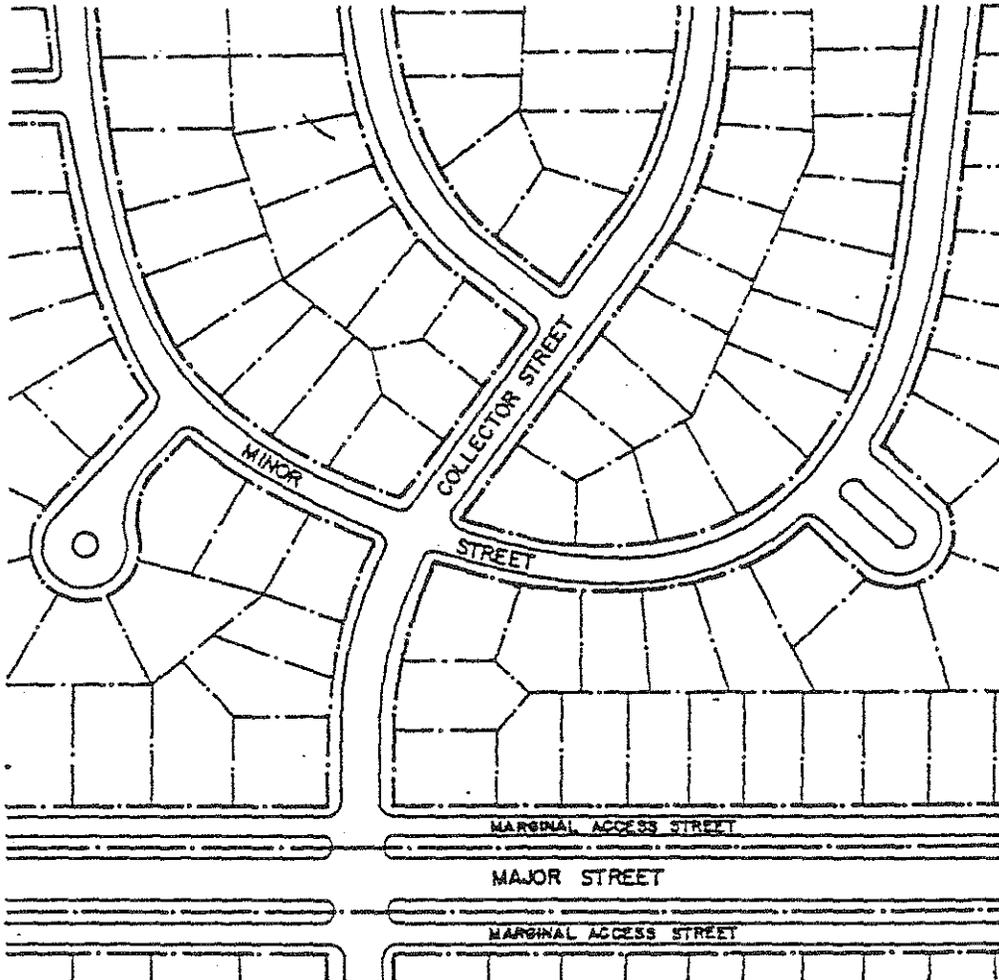
BLOCK LENGTHS IN SUBDIVISIONS SHALL BE NOT MORE THAN 1,800 FEET IN LENGTH. (SEE SECTION 9.03)

STREET JOGS SHALL BE NOT LESS THAN 150 FEET CENTERLINE TO CENTERLINE BETWEEN MINOR STREETS, NOT LESS THAN 225 FEET CENTERLINE TO CENTERLINE WITH ARTERIAL AND COLLECTOR STREETS.

PROPOSED SUBDIVISIONS ADJACENT TO MAJOR STREETS SHALL PROVIDE FOR ADEQUATE PROTECTION OF RESIDENTIAL PROPERTIES, CONTROL OF ACCESS, AND THE SEPARATION OF THROUGH AND LOCAL TRAFFIC BY (a) MARGINAL ACCESS STREET OR (b) REVERSED FRONTAGE WITH SCREEN PLANTING.

CUL-DE-SAC STREETS DESIGNED TO HAVE ONE END PERMANENTLY CLOSED SHALL NOT EXCEED 500 FEET IN LENGTH. (SEE ORDINANCE)

DESIGN STANDARDS EXAMPLE



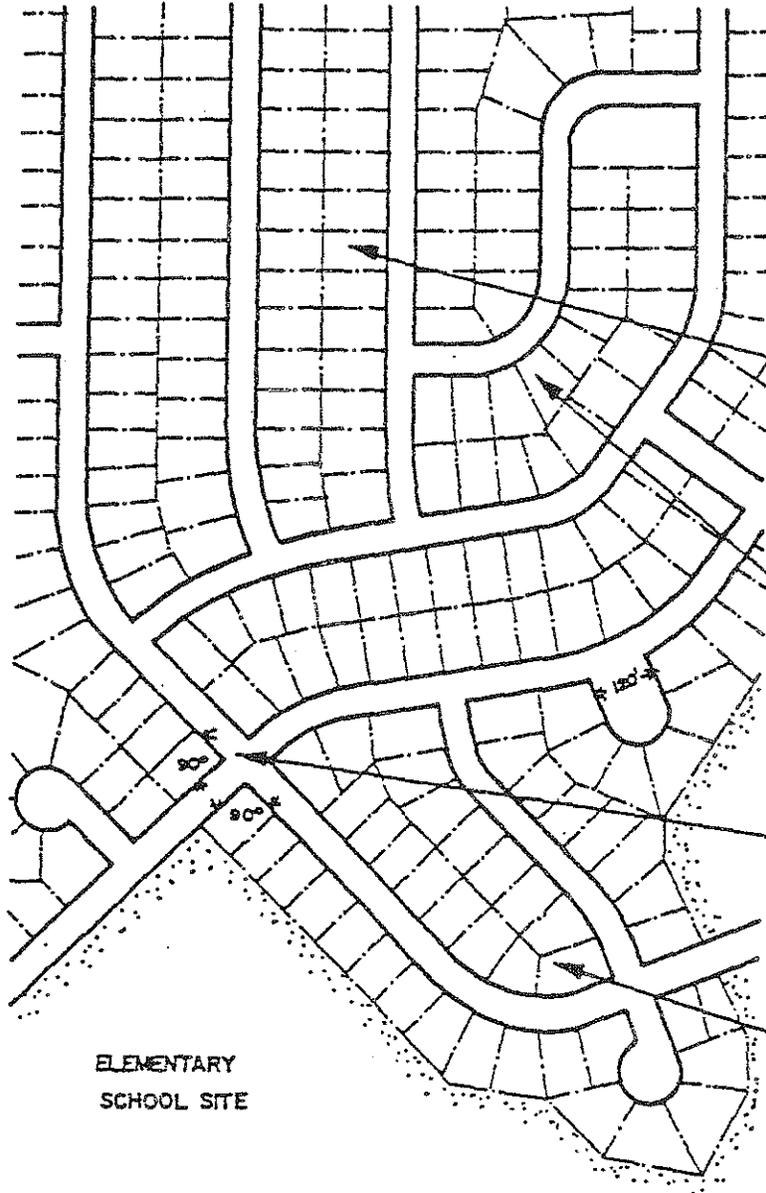
ARTERIAL STREETS (MAJOR) should carry through traffic past residential areas.

COLLECTOR STREETS (MAJOR OR LOCAL) should serve to carry traffic from the local areas to the arterial system.

MINOR STREETS (LOCAL) should only serve abutting land.

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

CLASSIFICATION OF STREETS EXAMPLE



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

ELEMENTARY SCHOOL SITE

NEIGHBORHOOD PARK

DESIGN STANDARDS EXAMPLE

