

**AGREEMENT REGARDING THE SUBDIVISION
OF
DALEY SUBDIVISION**

This Agreement is made and entered into this 14 day of February, 2001, by and between **VIVIAN M. DALEY**, presently of 1194 Nighthawk Court, Homestead, Florida, 33035, (hereinafter "SUBDIVIDER"), and the **VILLAGE OF YATES CITY**, an Illinois Municipal Corporation, of Knox County, Illinois, (hereinafter "VILLAGE"), WITNESSETH:

WHEREAS, SUBDIVIDER owns a tract of land within the corporate limits of the VILLAGE, being a part of the Northwest Quarter of Section Eleven (11) in Salem Township, Township Nine (9) North, Range Four (4) East of the Fourth Principal Meridian, Knox County, Illinois, which SUBDIVIDER proposes to plat and subdivide into lots known as "DALEY SUBDIVISION"; and,

WHEREAS, the VILLAGE finds and determines that the proposed DALEY SUBDIVISION is surrounded by such development and unusual conditions that the strict application of the requirements contained in the Village of Yates City Land Subdivision Ordinance (hereinafter "Subdivision Ordinance"), would be unnecessary and the Village has agreed to vary or modify such requirements so that SUBDIVIDER may develop her property in a reasonable manner in a fashion that the public welfare and interest of the VILLAGE and surrounding area are protected and the general intent and spirit of the Subdivision Ordinance is preserved; and,

WHEREAS, SUBDIVIDER has heretofore given to VILLAGE a conceptual plan of the proposed Subdivision to be developed by SUBDIVIDER known as "DALEY SUBDIVISION"; and,

WHEREAS, the parties have herewith agreed to the various terms and conditions for development of the proposed Subdivision which are hereinafter set forth.

NOW, THEREFORE, for and in consideration of the mutual benefits to be derived by each of the parties hereto as a result of the covenants and agreements as herein set forth and other good and valuable considerations, the receipt whereof is hereby acknowledged, IT IS AGREED by and between SUBDIVIDER and VILLAGE as follows:

1. The drawing prepared by Maurer-Stutz, Inc. dated September 18, 2000 revised through October 10, 2000, identified as "Conceptual Plan for Development of North Central Yates City", which was approved by the Village Board on October 11, 2000 is approved as submitted as a Preliminary Plan and Plat of the DALEY SUBDIVISION and the strict requirements for the Preliminary Plan as are provided in the Subdivision Ordinance are otherwise waived and the SUBDIVIDER is authorized to proceed with final plans and specifications for the installation of the required improvements and preparation of the final plat, consistent with the Preliminary Plan and this Agreement.
2. Final plan approval and installation of the required improvements in Phase III and Phase IV of the DALEY SUBDIVISION may be submitted separately for final approval after the final plat for the entire Subdivision (all phases) is approved as though such phases were separate subdivision(s) and the final plans for such particular phases may be approved consistent with the preliminary plan heretofore approved and this Agreement after final plat approval.
3. Lots numbered One (1) And Two (2) of the DALEY SUBDIVISION may be combined and moved either to Phase I or Phase II of the Subdivision in the final plat and plan for such phases at the discretion of the SUBDIVIDER.
4. Lots number Six (6) and Seven (7) of the DALEY SUBDIVISION may be moved to Phase II of the Subdivision in the final plat and plan for such phases. The SUBDIVIDER, at her expense, agrees to extend the sewer main to provide sewer service required for lots six (6) and seven (7) before lots six (6) and seven (7) can be sold.
5. The existing public streets and public water and sewer service are adequate to serve the needs and Village requirements for lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), and Seventeen (17) of the proposed DALEY SUBDIVISION and (a) SUBDIVIDER shall not be required to make improvements to any such existing streets fronting on said lots or to any existing water or sewer service mains which are accessible to such lots; and (b) VILLAGE will permit SUBDIVIDER to connect such lots to the existing water and sewer service mains, at the stated connection charge established in **Ordinance Established Charges For Connection to the Public Water System and Public Sewer System of the Village of Yates City.**
6. The street running east-west along the north side of proposed DALEY SUBDIVISION will be renamed "COUNTRYSIDE DRIVE".
7. VILLAGE will provide and install street signs for Countryside Drive and for the extension of Marietta Street, upon the improvement of the street and the VILLAGE shall provide and install street signs for the extension of Williams Street and Kent Street as soon as the SUBDIVIDER, at her expense, improves the street.

- 8 VILLAGE agrees, at it's expense, to improve Countryside Drive and construct Marietta Street between Williams Street and Countryside Drive with the improvement and construction thereof to commence as soon as the SUBDIVIDER completes all necessary water and sewer connections to the lots fronted by the street. Existing water and sewer lines, which lie under Countryside Drive, fronting on said lots, must have connecting hook ups run from the main lines to the lots prior to the improvement and construction to Countryside Drive. SUBDIVIDER agrees to dedicate a ten foot wide right of way, in addition to the fifty foot right of way already established for Countryside Drive. SUBDIVIDER agrees to dedicate sixty-six foot right of way for Marietta Street.
9. SUBDIVIDER will not be required to furnish a bond for any improvements.
10. The requirement that alleys and utility easements be platted in each block of Phase I, II and III is hereby waived.
11. Prior to lots Nine(9), Ten(10), Eleven(11), Twelve(12) in Phase II being sold the Subdivider agrees, at her expense, to construct a cul-de-sac at the end of Countryside Drive, (Phase II).

SUBDIVIDER agrees, at her expense, to construct Williams Street with a cul-de-sac at the Kent Street easement before any lot is sold in Phase III or Phase IV fronted by the extension of Williams Street. Lot 3 and the East 35 feet of Lot 4 in Block 6 is exempt from this article and the Subdivision Ordinance as it is to be sold only to Rodney and Sally Blodgett at this time.

- 12 The specifications for the kind, size and depth of the monuments and markers as set forth in the Land Subdivision Ordinance are hereby waived on the condition such monuments and markers comply with the specifications of Knox County Land Subdivision Ordinance.

13. The above and foregoing agreements and requirements shall apply to the plating and development of the DALEY SUBDIVISION. The SUBDIVIDER agrees, to comply with all the requirements in the SUBDIVISION ORDINANCE(2000-614) other than the agreements set forth above.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written

VILLAGE

SUBDIVIDER

By: *William L. Scott*

Village President

Vivian M. Daley
Vivian M. Daley

(CORPORATE SEAL)

ATTEST: *James A. Bohan*

STATE OF ILLINOIS)
) SS
COUNTY OF KNOX)

CERTIFICATION OF CLERK

I, Pamela Ehens, hereby certify that the attached is a true, correct and complete copy of the Annual Appropriation Ordinance No., adopted by the President and Board of Trustees of the Village of Yates City, Knox County, Illinois, on the 14th day of April, 1999, providing for the appropriations for the corporation purposes of the Village of Yates City, Knox County, Illinois, for the fiscal year commencing on the 1st day of May, 1999, and ending on the 30th day of April, 2000.

I further hereby certify that I am the duly elected, qualified and acting Village Clerk of the said Village of Yates City; and that, as such Clerk, I am the keeper of the ordinances and records of said Village, and that the original of the attached ordinance is now on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and the official seal of said Village of Yates City, Illinois, this 14th day of April, 1999.



Village Clerk

(CORPORATE SEAL)

RESOLUTION

A Resolution to Adopt Letter of Agreement

Now therefore, be it resolved by the President and Board of Trustee of the Village of Yates City, Knox County, Illinois as follows:

Section 1: It is the opinion of the Board of Trustee of the Village of Yates City, Knox County, Illinois, that the adoption, approval and execution by the Village of Yates City, Knox County, Illinois, of the Letter Agreement referred to in Section 2 below.

Section 2: Attached here to, and by this reference made a part hereof, is a copy of a Letter of Agreement between the Village of Yates City, Knox County, Illinois and Vivian Daley.

Section 3: The President and Clerk of the Village of Yates City, Knox County, Illinois, are hereby authorized and directed to execute and attest, respectively, for and on behalf of the Village of Yates City, Knox County, Illinois, the Letter Agreement set forth in Section 2 above.

Passed: By the Village Board of Yates City, Knox County, Illinois, this 14 day of February, 2000, by a vote as follows:

For 6, Against 0, Passed ✓.

Samuel A. Levens

Clerk of the Village of Yates City,
Knox County, Illinois

Approved: By the President this 14th day of Feb., 2000.

Donald T. Best

President of the Village of Yates City,
Knox County, Illinois

Attest:

Samuel A. Levens

Clerk of the Village of Yates City,
Knox County, Illinois

file

RESOLUTION

A RESOLUTION TO AUTHORIZE EXECUTION AND SUBMISSION OF APPLICATION FOR IEPA PERMIT FOR DALY SUBDIVISION.

NOW THEREFORE, be it resolved by the President and Board of Trustees of the Village of Yates City, Knox County, Illinois, as follows:

Section 1: It is the opinion of the Board of Trustees of the Village of Yates City, Knox County, Illinois, that the public interest will be served by the approval and extension of the authorization for approval and submission of application for permit from the IEPA, or other associated and/or related instrument, by Danny Pherigo of behalf of the Village of Yates City reasonably necessary to facilitate the completion of Daly Subdivision, Yates City, Knox County, Illinois.

Section 2: Danny Pherigo is hereby authorized to execute and deliver on behalf of the Village of Yates City, any application for permit or other associated and/or related instrument by Danny Pherigo reasonably necessary to facilitate the completion of Daly Subdivision, Yates City, Knox County, Illinois.

Passed: By the Village Board of Yates City, Knox County, Illinois, this 9th day of May, 2001, by a vote as follows: For 5, Against 0, Passed ✓.



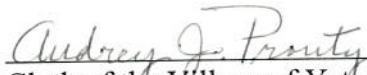
Clerk of the Village of Yates City, Knox
County, Illinois

Approved: By the President this 9th day of May, 2001.



President of the Village of Yates City, Knox
County, Illinois

ATTEST:



Clerk of the Village of Yates City, Knox
County, Illinois

ORDINANCE NO. 2000-614

AN ORDINANCE ADOPTING LAND SUBDIVISION ORDINANCE

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Yates City, Knox County, Illinois, as follows:

Section 1: It is the opinion of the Board of Trustees of the Village of Yates City, Knox County, Illinois, that the public interest will be served by the adoption, approval and enactment by the Village of Yates City, Knox County, Illinois, of the Land Subdivision Ordinance referred to in Section 2 below.

Section 2: A copy of the Land Subdivision Ordinance, Chapters 1-4, inclusive, is attached hereto and by this reference made a part hereof.

Section 3: This Ordinance shall take effect and be in full force from and after its passage and approval, as provided by law.

Passed: By the Village Board of Yates City, Knox County, Illinois, this 8th day of November, 2000, by a vote as follows: For 5, Against 0, Passed 5-0.

Darrela A. Lehen
Clerk of the Village of Yates City, Knox
County, Illinois

Approved: By the President this 8th day of November, 2000.

Shirley I. Best
President of the Village of Yates City, Knox
County, Illinois

ATTEST:

Darrela A. Lehen
Clerk of the Village of Yates City, Knox
County, Illinois

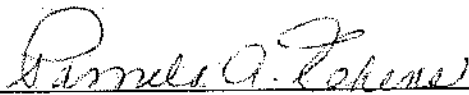
CERTIFICATE OF CLERK

STATE OF ILLINOIS)
) ss.
COUNTY OF KNOX)
)
VILLAGE OF YATES CITY)

I, Pamela Ehens, DO HEREBY CERTIFY that I am the Clerk of the Village of Yates City, Knox County, Illinois and that the foregoing is a true and correct copy of an Ordinance duly passed by the President and Board of Trustees of the Village of Yates City, Knox County, Illinois, being entitled "**AN ORDINANCE ADOPTING LAND SUBDIVISION ORDINANCE**" at a regular meeting held on the 8th day of November, 2000.

I further DO HEREBY CERTIFY that I am the duly appointed, qualified and acting Clerk of the Village of Yates City, Knox County, Illinois, and that as such Clerk I am the keeper of the ordinances and records of the Village of Yates City and that the original of the attached Ordinance is now on file in my office.

IN WITNESS WHEREOF, I have hereby set my hand and the official seal of the Village of Yates City, Knox County, Illinois, this 8th day of November, 2000.



Clerk of the Village of Yates City, Knox
County, Illinois

(SEAL)

Land Subdivision Ordinance Terms and Procedures

Chapter 1

ADMINISTRATION AND ENFORCEMENT

Section:

- 1-1 Definitions
- 1-2 Jurisdiction of Regulations
- 1-3 Exceptions to Regulations
- 1-4 Penalty

1-1 Definitions:

Board	The Village Board of Trustees of the Village of Yates City, Illinois, including the President thereof.
Final Plat	The drawings and documents described in Article 2B.
Preliminary Plan	The drawings and documents described in Article 2A.
Subdivision of Land	A. The division of land into two (2) or more lots, parcels or tracts of one acre or less in area; or B. The dedication of streets, ways or other areas for the use of public. Any sale of the division of land by metes and bounds as defined in this paragraph, shall constitute a subdivision of land and require, prior to any sale and before the delivery of a deed, the submission of a plat as required by law; provided however, that the sale or exchange of parcels of lands to or between adjoining property owners, where such sale or exchange does not create additional lots, shall not be considered as a subdivision of land and provided, further, that a contract of sale requiring conformity with this Title may be entered into and provided further that an existing lot in a previously approved subdivision may be resubdivided into not more than two (2) lots without this being considered as a subdivision of land.
Title	Land Subdivision Ordinance Chapters 1 – 4 inclusive of the Village of Yates City, Knox County, Illinois.
Village	The Village of Yates City, Knox County, Illinois

Village Clerk

The Village Clerk of the Village of Yates City, Knox County,
Illinois

- 1-2 **Jurisdiction of Regulations:** It shall be unlawful for the owner, agent or person having control of any land within the corporate limits of the Village, to subdivide or lay out such land into lots, blocks, streets, avenues, alleys, public ways and grounds unless by plat in accordance with the laws of the State of Illinois and the provisions of the Title.
- 1-3 **Exceptions of Regulations:** Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in the Title would result in real difficulty or substantial hardship or injustice, the Village Board may vary or modify such requirements so that the subdivider may develop his property in a reasonable manner, but so that at the same time, the public welfare and interests of the Village and surrounding area are protected and the general intent and spirit of this Title preserved.
- 1-4 **Penalty:** Any person upon whom a duty is placed by the provisions of this Title who fails, neglects or refuses to perform such duty or who shall violate any of the provisions of this Title, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in any sum not less than thirty three dollars (\$33.00) nor more than five hundred dollars (\$500.00). Each day that a violation of this Title continues shall constitute a separate and distinct offense and shall be punishable as such.

Chapter 2

PROCEDURES FOR PLAT APPROVAL

Section:

- 2-1: Plat Scale
- 2-2 Preliminary Plan Approval
- 2-3 Plan Content
- 2-4 Authority to Proceed with Final Plat
- 2-5 Final Approval
- 2-6 Filing Required
- 2-7 Filing Exceptions
- 2-8 Requirements for Approval
- 2-9 Contents, Appearance
- 2-10 Information Required

- 2-1 Plat Scale:** All plats required by this Title shall have a scale of one inch equals one hundred feet (1" = 100').
- 2-2 Preliminary Plan Approval:** A preliminary plan shall first be submitted to the Board for its consideration as hereinafter provided, and if the preliminary plan of the subdivision lies wholly or partly outside of the corporate limits of the Village, it shall also be submitted to the Zoning Appeals and Subdivision Control Committee of the Board of Supervisors of Knox County. The Board shall consider said preliminary plan, if the proposed subdivision lies wholly or partly outside the corporate limits of the Village, the Board's action on the preliminary plan shall not be final until the Zoning Appeals and Subdivision Control Committee of the Board of Supervisors of Knox County has approved it. The subdivider shall submit ten (10) copies of the preliminary plan to the Board prepared in accordance with the specifications herein contained. If upon hearing the Board shall find that such proposed plan does not satisfy the requirements of this Title, it shall specify in writing in the minutes of the hearing such objections as are found to such plan. Alternatively, the Board may specify approval conditioned upon specific changes in the proposed plan, removing such objections and further compliance with this Title.
- 2-3 Plan Contents:** The preliminary plan shall show:
- A. The location of the present property lines and section lines and streets, watercourses and other existing features within the area to be subdivided and similar information regarding land immediately adjacent thereto.
 - B. The proposed location and width of streets, alleys, lots and easements which will be needed to serve all utilities.

- C. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or on streets immediately abutting thereto; the location and size of the nearest water main and sewer outlet.
- D. The title under which the proposed subdivision is to be recorded and the name of the engineer, the registered land surveyor and the subdivider platting the tract.
- E. The northpoint scale and date.
- F. Plans or written and signed statements setting out the grades or profiles of the streets, the proposed grades and facilities for all required improvements and the subdivider's proposal to the Village for accomplishing their installation in accordance with this Title.

2-4 **Authority to Proceed with Final Plat:** Receipt by the subdivider of the copy of the preliminary plan together with the approval of the Board and County, when required, shall constitute authority for the subdivider to proceed with final plans and specifications for the installation of the required improvements and preparation of the final plat. Prior to the construction and installation of any of the required improvements referred to in Chapter 3 of this Title, the subdivider shall submit such final plans and specifications to the Village Clerk. The Village Clerk shall further submit such final plans to the Village Engineer, or any engineer retained by the Village for such purposes and upon approval by the Village Engineer, the Village Clerk shall authorize construction and determine the amount of bond, if required. Following the approval of the Village Clerk, construction may be started or the bond filed, if required or an assessment provided.

2-5 **Final Approval:** Following approval of the preliminary plan by the Board, the subdivider shall (a) install the required improvements, or (b) furnish a bond for such installation, or (c) agree to an assessment guaranteeing such installation, all in accordance with the requirements herein contained, or (d) in case the proposed subdivision lies wholly or partly outside of the corporate limits of the Village, then evidence of posting the bond for improvements required by the County will suffice for the subdivision or the proposed subdivision which is outside the corporate limits of the Village. At the hearing on the preliminary plan as provided in Section 2-7 and after approval of the plan, the Board may direct the subdivider to proceed with alternative (a), (b), or (c), after taking into consideration the alternative with which the subdivision desires to proceed. Upon approval of the improvements, installments or arrangements therefore, the final plat may be submitted in accordance with the provisions herein contained. No plat or replat shall be filed for record or recorded in the office of the Recorder of Deeds unless and until the approval of the Board is endorsed by the Village Clerk and no lot shall be sold from such plat or replat unless and until approved by the Board and filed for record in the office of the Recorder of Deeds as herein provided.

- 2-6 **Filing Required:** When such map or plat is so prepared, acknowledged and certified and has been approved by the Board, the same shall be filed and recorded in the office of the Recorder of Deeds, and thereupon such plats shall be equivalent to and operate as a deed in fee simple to the Village from the owner of all streets, alleys, public ways and grounds and of such portions of land as therein are set apart for public and Village use.
- 2-7 **Filing, Exceptions:** Any person proposing to subdivide land shall file ten (10) copies of a preliminary sketch plan of such proposed plat with the Village Clerk. If the proposed subdivision lies wholly or partly outside the corporate limits of the Village, four (4) copies of the proposed plat shall also be filed with the Zoning Appeals and Subdivision Control Committee of the Board of Supervisors of Knox County. Hearing on such proposals shall be had before the Board at its regular meeting following filing. Plats containing three (3) lots or less and not more than one acre may be exempted from the provisions of this Section, upon application to the Board.
- 2-8 **Contents, Appearance:** The final plat shall consist of an accurate map or plat designating specifically the land so laid out and particularly describing the lots, blocks, streets, alleys, public ways or other portions of the same intended to be dedicated for public use or ways or other portions of the same intended to be dedicated for public use or for the use of the purchasers or owners of lots fronting thereon or adjacent thereto. The final plat on permanent drafting media and ten (10) prints thereof, together with copies of any deed restrictions where restrictions are too lengthy to be shown on the plat, shall be submitted to the Board. The final plat shall be drawn to the scale of not more than one hundred feet to the inch (100':1") from an accurate survey and on one or more sheets whose maximum dimensions shall not exceed twenty-four inches by thirty-six inches (24" X 36"). If more than two (2) sheets are required, an indexed sheet of the same dimensions shall be filed showing the entire subdivision on one sheet and the component areas shall be shown on the other sheets. When the final plat conforms to the approved preliminary plan and the requirements hereinbefore set forth in this Title have been accomplished, certification to this effect shall be endorsed on the final plat by the President of the Village Board and the Village Engineer and the final plat submitted to the Board for its approval or disapproval. The Board shall not disapprove any final plat which is in accord with the previously approved preliminary plan for the same subdivision and in which the improvements required in this Title have been installed and approved.
- 2-9 **Information Required:** The final plat and the accompanying documents shall show:
- A. **General Information:**
The boundary lines of the area being subdivided with accurate distances and angles. The correct legal description of the property being subdivided shall be shown on the plat, or on an accompanying certificate.

The lines of all proposed streets and alleys with their widths and names.

The accurate outline of any portions of the property intended to be dedicated or granted for public use.

The line of departure of one street from another.

The lines of all adjoining property and the lines of adjoining streets and alleys with their width and names.

All lots shall be designated by number or letters; and streets, avenues or other grounds by names, letters, or numbers.

The location of all easements provided for public use, service or utilities.

All dimensions, both linear and angular, necessary for locating the boundaries of the subdivisions, lots, streets, alleys, easements and any other areas for public or private use. Linear dimensions are to be given the nearest one one-hundredth foot ($1/100'$).

The radii, arcs or chords points of tangency and central angles for all curvilinear streets and radii for rounded corners.

The location of all survey monuments and their description.

The name of the subdivision and scale of the plat, points of the compass, the name of owner or owners.

The certificate of a registered Illinois Licensed Professional attesting to the accuracy of the survey and the direct location of all monuments shown.

Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat.

Calculations showing the error of linear closure which error shall in no case be greater than one in five thousand (5,000).

Acknowledgement of the owner or owners to the plat and restrictions including dedication to the public use of streets, parks, alleys or other open spaces shown thereon and the granting of easements required. If parks or open spaces are dedicated to the public use in subdivisions located outside of the corporate limits of the Village, the owners of the subdivision will by

covenant provide for the maintenance of the parks or open spaces until such time as the subdivision is annexed by the Village.

Certificate of approval by the Village Board for endorsement by the Village Clerk.

- B. Acknowledgements: Such plat and any accompanying documents shall be signed and acknowledged by the owner or owners of the land subdivided in the same manner and form as the acknowledgement of a deed conveying real estate, before some officer authorized to take the acknowledgement of deeds and shall contain a dedication of the streets, alleys and public grounds therein to the use and benefit of the public.
- C. Surveyor's Certificate: The plat shall have appended thereto a survey made by a registered Illinois Licensed Professional with a certificate attached certifying that he has accurately surveyed such subdivisions and attesting to the accuracy of the survey and the correct location of all monuments shown, and that the lots, blocks, streets, avenues, alleys, public ways and grounds and other grounds are well and accurately staked off and marked.

Chapter 3

IMPROVEMENTS

Section:

- 3-1 Survey Monuments
- 3-2 Street Improvements
- 3-3 Water Lines
- 3-4 Drainage
- 3-5 Sanitary Sewers

3-1 Survey Monuments: All subdivision boundary corners and the center of all street intersections shall be marked with permanent survey monuments. All points of tangency and points of curvature of all curves shall be deemed to be steel rods at least eight inches (8") long with a minimum dimension of four inches (4") extending six feet (6') below ground. Such conditions prohibit placing the monuments on the line, offset marking will be permitted, provided, however, that exact offset courses and distances are shown on the subdivision plat. Steel rods driven to a depth of six feet (6') shall be set at all lot corners.

3-2 Street Improvements: All streets shall be graded to a full width of at least sixteen feet (16'), and the surfacing thereof, as hereinafter provided, shall be a minimum of a least sixteen feet (16'). All streets shall be properly graded by incorporating a four-inch (4") crown so that the elevation at the street right-of-way line shall be four inches (4") above the edge. All streets shall be improved by the construction and installation of a surfacing of crushed rock or stone and seal coat of HFP or similar quality; a depth of at least twelve inches (12") compacted minimum base thickness or any surfacing deemed by competent professional engineers to be of a higher and better grade than said surfacing aforesaid. Within six (6) months after the installation of this base, the Board may require the placement of oil and chip surfacing over said base, at the expense of the subdivider, if such surfacing is deemed by the Board to be necessary. Temporary cul-de-sacs shall be installed at the end of dead-end streets and shall have a radius of at least forty feet (40') and be improved with a least a three-inch (3") surfacing of a quality as described above. If the street is to remain a dead-end street, then within twelve (12) months from the installation of the aforementioned temporary cul-de-sac, said cul-de-sac shall be made permanent by surfacing it with at least a twelve inch (12") surfacing of a quality as described above. When a temporary cul-de-sac is installed, a bond shall be furnished by the subdivider in an amount sufficient to improve the cul-de-sac to the permanent standard as hereinbefore set forth. Side slopes on ditches, including both the slope from the shoulder line of the roadway to the ditch and the back slopes,

shall not be steeper than three to one (3:1) lateral distance to vertical distance. Ditches shall be constructed to provide proper drainage of the streets and the areas as required by the Village Engineer, and the bottom portions thereof shall be at least one foot (1') wide.

3-3 Water Lines: The subdivider shall furnish the Village, at the time the preliminary plat is filed, a statement and description of the water supply, which will be provided. The water supply system shall be designed in accordance with the requirements of the Illinois Environmental Protection Agency. The water system shall be constructed under the direction, control and with the approval of the chairman of the Village Water Committee. The subdivider shall bear the expense of installing all water mains and the same shall be done under the supervision of the Village Water Committee. All water mains shall be installed in street terraces or easements.

3-4 Drainage: Plats shall be laid out so as to provide proper drainage of the area being subdivided. Drainage improvements shall maintain any natural watercourse and shall prevent the collection of water in any low spot. Drainage ditches should be established on other side of installed streets. Grades adjacent to street surface shall be a minimum slope of three to one (3:1) with a depth of one and one-half foot (1 1/2') for thirty-three foot (33') right-of-way or two foot (2') for a sixty (60') or sixty-six (66') foot right-of-way. Grades opposite street surface shall have a minimum grade of four to one (3:1). Ditch culverts shall be galvanized corrugated steel not less than twelve (12") inches in diameter where they pass beneath the street. Installation of culvert beneath driveways shall require at a minimum a ten (10") inch diameter culvert of same construction, unless otherwise approved by the Village Board.

3-5 Sanitary Sewers:

- A. The developer shall extend the public sanitary sewer system throughout the subdivision, and shall run laterals to the boundary line of each lot and provide each lot with a connection to the sewer system. A copper or other noncorrosive tracer wire shall be attached to all sewer stubs and laterals.
- B. All proposed sanitary sewer facilities shall comply with the sewer use ordinance and regulations of the Village and the regulations of the Illinois Department of Public Health and the Illinois Environmental Protection Agency, and must be approved by the Village Engineer.
- C. Sanitary sewer easements shall be provided along lot lines of every platted lot. The precise location and minimum widths of said easements shall be determined by the Village Engineer.

Chapter 4

DESIGN STANDARDS

Section:

- 4-1 Streets; Relation to Adjoining System
- 4-2 Street and Alley Width

- 4-1 **Streets; Relation to Adjoining System:** The arrangements of streets in new subdivisions shall make provisions for the continuation of the existing streets in adjoining areas or their proper projection where adjoining land is not subdivided, insofar as they may be deemed necessary for public requirements. The width of such streets in new divisions shall be not less than the established streets herein. The street and alley shall not be such as to cause hardships to owners of adjoining property in platting their own land and providing convenient access to it. Offset streets shall be avoided. The angle of intersection between minor streets and major streets shall not vary by more than ten degrees (10) from a right angle. Streets obviously in alignment with existing streets shall bear the names of the existing streets. Proposed street names that are in conflict with existing street names shall not be approved.
- 4-2 **Street and Alley Width:** The minimum width for streets shall be sixty feet (60'). When the streets adjoin subdivided property, a half street at least thirty feet (30') in width may be dedicated, and whenever subdivided property adjoins a half street, the remainder of the street shall be dedicated. Alleys shall be required in a residential and business block and shall be at least thirty feet (30') wide. Alleys are not required to be improved in residential blocks. Alleys shall be used as easements for installation of utilities; gas, electric, cable, telephone, etc.