

SUBDIVISION AND DEVELOPMENT REGULATIONS

FOR

VILLAGE OF TINLEY PARK, ILLINOIS

ORDINANCE NO. 2007-O-041

Revised: May 22, 2007

**A COMPREHENSIVE AMENDMENT TO THE
SUBDIVISIONS REGULATIONS ORDINANCE
ADOPTED AUGUST 5, 1957 & REVISED IN
SEPTEMBER 1974, AUGUST 2003 & MAY 2007**

VILLAGE OF TINLEY PARK, ILLINOIS

Edward J. Zabrocki, Mayor
Frank W. German, Jr., Clerk

VILLAGE BOARD

Michael H. Bettenhausen
Gregory J. Hannon
Brian S. Maher
Patrick E. Rea
David G. Seaman
Thomas J. Staunton

VILLAGE MANAGER

Scott R. Niehaus

Published in pamphlet form by authority of the President and Board
of Trustees of the Village of Tinley Park, Cook and Will Counties,
Illinois, this 22nd day of May, 2007.

TABLE OF CONTENTS

<u>Section</u>		<u>Page</u>
I.	TITLE	1
II.	PURPOSE.....	1
III.	JURISDICTION AND APPLICATION.....	2
IV.	APPROVALS, INTERPRETATION AND EXCEPTIONS	2
	Approvals.....	2
	Interpretation	3
	Exceptions and Variations	4
V.	RULES AND DEFINITIONS	4
	Rules	4
	Definitions	5
VI.	PROCEDURE.....	8
	Pre-application Procedure.....	8
	Procedure for Preliminary Plat Approval	9
	Procedure for Final Plat Approval.....	10
	Procedure for Preliminary Development Approval.....	11
	Procedure for Final Development Approval	12
VII.	AGREEMENTS	13
VIII.	PLATS AND DATA.....	15
	Plats and Data for Approval of Preliminary Plat	15
	Plats and Data for Approval of Final Plat	18
	Surveys Required for Lot Development	20
IX.	SUBDIVISION DESIGN STANDARDS	23
	Streets	23
	Alleys, Pedestrian Ways, and Bicycle Paths	25
	Easements	25
	Block Standards	26
	Lot Standards	26
	Public Use Areas	28
X.	REQUIRED LAND IMPROVEMENTS	29
	Sanitary Sewers	29
	Storm Sewers	30
	Site Grading.....	31
	Storm Water Retention	32
	Water Supply	33
	Street Improvements	34
	As-Built Plans.....	38

<u>Section</u>		<u>Page</u>
XI.	CONSTRUCTION SPECIFICATIONS.....	38
	Sewers.....	38
	Manholes and Drainage Appurtenances	40
	Water Supply	40
	Trench Backfill	45
	Street Improvements	45
	Curbs and Gutters	46
	Driveways	47
	Sidewalks.....	47
	Street Lighting	48
	Other Construction Standards and Requirements.....	51
XII.	ADMINISTRATION.....	54
	Use of Professional Assistance.....	54
	Inspection of Improvements	54
	Building Permit.....	54
	Occupancy Permit.....	55
	Variations	56
XIII.	FEES	56
	Administrative Fees.....	56
	Conceptual Plan Engineering Review Fees.....	56
	Engineering Review Fees	57
	Construction Observation Fees.....	59
	Development Not Including Public Improvement and Redevelopment Projects	59
	Plat Fees.....	60
XIV.	ENFORCEMENT.....	60
XV.	RECORD OF PLATS.....	61
XVI.	VALIDITY	61
XVII.	VIOLATION PENALTY	61
XVIII.	REPEAL OF CONFLICTING ORDINANCE	61
XIX.	EFFECT.....	61

AN ORDINANCE

REGULATING THE DIVISION AND PLATTING OF LAND, ALONG WITH THE DEVELOPMENT OF EXISTING PLATTED LOTS AND SUBDIVISIONS

BE IT ORDAINED by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, that the Ordinance Adopting Subdivision and Development Regulations adopted August 5, 1957, by the Village Board of Trustees of the Village of Tinley Park, Illinois, as amended be and is hereby comprehensively amended to read in its entirety as follows:

SECTION I - TITLE

This ordinance shall be known and may be cited and referred to as the SUBDIVISION AND DEVELOPMENT REGULATIONS ORDINANCE of the Village of Tinley Park, Cook and Will Counties, Illinois.

SECTION II - PURPOSE

The purpose of this Ordinance is to establish regulations governing “Subdivisions and Developments” as defined below:

Subdivision: The division of a lot, tract or parcel of land into two (2) or more lots, parcels or other divisions of land, 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 changes in street or lot lines. All planned unit developments granted under the provisions of the Tinley Park Zoning Ordinance shall also be considered and deemed to be subdivisions for all the purposes of this Subdivision and Development Regulations Ordinance, except where the context clearly indicates otherwise, and all required public improvements provided for in this Ordinance shall be required in said planned unit developments except as may otherwise be provided for in the Village ordinance granting the special use for any such planned unit developments.

All planned unit developments in unincorporated Cook and Will Counties, Illinois, shall also be considered and deemed to be subdivisions for all the purposes of this Subdivision and Development Regulations Ordinance and shall be under the jurisdiction of this Subdivision and Development Regulations Ordinance if any portion of any such planned unit development is within 1¹/₂ miles of the Village’s boundaries.

Development: Any existing platted land or lot that is proposed to be developed, redeveloped, made into a planned unit development, or improved such that a material difference in the general nature of the property occurs shall be considered a Development and shall be subject to the Village’s Subdivision and Development Regulations contained herein.

SECTION III - JURISDICTION AND APPLICATION

Subdivision: No person shall subdivide any tract of land which is located within the Village of Tinley Park, or in any unincorporated area which is located within one and one-half (1-1/2) miles of the nearest limits of the Village, except in conformity with the provisions of this Ordinance.

The subdivision plans and plats, proposed improvements to be installed, and all procedures relating thereto shall in all respects be in full compliance with the regulations herein.

Where overlapping jurisdiction occurs within the one and one-half (1-1/2) mile area, the extent of jurisdiction herein under shall be as determined and agreed upon between municipalities.

Development: Any existing platted land or lot that is proposed to be developed, redeveloped, made into a planned unit development, or improved such that a material difference in the general nature of the property occurs shall be subject to the Village's Subdivision and Development Regulations contained herein. A material difference is generally defined as follows:

1. The property's use changes in zoning classification;
2. The amount of imperviousness of the property increases by more than 25 percent;
or
3. A substantial improvement is made to the property. A substantial improvement is any repair, reconstruction, rehabilitation, addition or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either, (a) before the improvement or repair is started, or (b) if the structure is damaged from any source and is being restored, before the damage occurred. This term includes structures which were damaged whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value before damage occurred, regardless of the actual repair work performed. This term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code requirements which are necessary solely to assure safe living conditions or (2) any alteration of a structure listed on the National Register of Historic Places or State Inventory of Historic Places.

SECTION IV - APPROVALS, INTERPRETATION AND EXCEPTIONS

A. APPROVALS

1. No land shall, after the adoption of these regulations, be subdivided or filed for record, nor any street laid out, nor any improvements made to the land, until the plan or plans of the subdivision, development, streets or improvements shall have been submitted to the Plan Commission for recommendation and approved by the Board of Trustees of the Village of Tinley Park. This recommendation and approval must be in writing and placed on the preliminary plan and on the original

tracing of the final plans, according to the procedure outlined below in Section VI.

2. No lot, tract or parcel of land within any such subdivision shall be offered for sale, nor shall any sale, contract for sale, or option, be made or given until such subdivision plans have been properly reviewed by the Tinley Park Plan Commission, and officially approved by the Board of Trustees of the Village of Tinley Park.
3. No improvements, such as sidewalks, water supply, storm water drainage, sewerage facilities, gas service, electric service or lighting, or grading, paving or surfacing of streets or parking lots, shall hereafter be made within any such subdivision or development by any owner or owners, or his or their agent, or by any public service corporation at the request of such owner or owners, or his or their agent, until the plans for the subdivision or development, and also the plans for improvements thereto, have been formally recommended by the Plan Commission and approved by the Board of Trustees of the Village of Tinley Park.
4. No plat will be approved for a subdivision or development which is subject to periodic flooding, or which contains poor drainage facilities, and which would make adequate drainage of the lots and streets impossible. However, if the owner, subdivider or developer agrees in writing and submits such an agreement to make such improvements which will, in the opinion of the Village Engineer, make the area completely safe for occupancy and provide adequate lot and street drainage, the plat of the subdivision may then be approved. All land to be developed shall meet the requirements of the Village's Flood Plain Ordinance #73-0-003, and the Sewer Permit Ordinance of the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC), the latest revisions.
5. Wherein a tract or parcel of land proposed for subdivision or development is a part of a larger parcel of land to be subdivided at a later date, the owner, subdivider or developer(s) shall submit, in addition to the preliminary plat, a plan for the future development of the remaining land to the Plan Commission to be used as an aid in judging the proposed plat.

B. INTERPRETATION

1. In the interpretation and application of these regulations, the provisions of this Ordinance shall be held to be the minimum requirements.
2. Where the condition imposed by any provision of this Ordinance upon the use of land area is either more or less restrictive than comparable conditions imposed by any provision or any other Ordinance of any law, resolution, rule or regulation of any kind, the regulations which are more restrictive or which impose higher standards or requirements shall govern.

3. This Ordinance is not intended to abrogate any easement, covenant, or any other private agreement, provided that where the regulations of this Ordinance are made restrictive or impose higher standards or requirements than such easements, covenants or other private agreements, the requirements of this Ordinance shall govern.
4. All administrative interpretations of these rules and regulations are reserved by and to the Village Board.

C. EXCEPTIONS AND VARIATIONS

In specific cases where the owner, subdivider or developer can show that a provision of these regulations, if strictly adhered to, would cause unnecessary hardship because of topographical or other conditions peculiar to the site, and that a departure may be made without destroying the intent of such provision, the Plan Commission may recommend a variation or modification of the required standard or regulation. Such recommendation shall be communicated to the Board of Trustees or governing county authorities in writing with the reasons therefore. The Board of Trustees may approve variations from the requirements of this Ordinance when, in its opinion, such variations will not adversely affect the intent of this Ordinance.

SECTION V - RULES AND DEFINITIONS

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

A. RULES

1. Words used in the present tense shall include the future; words used in the singular number shall include the plural number, and the plural the singular.
2. The word “shall” is mandatory and not discretionary, while the word “may” is permissive.
3. The word “lot” shall include the words “plot”, “piece”, and “parcel”.
4. The following words and terms, wherever they occur in this Ordinance, shall be construed as herein defined.

B. DEFINITIONS

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

Bicycle Path: A path within a designated right-of-way or easement provided for the exclusive use of persons riding a bicycle.

Block: A tract of land bounded by streets, or by a combination of streets and public parks, railroad right-of-way, or similar natural boundaries.

Board of Trustees: The President and Board of Trustees of the Village of Tinley Park, Illinois.

Building: Any structure designed, built or intended for the shelter, enclosure or protection of persons, animals, chattels, or movable property of any kind.

Building Commissioner: The Building Commissioner of the Village of Tinley Park, Illinois, or his duly authorized representative.

Building Setback Line: A line within a lot or other parcel of land, which denotes the area between such line and the adjacent street right-of-way where a building and other obstructions are prohibited, except those obstructions that are otherwise permitted by Zoning Ordinance regulations.

Crosswalk and Pedestrian Way: A strip of land dedicated to public use, which is reserved across a block to provide pedestrian access to adjacent areas.

Collector Street: A street which carries traffic from minor streets to arterial streets, including the principal entrance streets of residential developments and the principal streets for circulation within such a development.

Cul-de-sac: A minor street having one open end and being permanently terminated by a vehicular turnaround.

Comprehensive Plan: The words “Comprehensive Plan” as used in this Ordinance refer to the Comprehensive Plan of the Village of Tinley Park, Illinois.

Developer: Any person, firm, association, corporation, trust, or any other legal entity commencing proceedings under this Ordinance to affect a parcel or tract of land.

Development: An action that changes the property’s zoning classification or increases the amount of imperviousness of the property by more than 25 percent, or a

substantial improvement is made to the property. A substantial improvement is any repair, reconstruction, rehabilitation, addition or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either, (a) before the improvement or repair is started, or (b) if the structure is damaged from any source and is being restored, before the damage occurred. This term includes structures which were damaged whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value before damage occurred, regardless of the actual repair work performed. This term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code requirements which are necessary solely to assure safe living conditions or (2) any alteration of a structure listed on the National Register of Historic Places or State Inventory of Historic Places.

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

Final Plat: A map or plan of a subdivision and any accompanying documents described in Section VIII.

Lot: A portion of a subdivision or other parcel of land intended for transfer of ownership or for building development.

Major Street: A street designed with the function of providing major traffic movement between communities and serves as a major traffic artery connecting various sections of Tinley Park.

Minor Street: A street of limited continuity and which is used primarily for access to abutting residential properties.

Official Map: The map showing the major thoroughfare system, schools, parks and other public lands theretofore delineated, adopted and established by law and any amendments or additions thereto approved by the Village Board of Trustees.

Owner, subdivider or developer: Any person, firm, association, corporation, trust, or any other legal entity commencing proceedings under this Ordinance to affect a subdivision or development of land.

Plan Commission: Whenever the words "Plan Commission" are used in this Ordinance, it shall be deemed to refer to the Long Range Plan Commission of the Village of Tinley Park, Illinois.

Plat: A plan, map, drawing or chart on which the owner, subdivider or developer's

plat for the subdivision or development of land is presented and which he submits for approval and intends to record in final form.

Preliminary Plat: The plan and documents presented for tentative approval as described in Section VIII.

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

Street: An area which primarily serves or is intended to serve as a vehicular and pedestrian access to abutting lands or to other streets. The word “street” as used herein refers to the right-of-way or easement and not to the roadway or paving or other improvements within the street right-of-way.

Street Width: The shortest distance between the right-of-way lines of a given street.

Subdivision: The division of a lot, tract or parcel of land into two (2) or more lots, parcels or other divisions of land, 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 changes in street or lot lines, 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 and for which no building permits will be sought;
2. The division of lots or blocks in any recorded subdivision which does not involve any new streets or easements or access and for which no building permits shall be sought;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities;
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 vacation of land impressed with a public use;

7. Conveyances made to correct descriptions in prior conveyances; and
8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on the effective date of this Ordinance which do not involve any new streets or easements of access.

Substantial Improvement: A substantial improvement is any repair, reconstruction, rehabilitation, addition or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either, (a) before the improvement or repair is started, or (b) if the structure is damaged from any source and is being restored, before the damage occurred. This term includes structures which were damaged whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value before damage occurred, regardless of the actual repair work performed. This term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code requirements which are necessary solely to assure safe living conditions or (2) any alteration of a structure listed on the National Register of Historic Places or State Inventory of Historic Places.

Village: Whenever the word “Village” is used in this Ordinance, it shall be deemed to refer to the Village of Tinley Park, Illinois.

Village Clerk: The Village Clerk of the Village of Tinley Park, Illinois.

Village Engineer: The Village Engineer is a professional engineer, registered in the State of Illinois, who has been duly appointed as the Village Engineer of the Village of Tinley Park, Illinois.

SECTION VI - PROCEDURE

Before subdividing or developing any tract or parcel of land or prior to any redevelopment, within the corporate limits of the Village of Tinley Park or, as to subdivisions, within the unincorporated areas within one and one-half (1-1/2) miles beyond the Village limits, an owner, subdivider or developer shall submit a preliminary plan and a final plat to be acted upon by the Village authorities in accordance with the procedures and requirements of this Ordinance.

A. PRE-APPLICATION PROCEDURE

Prior to the filing of an application for approval of the Preliminary Plan, it is recommended that the owner, subdivider or developer consult with the Planning Department and other Village officials to secure information relative to land use and Zoning requirements, subdivision regulations, and other applicable Village

Ordinances. The purpose of the Pre-Application stage is to afford the owner, subdivider or developer the opportunity to obtain the advice and assistance of the Planning Department and to discuss the proposed development informally with members of said Planning Department, prior to preparation of the preliminary plat, in order to save time and money and to make the most of his opportunities.

Before the meeting with the Planning Department, it is suggested that the owner, subdivider or developer prepare a sketch plan of the proposed development on a topographic survey of the area showing the proposed layout of streets, arrangement of lots, and other features in relation to existing conditions. The sketch plan may be a free-hand pencil sketch made directly on a print of the topographic survey.

B. PROCEDURE FOR PRELIMINARY PLAT APPROVAL

1. The owner, subdivider or developer shall cause to be prepared by a Registered Professional Engineer in the State of Illinois, a Preliminary Plat, together with improvement plans and other supplementary material as specified in Section VIII hereof. The Plat shall include all of the property owned or controlled by the applicant which is adjacent to or considered to be contiguous to the proposed subdivision or development.
2. Fifteen (15) copies of the Preliminary Plat and supplementary material specified shall be submitted to the Secretary of the Plan Commission with written application for approval.
3. The Plan Commission shall transmit copies of the Preliminary Plat and supplementary material for review and comment to the Village's Planner, Village Engineer, Director of Public Works, and the Fire and Police Departments.
4. Comments and recommendations shall, to the extent feasible, be returned to the Plan Commission within thirty (30) days. The Plan Commission shall promptly thereafter review all the plans and documentation required for Preliminary Plat Approval in accordance with the standards herein set forth.
5. The Plan Commission shall approve or disapprove the application for Preliminary Plat Approval within ninety (90) days from the date of filing the application or the filing by the applicant of the last item of required supporting documents, whichever date is later, unless such time is extended by mutual consent, in writing. Approval of a Preliminary Plat by the Plan Commission is strictly tentative, involving merely the general acceptability of the layout and proposals as submitted.
6. Following action by the Plan Commission, the Preliminary Plat and the recommendation of the Plan Commission shall be referred to the Village Board of

Trustees. If the Plan Commission approves the Plat, it shall be so indicated on the Plat; if it disapproves such Plat, it shall furnish the Village Board of Trustees and the applicant a written statement setting forth the reasons for disapproval. The Board of Trustees shall accept or reject said Plat within sixty (60) days after its next regular scheduled meeting following the action of the Plan Commission.

7. Approval of the Preliminary Plat shall be effective for a maximum period of one (1) year, unless upon application of the owner, subdivider or developer, the Village Board of Trustees grants an extension for an additional period not to exceed one year. The application for said extension shall not require an additional filing fee, or the submittal of additional copies of the Preliminary Plat.

C. PROCEDURE FOR FINAL PLAT APPROVAL

1. The owner, subdivider or developer shall file an application for approval of the Final Plat with the Village Clerk within one year after approval of the Preliminary Plat. The Final Plat shall conform substantially to the Preliminary Plat as approved and, if desired by the owner, subdivider or developer, it may constitute only that portion of the approved Preliminary Plat which he proposes to record and develop at that time, provided however, that such portion conforms to all requirements of these regulations.
2. The application for Final Plat Approval shall include fifteen (15) copies of the engineered drawings and sufficient copies of all supporting maps, plans and other drawings, and all other required documents to cover all Village Agencies and Departments. The application shall be submitted in writing and shall be accompanied by the fee required in these regulations. The Board of Trustees shall refer the application for approval of the Final Plat to the Plan Commission for its review and recommendations and approval or disapproval.
3. Upon receipt of these Final Plats, the Plan Commission shall refer copies of said Plat and all supporting documents to the Village Planner, Village Engineer, Director of Public Works, Attorney, and any Agency providing required public facilities that should be consulted prior to approval. All comments and recommendations, to the extent feasible, shall be returned to the Plan Commission within sixty (60) days. When applicable, the Plan Commission may require the owner, subdivider or developer to submit written statements from County, State, or other public officials, as may be concerned, indicating that proposals for storm drainage, sewage disposal and water supply meet the minimum requirements for such installations.
4. The Plan Commission shall approve or disapprove the application for Final Plat Approval within sixty (60) days from the date of filing the application or the filing by the applicant of the last item of required supporting documents, whichever date

is later, unless such time is extended by mutual consent, in writing. If the Plan Commission approves, it shall fix upon the Plat the certifying signatures of its Chairman. If it disapproves, it shall set forth its reason in its own records and provide the applicant with a copy.

5. After approval of the Final Plat by the Plan Commission, it shall be submitted to the Village Board of Trustees for approval. The Village Board must take action on the Final Plat within sixty (60) days, unless this time period is extended by mutual consent of the applicant and the Board of Trustees, in writing.
6. Upon approval by the Village Board of Trustees, the Village Clerk shall, within thirty (30) days thereafter, record the Final Plat of Subdivision with the County Recorder. The owner, subdivider or developer shall furnish the Village Clerk with ten (10) additional copies, one to be retained by the Village Clerk and the others to be distributed as follows: one copy each to the Plan Commission, the Village Engineer, Zoning Administrator, Building Department, Fire Department, Police Department, and three (3) copies to the Public Works Department.

D. PROCEDURE FOR PRELIMINARY DEVELOPMENT APPROVAL

1. The owner, subdivider or developer shall cause to be prepared by a Registered Professional Engineer in the State of Illinois, a Preliminary Development Plan, together with improvement plans and other supplementary material as specified in Section VIII. The Development Plan shall include all of the property owned or controlled by the applicant which is adjacent to or considered to be contiguous to the proposed development.
2. Fifteen (15) copies of the Preliminary Development Plan and supplementary material specified shall be submitted to the Secretary of the Plan Commission with written application for approval. The Plan Commission shall transmit copies of the Preliminary Development Plan and supplementary material for review and comment to the Village Planner, Village Engineer, Director of Public Works, and the Fire and Police Departments.
3. Comments and recommendations, to the extent feasible, shall be returned to the Plan Commission within thirty (30) days. The Plan Commission shall promptly thereafter review all the plans and documentation required for Preliminary Development Plan Approval in accordance with the standards herein set forth.
4. The Plan Commission shall approve or disapprove the application for Preliminary Development Plan Approval within ninety (90) days from the date of filing the application or the filing by the applicant of the last item of required supporting documents, whichever date is later, unless such time is extended by mutual consent, in writing. Approval of a Preliminary Development Plan by the Plan

Commission is strictly tentative, involving merely the general acceptability of the layout and proposals as submitted.

5. Following action by the Plan Commission, the Preliminary Development Plan and the recommendation of the Plan Commission shall be referred to the Village Board of Trustees. If the Plan Commission approves the Preliminary Development Plan, it shall be so indicated on the Preliminary Development Plan; if it disapproves such Preliminary Development Plan, it shall furnish the Village Board of Trustees and the applicant a written statement setting forth the reasons for disapproval. The Board of Trustees shall accept or reject said Preliminary Development Plan within sixty (60) days after its next regular scheduled meeting following the action of the Plan Commission.
6. Approval of the Preliminary Development Plan shall be effective for a maximum period of one (1) year, unless upon application of the owner, subdivider or developer, the Village Board of Trustees grants an extension for the additional one year. The application for said extension shall not require an additional filing fee, or the submittal of additional copies of the Preliminary Development Plan.

E. PROCEDURE FOR FINAL DEVELOPMENT APPROVAL

1. The owner, subdivider or developer shall file an application for approval of the Final Development Plan with the Village Clerk within one year after approval of the Preliminary Development Plan. The Final Development Plan shall conform substantially to the Preliminary Development Plan as approved.
2. The application for Final Development Plan Approval shall include fifteen (15) copies of the engineered drawings and sufficient copies of all supporting maps, plans and other drawings, and all other required documents to cover all Village Agencies and Departments. The application shall be submitted in writing and shall be accompanied by the fee required in these regulations. The Board of Trustees shall refer the application for approval of the Final Development Plan to the Plan Commission for its review and recommendations and approval or disapproval.
3. Upon receipt of these Final Development Plans, the Plan Commission shall refer copies of said Final Development Plan and all supporting documents to the Village Planner, Village Engineer, Director of Public Works, Attorney, and any Agency providing required public facilities that should be consulted prior to approval. All comments and recommendations shall, to the extent feasible, be returned to the Plan Commission within sixty (60) days. When applicable, the Plan Commission may require the owner, subdivider or developer to submit written statements from County, State, or other public officials, as may be concerned, indicating that proposals for storm drainage, sewage disposal and

water supply meet the minimum requirements for such installations.

4. The Plan Commission shall approve or disapprove the application for the Final Development Plan Approval within sixty (60) days from the date of filing the application or the filing by the applicant of the last item of required supporting documents, whichever date is later, unless such time is extended by mutual consent, in writing. If the Plan Commission approves, it shall fix upon the Final Development Plan the certifying signatures of its Chairman. If it disapproves, it shall set forth its reason in its own records and provide the applicant with a copy.
5. After approval of the Final Development Plan by the Plan Commission, it shall be submitted to the Village Board of Trustees for approval. The Village Board must take action on the Final Development Plan within sixty (60) days, unless this time period is extended by mutual consent of the applicant and the Board of Trustees, in writing.

SECTION VII - AGREEMENTS

- A. Any owner, subdivider or developer filing an application for approval of a Final Plat for either a subdivision or a development, shall submit to the Plan Commission and the Village Board the Final Plat, in the form in which it is to be recorded, and a statement of agreement that:
 1. The land improvements required in Section X hereof shall be completed by the owner, subdivider or developer in accordance with the plans and specifications approved by the Director of Public Works, the Village Engineer, and the Board of Trustees, and, that within two years following the approval of the Final Plat, the owner, subdivider or developer will file with the Village Clerk a complete set of plans and specifications showing such improvements as installed.
 2. The owner, subdivider or developer shall, in all cases, be responsible for the maintenance of all improvements for one (1) year following their acceptance by the Village, and shall guarantee such maintenance by posting with the Village either cash or negotiable securities in the amount of ten (10) percent of the original cost of the improvements (as determined in accordance with Paragraph B of this Section), or, at its discretion, a Letter of Credit in the same amount covering the maintenance of the improvements. The fulfillment of this requirement is a condition to approval of the Final Plat, and is in addition to the requirements of Paragraph B of this Section.
 3. The owner, subdivider or developer shall reimburse the Village for all engineering, planning and legal costs incurred by the Village in connection with preparing or checking preliminary and final cost estimates, working drawings,

specifications and agreements and in executing inspections responsibilities.

- B.** Prior to recording the Final Plat, the owner, subdivider or developer shall guarantee the completion of all public improvements in compliance with approved working drawings and specifications and shall guarantee to maintain said improvements until they are accepted by the Village. This guarantee shall be by one or a combination of one or more of the two following methods. Only one method shall apply to one specified improvement.
1. The owner, subdivider or developer may deposit a cash bond with the Village in accordance with a specific escrow agreement approved by the Village Attorney and the Village Board of Trustees and in an amount not less than one hundred twenty-five percent (125%) of the final estimate of the cost of the improvements, as estimated by the owner, subdivider or developer and approved by the Village Engineer. The deposit shall be held in a special account by the Village, and the agreement may provide for partial payouts as work progresses in amounts recommended by the Village Engineer or the Director of Public Works and approved by the Village Board of Trustees, as corresponding to the original estimate of unit costs and the work completed to date. Partial payouts shall be contingent upon favorable inspections and inspection reports, and the sum of partial payouts for a single improvement is not to exceed eighty percent (80%) of the original deposit for the improvement until and unless the improvement is completed and accepted or approved by the Board of Trustees. The sub-grade, base course and surface course of a street, alley or parking area shall be considered a single improvement from the standpoint of acceptance.
 2. The owner, subdivider or developer may deposit a Letter of Credit with the Village, issued by a bank, savings and loan, other financial institution, or person, approved by the President and Board of Trustees of the Village of Tinley Park, guaranteeing that the owner, subdivider or developer will complete within a reasonable time all public improvements in accordance with the working drawings and specifications for such improvements on file with the Village Clerk, and in default thereof, guaranteeing payment for the completion of all such public improvements. The form of the Letter of Credit shall be approved by the Village Attorney and the Village Board of Trustees. The Letter of Credit shall be irrevocable and may be transferred or assigned by the Village to the person completing such public improvements in the event of default by the owner, subdivider or developer. The security required by this Section shall not be required to be filed with the Village until such time as the Village Board has approved the Plat covering the public improvements herein above mentioned and has advised the owner, subdivider or developer or applicant of such approval; however such security must be filed prior to recording any Final Plat.
- C.** The Village Clerk shall not certify the approval of the Board of Trustees on the Final

Plat until the required letter of credit and/or deposit of cash, has been filed as required by this Section.

SECTION VIII - PLATS AND DATA

A. PLATS AND DATA FOR APPROVAL OF PRELIMINARY PLAT

The Preliminary Plat and required accompanying maps shall be drawn on a material that clear and legible prints can be made and shall show the following:

1. Identification and Description

- a. Proposed name of subdivision or development.
- b. Location by section, township and range, or by other approved legal description.
- c. Names and addresses of the owner, subdivider or developer of the proposed subdivision or development and the person or firm who prepared the preliminary design of the proposed Plat.
- d. Graphic scale - not to exceed one inch equals one hundred (100) feet.
- e. North point.
- f. Date.

2. Delineation of Existing Conditions

- a. Boundary line survey of proposed subdivision or development, showing bearings and distances, on an accompanying map which is prepared and certified by a registered surveyor. The survey shall also indicate or refer to the location of existing monuments or survey markers used in the preparation of survey - including grade elevation of each monument and marker.
- b. Topographic data including existing contours at vertical intervals of not more than one (1) foot, except for land that slopes less than one-half percent (0.5%), the ground elevations shall be shown by one-half ($\frac{1}{2}$) foot contour intervals.
- c. Location of water courses, flood plains, marshes, wetlands, wooded areas, isolated preservable trees one foot or more in diameter, existing buildings

and other significant features.

- d. Random soil boring data. Additional soil borings may be required at locations and depths as determined by the Village due to the specific nature of specific site soils.
- e. Location, widths, and names of all existing or previously platted streets or other rights-of-way or easements showing type of improvements (if any), parks and other public open spaces, and section and corporate lines within the tract and to a distance of one hundred (100) feet beyond the tract.
- f. Location, size and invert elevation of sanitary and storm sewers; location and size of water mains. If water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and the size of the nearest one.
- g. Zoning on and adjacent to the tract.
- h. Highway or other major public improvements planned for future construction on or near the tract.
- i. Location map drawn at a scale of not smaller than one inch equals one thousand (1000) feet, with the boundaries of the proposed subdivision or development indicated thereon and showing existing streets, boundary lines of adjoining unsubdivided or subdivided land, general land uses and ownership of adjacent land. This map shall cover the area within a one-half ($\frac{1}{2}$) mile radius of the proposed subdivision or development.
- j. The owner, subdivider or developer shall be prepared to show evidence of title or that he has a valid contract or option to purchase the land for which he proposes to subdivide or develop.

3. Delineation of Preliminary Plat

- a. Layout of streets showing right-of-way widths, street names, approximate grades and gradients, and proposed through streets extended to boundaries of subdivision or development.
- b. Location and width of alleys (if any), pedestrian ways, fire lanes, drainage and utility easements.
- c. Lot lines, lot dimensions and lot numbers.
- d. Proposed building setback lines.

- e. Sites, if any, to be reserved or dedicated for schools, parks, playgrounds or other public uses.
- f. Areas, if any, intended to be reserved or used for Multiple-Family dwellings or for non-residential purposes indicating in each the approximate acreage.
- g. Site data, including numbers of residential lots, typical lot size, acres in parks, etc.
- h. The Preliminary Plat shall be accompanied by profiles showing existing ground surface and proposed street grades; typical cross-section of streets and any alleys, together with an indication of the proposed storm-water run-off and water detention; and preliminary plans of proposed sanitary and storm-water sewers with grades and sizes indicated.; and plans to provide roads and utilities.
- i. No land will be approved for subdivision or development 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 owner, subdivider or developer agrees to make improvements which will, in the opinion of the Village Engineer and Board of Trustees, make such land safe for development and occupancy.
- j. The detention of storm water for each subdivision or development will be designed in accordance with the Village's plan for detention of water. The Village has prepared a Comprehensive Long Range Plan for flood control with a series of central detention basins instead of individual on-site detention ponds. It is recognized that this plan will better serve the long-range interests of this Village area and the overall Metropolitan area. Therefore, each new subdivision and development, regardless of size, will be required to participate in the construction cost of these central detention basins as determined by the Village.
- k. If the subdivision or development contains questionable soil and, in the opinion of the Village Engineer and Building Commissioner, soil investigations, borings or other soil tests are necessary to determine the nature and extent of such questionable material, the owner, subdivider or developer shall retain, or cause to be retained, the services of a competent testing laboratory, approved by the Village Engineer, to perform the needed investigations. Copies of the completed reports, prepared by the testing laboratory, shall be filed with the Village Engineer. The Village and Village Engineer shall have no liability for costs connected with the

tests, borings or interpretations of results of such work.

B. PLATS AND DATA FOR APPROVAL OF FINAL PLAT

The Final Plat shall be accurately drawn in black waterproof drawing ink on sheets not to exceed thirty-six (36) inches wide by forty-eight (48) inches long and shall be at a scale of one-hundred (100) feet equal to one (1) inch. Where necessary, the Plat may be on several sheets accompanied by an index sheet showing the entire subdivision. The Final Plat shall show the following:

1. Identification and Description

- a. Name of subdivision or development.
- b. Location by section, Township and range, or by other legal description.
- c. Names and addresses of the owner, subdivider or developer of the subdivision or development and the person or firm who prepared the Plat.
- d. Graphic scale - not to exceed one inch equals one hundred (100) feet.
- e. North point.
- f. Date.

2. Delineation of Final Plat

- a. Boundary of Plat, based on an accurate traverse, with angles and lineal dimensions.
- b. Exact location, width and name of all streets within and adjoining the Plat, and the exact location and widths of all crosswalks easements for right-of-way provided for public services and utilities.
- c. True angles and distances to the nearest established street lines or official monuments (not less than three), which shall be accurately described in the Plat by location, size and elevation.
- d. Municipal, Township, County or section lines accurately correlated to the lines of the subdivision or development by distances and angles.
- e. Radii, internal angles, curvature points, tangent bearings, and lengths of all acres.

- f. All lot lines, with accurate dimensions in feet and hundredths, and identification number of each lot and block.
- g. Accurate location, elevation and description of permanent monuments.
- h. Accurate outlines and legal description of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed covenant for common uses of all property owners.
- i. Proposed building setback lines on all lots and other sites accurately shown with dimension.
- j. Proposed street address numbers, according to Village numbering system for each subdivided lot or parcel.

3. Certificates and Accompanying Documents

- a. Protective covenants which meet the approval of the Village Board shall be lettered on the Final Plat or attached thereto as an accompanying document.
- b. Certification by a registered Illinois Land Surveyor or Engineer certifying to accuracy of the survey and Plat.
- c. Certification showing that all taxes and special assessments due on the property to be subdivided have been paid in full.
- d. Statement by owner dedicating streets, rights-of-way and any sites for public use, plus any conveyances running with the land.
- e. Certification of approval by the Plan Commission and Village Board of Trustees, with space for signatures.
- f. Cross-sections and profiles of streets showing grades approved by the Village Engineer. The profiles shall be drawn to Village standard scales and elevations and shall be based on the North American Vertical Datum of 1988.
- g. Grading Plan indicating the proposed finished elevations at proposed buildings/structures. Plan shall also indicate elevations at high points and low points of all swales to control the proper runoff of all surface water.
- h. Such other certificates, affidavits, endorsements, or other dedication as may be required by the Plan Commission or Village Board of Trustees or

otherwise by law in the enforcement of these regulations and recordation of plats.

C. SURVEYS REQUIRED FOR LOT DEVELOPMENT

1. **Preliminary Plat Of Survey:** Four (4) copies of a preliminary plat of survey, dated not more than six (6) months from the date of submission, shall be submitted with the application for principal structure permit, containing the following information:
 - a. Legal description of the property.
 - b. Lot number, lot size and building setback line.
 - c. Location of existing utility, drainage or other easements.
 - d. North arrow and scale.
 - e. Bench mark, plainly labeled and within three hundred feet (300') of the proposed developed lot.
 - f. Location and size of the proposed building on the lot, with dimensions to the front, rear and side properly lines indicated.
 - g. Elevations for top of foundation.
 - h. Elevations at all four (4) property corners and any additional spot elevations required to indicate overland drainage patterns.
 - i. Elevations for the top of existing foundations in the adjacent properties.
 - j. Proposed driveway and sidewalk placement, sanitary sewer, storm sewer and water main locations, and soil erosion plan.
 - k. Stamp and signature of a registered land surveyor or a registered professional engineer in the State of Illinois.
2. **Top of Foundation Survey:** Four (4) copies of a spotted plat of survey shall be submitted to the Building Commissioner, after the foundation walls have been completed and before further construction is undertaken, containing:
 - a. Exact location of the structure in relation to the lot lines.
 - b. Elevation for top of foundation.

- c. Stamp and signature of a registered land surveyor or a registered professional engineer in the State of Illinois including the following statement: *"The top of foundation survey fully complies with the approved engineering plans for the lot."* In the event that the top of foundation of the lot differs from the approved plans, a statement must be made as to the nature of the change. The Village Engineer may approve minor changes discovered during this top of foundation survey preparation, providing that the changes do not adversely affect the drainage on the land in question or other lands.
3. **First Lot Grading Survey - Before Landscaping:** Prior to issuance of a certificate of occupancy for any building and after installation of topsoil and prior to installation of landscaping, the builder shall be required to submit four (4) copies of the plat for the existing lot to the Building Commissioner indicating the following:
- a. Legal description.
 - b. Builder's name, unit number, lot number, and street address.
 - c. Existing top of foundation grade.
 - d. Existing garage floor elevation at front of home.
 - e. Indicate existing driveway slope measured along the center line of the driveway in percentage to house side edge of sidewalk, or to curb flowline if there is no sidewalk.
 - f. Existing lot corner elevations and drainage arrows.
 - g. Existing finished grade elevation at the four (4) corners of the home.
 - h. Existing elevation of all drainage break points within the lot.
 - i. Existing location and elevation of utility structures on the lot.
 - j. Location of measurements of any additional accessory or detached building.
 - k. All concrete, masonry or brick flatwork.
 - l. Stamp and signature of a registered land surveyor or a registered professional engineer in the State of Illinois; including the following statement *"The first lot grading of the lot has been completed and fully*

complies with the approved engineering plans for the lot.” In the event that the first lot grading of the lot differs from the approved plans, a statement must be made as to the nature of the change. The Village Engineer may approve minor changes discovered during this first lot grading survey preparation, providing that the changes do not adversely affect the drainage on the land in question or other lands.

4. **Seed Lot Grading Survey -After Landscaping:** Prior to release of the landscape guarantee deposit for any residential building, the homeowner shall be required to submit four (4) copies of the plat for the existing lot to the Building Commissioner, indicating the following:
 - a. Legal description.
 - b. Owners name, unit number, lot number and street address.
 - c. Existing top of foundation grade.
 - d. Existing garage floor elevation at front of home.
 - e. Indicate existing driveway slope measure along the center line of the driveway in percentage to house side edge of sidewalk, or to curb flowline if there is no sidewalk.
 - f. Existing lot corner elevations and drainage arrows.
 - g. Existing finished grade elevation at the four (4) comers of the home.
 - h. Existing elevation of all drainage break points within the lot.
 - i. Existing location and elevation of utility structures on the lot
 - j. Location and measurements of any additional accessory or detached building.
 - k. All concrete, masonry or brick flatwork.
 - l. Stamp and signature of a registered land surveyor or a registered professional engineer in the State of Illinois including the following statement *"The final grading of the lot has been completed and fully complies with the approved engineering plans for the lot”*. In the event that the final grading of the lot differs from the approved plans, a statement must be made as to the nature of the change. The Village Engineer may approve minor changes discovered during this final grade survey

preparation, providing that the changes do not adversely affect the drainage on the land in question or other lands.

SECTION IX - SUBDIVISION DESIGN STANDARDS

The subdivision or development of land - including the arrangement, character, extent, width, grade and location of all highways, streets, alleys, easement, sites for parks, playgrounds and schools, or other land to be dedicated for public use shall conform to the General Development Plan and/or Official Map of the Village of Tinley Park, approved by the Plan Commission and adopted by the Board of Trustees as a part of the Official Plan of the Village of Tinley Park.

A. STREETS

1. All streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their relation to the proposed uses of the land to be served by such streets.
2. The arrangement of minor streets in a subdivision or development shall be so laid out that their use by through traffic will be discouraged; however, the street plan shall provide for the continuation or extension of existing streets in surrounding areas, unless the topography, drainage or other conditions make the continuance or conformance to existing streets impracticable.
3. Where a subdivision or development abuts or contains an existing or proposed major street or interstate highway, the Plan Commission may require marginal access streets, reverse-frontage with screen planting contained in a non-access reservation along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
4. Reserve strips controlling access to public utilities or streets shall be prohibited.
5. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty (60) degrees.
6. When connecting street lines deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius adequate to insure a sight distance of not less than two hundred (200) feet for minor streets, three hundred (300) feet for collector streets, and of such greater radii as the Plan Commission and Village Engineer shall determine for special cases.
7. A tangent at least one hundred (100) feet long shall be introduced between reverse curves on all major arterial and collector streets.

8. Street jogs with centerline offsets of less than one hundred and twenty-five (125) feet shall be avoided.
9. Street right-of-way widths shall be as shown on the Official Map and where not shown therein shall not be less than as follows:

<u>Street Type</u>	<u>Right-of-Way</u>
Major Arterial	100 feet
Secondary Arterial	80 feet
Collector Street	70 feet
Minor Street	66 feet
Cul-de-Sac Streets	66 feet

10. Half-streets shall be prohibited, except when recommended by the Plan Commission and approved by the Board of Trustees, and where the Board of Trustees finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided or developed. Wherever an existing dedicated half-street abuts a tract to be subdivided or developed, the other half of the street shall be platted within such a subdivision or development.
11. Cul-de-sac streets shall not be more than 500 feet in length, measured along its center line from the street of origin to the end of its right-of-way. Each cul-de-sac street shall have a terminus or nearly circular shape with a minimum diameter of one hundred twenty (120) feet with a paved turn-around having an outside pavement diameter of at least ninety (90) feet. Where an existing street terminates at the boundary line of a proposed subdivision or development, either the street shall be continued in the street pattern of the proposed subdivision or development or a turn-around shall be provided in the proposed subdivision or development.
12. Street gradients and vertical curves shall be as specified by the State of Illinois Department of Transportation.
13. No street names shall be used which will duplicate or be confused with the names of existing streets. Existing street names shall be projected whenever possible. Street names shall be subject to the approval of the Public Works Committee of the Village Board of Trustees.

B. ALLEYS, PEDESTRIAN WAYS, AND BICYCLE PATHS

1. Alleys shall be prohibited in Residential areas except where special conditions may necessitate their use and only then when recommended by the Plan Commission and approved by the Village Board.

2. Alleys shall be provided in Commercial and Industrial districts, except that the Plan Commission may waive this requirement where other definite and assured provisions are made for service access, such as off-street loading, unloading and parking, consistent with and adequate for the uses proposed.
3. The width of an alley where permitted or required, shall not be less than twenty (20) feet in Residential areas and not less than thirty (30) feet in Commercial and Industrial districts.
4. Dead-end alleys shall be avoided where possible, but if unavoidable, they shall be provided with adequate turn-around facilities at the terminus, as determined by the Plan Commission.
5. Pedestrian ways and bicycle paths, when recommended by the Plan Commission and approved by the Board of Trustees, shall be not less than fifteen (15) feet in width.
6. All alleys must be paved in accordance with the Village of Tinley Park Standard Details.

C. EASEMENTS

1. Easements for utilities, and, when required, storm water drainage- ways, shall be designated on the Final Plat of Subdivision or Development. Such easements shall be located along the rear or side lot lines and shall be designed to provide continuity from block to block. They shall be at least ten (10) feet wide, or may be of greater width if recommended by the Village Engineer and Director of Public Works and approved by the Board of Trustees.
2. Where a subdivision or development is traversed by a natural drainage-way, channel, or stream, there shall be provided a drainage easement, conforming substantially with the areas bordering such water course that are subject to flooding. The boundaries of such areas subject to flooding shall be as designated on the USGS Flood Plain Map of the Tinley Park Quadrangle, or as otherwise delineated by the Village Engineer.
3. Easements for fire lanes shall be designated on the Final Plat of Subdivision or Development when it is determined necessary to ensure adequate fire protection.

D. BLOCK STANDARDS

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

- a. Provision of adequate building sites suitable to the special needs of the types of uses contemplated.
 - b. Zoning requirements as to lot sizes and dimensions.
 - c. Needs for convenient access, circulations, control and safety of street traffic.
 - d. Limitations and opportunities of soil conditions and topography.
2. Blocks shall not exceed fifteen hundred (1500) feet in length, or be less than six hundred (600) feet. Where deemed necessary by the Plan Commission, it may require a pedestrian cross-walk easement in or near the middle of a block to provide circulation or access to schools, playgrounds, shopping centers, transportation, and other community facilities on blocks exceeding eight hundred (800) feet in length.
 3. The number of intersecting streets along arterial streets and highways shall be kept to a minimum. Wherever practicable, blocks along such traffic-ways shall be not less than twelve hundred (1200) feet in length.
 4. Where a subdivision or development borders upon or is traversed by a railroad or highway, the Plan Commission may require a street approximately parallel to and at a distance removed suitable for the appropriate use of the intervening land, such as for park purposes in Residential districts, or for Commercial or Industrial purposes in appropriate districts.

E. LOT STANDARDS

1. The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision or development and for the type of development and use contemplated. Building setback lines shall conform to the front yard provisions of the Tinley Park Zoning Ordinance.
2. In general, lots should be as nearly rectangular in shape as practicable.
3. Lot dimensions and areas shall conform to the requirements of the Tinley Park Zoning Ordinance or that of Cook County or Will County in the unincorporated areas beyond the Village limits, but in no case shall a lot for Residential purposes in a new subdivision or development be less than sixty (60) feet wide at the building line, nor less than seventy-five hundred (7500) square feet in area.
4. All Residential lots shall abut on a publicly dedicated street or on a permanent

easement of access to a public street not less than twenty (20) feet in width.

5. Side lot lines of lots shall be at right angles or radial to the street line, unless a Variation to this rule will give a better street or lot plan.
6. Double frontage and reverse frontage lots shall be prohibited in Residential districts except where lots back upon a major or secondary arterial thoroughfare, or to overcome specific disadvantages of topography and orientation.
7. Corner lots for Residential use shall have extra width to permit appropriate building setback from and orientation to both streets.
8. Lots abutting a water course, drainage-way, channel or stream shall have an additional depth or width in order to provide acceptable building sites. Adequate easements for maintenance purposes shall be provided.
9. Depths and widths of lots or properties reserved or laid out for Commercial and Industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
10. In the subdividing or development 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 subdivisions, development, neighborhood or community as a whole.
11. Lots, blocks, Planned Unit Developments, Commercial and Industrial Developments shall be so graded as to eliminate depressions (except as designed detention ponds) that would accumulate storm water. Grades at building sites shall bear such relationships to roadway and curb grades as well as adjacent properties as to prevent flooding of basements or entranceways or adjacent properties. Where deemed necessary, the Building Commissioner shall require the owner, subdivider or developer to submit working drawings showing contours to which the property is to be graded to provide for the requirements of this subparagraph. In such cases, building permits shall not be issued unless the lot plan indicates site and building grades are consistent with the grading drawings.
12. Following the final pavement, grading and landscaping of all lots, blocks, Planned Unit Developments, Commercial and Industrial developments, the Village Engineer shall be required to check the grades for proper drainage. Each individual lot and building lot shall be checked and certified as to acceptance. The Building Commissioner shall not issue Occupancy Permits until this certification is made. The cost of this survey work and the certification of same will be charged to the owner, subdivider or developer by the Village.

F. PUBLIC USE AREAS

When the Comprehensive Plan of the Village indicates the necessity for providing for a school site, park site, or other public lands within any proposed subdivision or development for which approval has been requested, and no such provision has been made therefore, the corporate authorities of the Village may require that land be designated for such public purposes before approving such Plat. Whenever, in the judgment of the Plan Commission and the Village Board, other public use areas should be located in whole or in part in the proposed subdivision or development, the Plan Commission shall request the dedication of those spaces, or shall require their reservation for a period of one (1) year following the date of the Final Approval of the Subdivision or Development Plat. If such land is not acquired or arrangements made for acquisition by the Village, a school board, or other governmental body within the time specified above, such land may thereafter be used by the owners thereof in any other manner consistent with this Ordinance, including the Comprehensive Plan and Zoning Ordinance of the Village.

SECTION X - REQUIRED LAND IMPROVEMENTS

Before a Final Plat of Subdivision or Development is approved by the Board of Trustees, the owner, subdivider or developer shall submit to the Village Engineer completed plans and specifications, prepared by a registered Engineer of the State of Illinois, covering the improvements and utilities described in the owner, subdivider or developer's Plat, and the Village Engineer shall certify in writing to the Board of Trustees that such improvements and utilities meet the minimum requirements of the Village, County, State, and other authorities having jurisdiction, and comply with the most recent addition of the Village of Tinley Park Subdivision and Development Regulations and Standard Details and the following:

A. SANITARY SEWERS

1. Sanitary sewers and sanitary sewer services shall be installed to serve all properties in the subdivision or development, and where possible, all sanitary sewers shall be designed and installed to drain toward a primary interceptor sewer. Sanitary sewers shall be a minimum of 10 feet clear from any water transmission mains or water services. Additionally, all sanitary sewer mainlines shall be located a minimum of 10 feet from any building.
2. Sanitary sewer systems shall be designed and constructed in accordance with the requirements of the Village and the standards approved by the Metropolitan Water Reclamation District of Greater Chicago. Sanitary and storm sewer systems shall not be combined.

3. Sanitary sewers may be placed only in public rights-of-way or in easements, including easements in private streets. No sanitary sewers will be allowed to be constructed in rear yard easements.
4. Sewer mains, with house service stubs to each lot, shall be constructed prior to the construction of street pavements. Service stubs shall be installed at the center line of each lot and shall extend to within one foot of the front lot line. House stubs shall be six (6) inch minimum and located by dimensioning from nearest downstream manhole on the as-built drawings.
5. At all locations that qualify as Development, all individual services must be constructed in accordance with the most current Village Ordinances and Standard Details. All clay tile sanitary services must be replaced and abandoned at the main. Overhead sewers must be constructed and any interconnections between the storm and sanitary systems must be disconnected.
6. Where sanitary sewer mains of larger capacity than necessary are required, as directed by the Board of Trustees to serve the subdivision or development as delineated in the Preliminary Plat, the owner, subdivider or developer shall be required to pay for the proportionate benefit of the installation to his subdivision or development, as established by the Board of Trustees. A recapture shall be provided that will allow the owner, subdivider or developer to recoup the additional costs from future developments of other land which benefit from the oversizing upon their development.
7. All materials, system arrangements and details of design shall be in conformance with the requirements and specifications, as outlined in Section XI and as approved by the Village Engineer and the Board of Trustees.

B. STORM SEWERS

1. Adequate provisions shall be made in all subdivisions and developments for the proper drainage of storm water. The design capacity shall be based upon the Illinois State Water Survey's, Bulletin 70, 10 year frequency storm. The design of the drainage system within the subdivision or development shall anticipate and provide capacity for other drainage from naturally tributary land. Such design shall provide adequate capacity for transmitting such drainage from the other tributary areas on the basis of the ultimate development of such other tributary areas, but such drainage system need not make provision for the retention of other tributary areas, except as may be required by the Board of Trustees to implement Long Range Flood Control programs and as established by the Metropolitan Reclamation District, Sewer Permit Ordinance.
2. Open roadside ditches shall be prohibited, except where they may be required in

State or County rights-of-way, or as may otherwise be approved by the Village Board of Trustees.

3. Any outfall storm sewer that drains into an existing open ditch or natural water course shall have a concrete headwall and a concrete apron with riprap installed in accordance with the most current Village Ordinances and Standard Details.
4. Drain inlets shall be placed in the street gutters at all intersections and elsewhere as required by the terrain, but shall not be spaced more than three hundred (300) feet apart along the gutter. Storm sewers shall be a minimum of 10 feet clear from any water transmissions mains or water services.
5. Storm water shall not be directed into the sanitary sewer system, and no connections between the storm and sanitary sewer systems will be permitted at any time before, during or after construction. At all locations that qualify as Development, all individual services must be constructed in accordance with the most current Village Ordinances and Standard Details. Any interconnections between the storm and sanitary systems must be disconnected.
6. For all new subdivisions and developments, a drainage structure (catch basin, inlet or manhole) shall be furnished along the rear lot line or in the corner of each and every lot. The owner, subdivider or developer's engineer shall furnish to the Public Works Department and the Village Engineer for approval an "as-built" drawing showing the rim and invert elevations of all rear lot drainage structures. No building permit shall be issued until these elevations have been approved.
7. Storm sewer structures shall be a minimum of 48-inches in diameter, except when located at the end of a line of storm sewer a 24-inch diameter structure may be used.
8. Unless otherwise approved by the Village Engineer, storm sewers shall be Reinforced Concrete Pipe (RCP) with a minimum diameter of 12-inches. Storm sewers shall be designed to flow full and have a minimum velocity of three feet per second (3 fps) and shall not exceed ten feet per second (10 fps).
9. No storm sewer shall be located beneath any building.
10. A minimum of 10 feet separation shall be provided between any storm sewer and building structure.

C. SITE GRADING

1. An overland flow path shall be provided that, in the event of complete storm system failure, will pass the runoff from the 100-year design storm at a stage at

least one foot below the foundation grades in the vicinity of the flow path.

2. Grassed areas shall have a minimum slope of one percent (1%) and a maximum slope of 4 to 1 (25%).
3. Ponding depths in paved areas shall not exceed nine inches.
4. Paved areas shall have a minimum slope of one percent (1%).

D. STORM WATER RETENTION

All land to be developed shall conform to the Village of Tinley Park, Flood Plain Ordinance Number 73-0-003 and as provided in Section XI A2, and as outlined in the Village of Tinley Park, Central Water Retention Policy, except for the following:

1. The allowable release rate shall not exceed 0.16 cfs/acre.
2. The drainage system shall be designed to control the peak runoff from the 100-year critical duration storm event considering the Illinois State Water Survey's Bulletin 70 rainfall.
3. Water retention facilities should be sodded rather than seeded unless use of an alternate material is specifically accepted and approved by the Village Engineer and the Village Director of Public Works.
4. All stormwater detention and retention facilities shall include an emergency overflow weir capable of passing the 100-year peak inflow rate without damage to adjacent buildings.
5. Wet bottomed and wetland bottomed ponds shall be designed to meet the following criteria:
 - a. Shoreline slopes shall not exceed 4 to 1 and side slopes below the Normal Water Level (NWL) not greater than 2 to 1.
 - b. Wet basins shall have a minimum of three feet from the bottom of the basin to the NWL.
 - c. The distance between the inlet and outlet shall be maximized to the extent practicable.
 - d. All wet detention basins shall have a level safety ledge at least twelve feet in width, three feet below the normal water depth.

6. Dry bottomed ponds shall be designed to meet the following criteria:
 - a. Minimum allowable cross slope shall be two percent (2%).
 - b. Side slopes shall not exceed 4 to 1.
 - c. Concrete channels shall not be used. Low flow pipes must be provided between the inlet(s) and outlet(s)
 - d. The distance between the inlet and outlet shall be maximized to the extent practicable.
7. Detention basin restrictors shall be located within a manhole. Minimum allowable restrictor diameter of four (4) inches shall be used provided there is adequate downstream capacity.
8. If underground storage of stormwater is to be used, grate capacity calculations shall be provided demonstrating the proposed storm structure grates have adequate capacity to convey the 100-year peak runoff. Storm sewers also must be sized to convey the 100-year peak runoff.
9. Access easements from public right-of-way to the pond must be provided on the plat. This will allow the Village access in order to maintain the pond when necessary (including restrictor).

E. WATER SUPPLY

1. The owner, subdivider or developer shall provide the subdivision or development with a complete water main supply system, which shall be connected to the public water supply system, as directed by the Master Water Plan of the Village of Tinley Park, except that when good and sufficient reason can be demonstrated that such connection cannot be made, the owner, subdivider or developer shall provide an individual water supply on each lot in the subdivision or development in accordance with the requirements of the Cook County or Will County Health Department, the State Environmental Protection Agency and the Comprehensive Water Plan of the Village of Tinley Park.
2. Water transmission mains shall not be less than eight (8) inches in diameter, and shall be arranged so as to avoid dead ends. Shut-off valves shall be provided at each branch main connection and elsewhere as required to permit adequate sectionalizing for maintenance purposes.
3. Fire hydrants shall be installed throughout the entire subdivision when served by a public water supply system. Water mains shall be not less than eight (8) inches in

diameter, and shall include installation of shutoff valves and fire hydrants. Fire hydrants shall be installed at intervals of not to exceed 300 feet. All spacing is subject to the approval of the Village Engineer and the Village Fire Prevention Bureau. All fire hydrants shall have a seven (7) inch barrel and shall be provided with two (2), two and one-half (2-1/2) inch hose connections and one (1) steamer connection.

4. Where water mains are installed of a larger capacity than required to serve only the subdivision or development as delineated in the Preliminary Plan, the owner, subdivider or developer shall install the larger size main, but shall be required to pay for only the proportionate benefit of the installation that directly serves the subdivision or development, as established by the Board of Trustees. A recapture shall be provided that will allow the owner, subdivider or developer to recoup the additional costs from future developments of other land which benefit from the oversizing upon their development.
5. Individual services for sewer and water shall be constructed to connect with the utility service mains constructed within any street to serve each adjoining lot, tract or building site. Such services shall extend from the main to a point of at least eight (8) feet beyond the outside curb lines of the proposed roadway pavement in the street.
6. Water services for each Single-Family residence shall be a minimum of one (1) inch, type K copper, or approved equal, and shall be terminated at a shut-off valve and box in accordance with the Village of Tinley Park Standard Details. In no case shall the buffalo box be located in the sidewalk or driveway or be buried underground.
7. Water services for each Multi-Family, Commercial or Industrial building shall be of the size and material as specified by the Village Engineer.
8. Upon completion of construction of all such individual sewer and water service connections with the utility mains and prior to the final inspection, the owner, subdivider or developer shall prepare and file with the Village Building Commissioner, the Village Public Works Department and the Village Engineer accurate plans showing the exact location of all such sewer and water mains, together with manholes, shut-off valves, and similar facilities being a part thereof.
9. At all locations that qualify as Development, all individual services must be constructed in accordance with the most current Village Ordinances and Standard Details. All lead water services must be abandoned at the main and replaced.

F. STREET IMPROVEMENTS

1. Streets

- a. All streets, curbs and gutters shall be designed and constructed in each new subdivision or development in conformance with the requirements and specifications of Section XI, or as otherwise required or approved by the Village Engineer and the Board of Trustees.
- b. All streets shall be improved with roadway pavements to an overall width in accordance with the following minimum dimensions:

<u>Street Type</u>	<u>Pavement Widths</u>
Major Arterial*	-----
Secondary Arterial	40 Feet
Collector Street	34 Feet
Minor Street	28 Feet
Cul-de-Sac Street	28 Feet

*In accordance with Federal, State, or County requirements.

- c. Concrete curbs and gutters shall be constructed along the outside edges of all street pavements in accordance with the most current Village Ordinances and Standard Details.
- d. Storm water inlets shall be provided within the roadway improvements at points specified or approved by the Village Engineer and Director of Public Works.
- e. A paved access driveway from the street lot line to the street pavement shall be provided.
- f. Side strips shall be required on both sides of all streets. They shall be graded and sodded by the owner, subdivider or developer with at least four (4) inches of top soil. Median strips shall be considered as side strips, unless paved.
- g. The developer will be responsible to maintain all such right-of-way (including grass and trees) during development until the final inspection by the Village is complete. Once the development is accepted by the Village, the developer is required to guarantee and maintain all work for a period of one year from that final acceptance date.
- h. When the public right-of-way is used for such things as brick pavers, sprinkler systems, electrical systems, mailboxes and other types of landscaping or decoration, the owner, subdivider or developer of the lot

must follow all necessary Village permitting procedures including the completion of the Village waiver form which is available in the Building Department. The owner, subdivider or developer will be responsible for the entire replacement cost of any landscaping and decorations (including the aforesaid indicated items) in the right-of-way for a period of one year following the final acceptance of the subdivision or development by the Village. After the one year warranty period, the property owner will be responsible.

2. Sidewalks and Pedestrian Ways

- a. Sidewalks shall be installed in all Residential and Commercial subdivisions and developments and shall be constructed in accordance with the most current Village Ordinances and Standard Details. The sidewalks shall be constructed of Portland Cement concrete to a thickness of five (5) inches and to a width of not less than five (5) feet in Residential districts and six (6) feet in Commercial and/or Industrial districts; provided, however, in Residential subdivisions currently under construction with existing sidewalks four (4) feet in width, the remainder of the sidewalks in that subdivision shall be constructed to the same width as the sidewalks previously constructed. Sidewalks shall be located within the street right-of-way one (1) foot from the abutting property line. When constructed over water and sewer excavations, a minimum of ten (10) feet of rebar shall be used in the sidewalk for reinforcement to protect from future sidewalk settlement.
- b. Before moving to the next phase in the development, the owner, subdivider or developer will be required to complete any gap in the public sidewalk at his expense even if the lot is still vacant. The final inspection and Village acceptance for the public sidewalk on a vacant lot will take place when flat work is performed for the lot. Any damage that occurs to the sidewalk during construction taking place on the lot will be the responsibility of the owner, subdivider or developer.
- c. In addition, if a phase of development takes place over a period of 1 year or more after the date of the permit application, the owner, subdivider or developer, at the request of the Village, may be required to complete all gaps in the public sidewalk at his expense even if the lots are still vacant. The final inspection and Village acceptance for the public sidewalk on a vacant lot will take place when flat work is performed for the lot. Any damage that occurs to the sidewalk during construction taking place on any lots will be the responsibility of the owner, subdivider or developer.

3. Street Trees

- a. Trees shall be planted along all streets where trees do not exist. Trees shall have a trunk diameter, measured twelve (12) inches above the ground, of not less than two and one-half (2-1/2) inches caliper, and shall be placed not more than forty (40) feet apart, and as otherwise approved by the Village upon recommendation of their landscape consultant. This requirement will be satisfied if an equivalent number of trees of the same size or larger are planted in a naturalistic manner in the front yards of the adjoining lots. All trees shall be planted at least 10 feet from all above ground structures including street lights, street signs and fire hydrants. The trees shall be planted such that care is taken that the street lighting or existing overhead utilities will not be obstructed at the time of planting or when the tree has reached its expected mature height. The plantings shall be restricted to the Village Board of Trustees approved tree list. Box Elder, Catalpa, Cottonwood, Elm, Hackberry, Poplar, Willow and similar brittle-wood species shall not be permitted for planting in any area devoted to public use. All street trees will be inspected during the final inspection of the subdivision or development. Any trees determined by the Village to be unacceptable shall be replaced. The owner, subdivider, or developer's guarantee of all planted trees does not start until the public improvements of the subdivision or development have been accepted by the Village.

4. Street Lighting

- a. Street lighting shall be provided by the owner, subdivider or developer throughout the subdivision or development at all intersections, at curves recommended by the Village Engineer and Village Electrical Department and at other locations, so that a maximum spacing of 300 feet, each side, on major streets and 300 feet on one side on minor and collector streets, between poles as measured along the curb line is maintained. The specific locations, type of light standard, luminaries, and method of installation shall be in accordance with the Village of Tinley Park Standard Details and as approved by the Village Engineer and Village Electrical Department.

5. Street Signs

- a. An appropriate street sign shall be erected at each street intersection within the subdivision or development. The type of sign and the location thereof shall be subject to the approval and direction of the Village's Director of Public Works and the MUTCD manual. Prior to final inspection of the subdivision or development all street signs including stop signs, speed limit signs, etc. must be installed.

6. Public Utilities

- a. All utility distribution lines for telephone, electric and TV cable service shall be placed underground throughout each new subdivision or development. Said distribution lines shall be placed within easements or dedicated public ways, in a manner which will not conflict with other underground services. Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public.

7. Monuments

- a. Concrete monuments shall be installed at strategic locations in each subdivision, development or Planned Unit Development. All grades shall be set from these monuments. They shall be located on the Final Plans for review by the Village Engineer and placed by the owner, subdivider or developer. The number shall be determined by type of development and the extent of changes in grade.

G. AS BUILT PLANS

- 1. Upon completion of the installation of improvements in a subdivision or development, and prior to the final inspection, three sets of drawings, suitable for use in reproduction, which show all improvements as actually installed in the field, shall be prepared by the owner, subdivider or developer. One set each of these drawings shall be filed with the following: (1) Building Commissioner, (2) Public Works Department and (3) the Village Engineer. Electronic copies of the as-built drawings, including utilities in AutoCAD or other suitable format shall be provided to the Village Engineer.

SECTION XI - CONSTRUCTION SPECIFICATIONS

The owner, subdivider or developer shall install storm and sanitary sewers, water supply system, street improvements, sidewalks, public utilities, and street lighting in accordance with all applicable Ordinances and the latest edition of the Village of Tinley Park Standard Details.

No subdivision of land or development shall be approved without receiving a statement signed by the Village Engineer, certifying that the improvements described in the owner, subdivider or developer's plans and specifications, together with agreements, meet the minimum requirements of all Ordinances of the Village and that they comply with the following:

A. SEWERS

- 1. Sanitary Sewers

- a. Sanitary sewers and sanitary sewer services shall be installed to serve all properties in the subdivision or development. All pipe fifteen (15) inches in diameter or less shall be PVC composite sewer pipe, in accordance with A.S.T.M. D-2680, with PVC composite sewer pipe having elastomeric seals, per A.S.T.M. D-3212, or equal, or PVC sewer pipe in accordance with ASTM-D3034 with elastomeric seals per D-3212. All pipes eighteen (18) inches in diameter or larger shall be of reinforced concrete pipe conforming to the A.S.T.M. Designation C-76 with O/Ring rubber gaskets per A.S.T.M. Designation C-443, unless otherwise approved by the Village.
- b. Services for sanitary sewers shall be six (6) inches minimum size. Six (6) inch service shall be PVC SDR 26 pipe, in conformance with the A.S.T.M. Designation D-3034. PVC pipe shall have flexible elastomeric seals per A.S.T.M. D-3212. For all services in excess of six (6) inches, materials shall be in accordance with the referenced A.S.T.M. designations in the above paragraph. They shall be constructed to connect with the main sewer to serve each adjacent lot, tract, or building. Such services shall extend from the main to a point at least eight (8) feet beyond the outside curb lines of the proposed roadway pavement.
- c. All sanitary sewers must be constructed on straight lines between manholes with at least one manhole every three hundred (300) feet.
- d. All sanitary sewers and their associated appurtenances must be constructed in accordance with the latest edition of the Village of Tinley Park Standard Details.

2. Storm Sewers

- a. Storm sewers shall be constructed throughout the entire subdivision or development to carry off water from all inlets and catch basins and shall be connected to an adequate outfall.
- b. Services for storm sewers to receive ground water discharged from sump pumps must be constructed for each lot or building. Storm sewer services must be a minimum of four (4) inches in diameter and must be a minimum of SDR 35. All storm sewer systems shall be sized to accommodate the sump pump discharge in addition to the surface runoff.
- c. Where possible, all storm sewer services shall be connected to a manhole. The method of connection shall be as shown in the Village of Tinley Park Standard Details and as approved by the Village of Tinley Park Public

Works Department and the Village Engineer.

- d. When a service wye has been provided at the storm sewer, connections can be made to the said wye, but must be provided with an air gap upon the service exit from the structure. At locations where a storm sewer structure is not available for connection the connection detail must be approved by the Village of Tinley Park Public Works and the Village Engineer.
- e. All connections to a Village owned and maintained storm sewer must be constructed with an air gap.
- f. A sump pump shall be used for one function only, either the discharge of storm waters, or the discharge of sanitary sewage.
- g. Intercepting storm water structures shall be provided at intervals not in excess of 300 feet, as measured along the gutter line. The storm water drainage system shall be separate and independent of the sanitary sewer system. Storm sewers shall be constructed of reinforced concrete pipe with joints of mastic sealer or rubber gaskets. Concrete headwalls or flared end sections shall be used for inlets and outlets to storm sewers and shall be installed in accordance with the State of Illinois, Department of Transportation standards and specifications.
- h. All storm sewers and their associated appurtenances must be constructed in accordance with the Village of Tinley Park Standard Details.

B. MANHOLES AND DRAINAGE APPURTENANCES

- 1. All manholes shall be precast, reinforced concrete sections, forty-eight (48) inch inside diameter minimum, with precast, reinforced concrete off-set cones, manufactured to A.S.T.M. Designation C-478.
- 2. All sanitary manholes shall have cretex or approved equal, internal grade adjustment skirts. Adjustments to finished grade shall be accomplished using EJIW Infra-riser or approved equal, rubberized grade adjusting rings.
- 3. All sanitary sewer manholes located in flood plain areas must have sealed frames and lids and have a rim elevation twelve (12) inches above the flood crest elevations.
- 4. All manholes and appurtenances shall be constructed in accordance with the latest edition of the Village of Tinley Park Standard Details.

C. WATER SUPPLY

Water distribution facilities, including piping, fittings, hydrants, valves, valve basins, water services and all other needful appurtenances adequate for fire and domestic needs, shall be installed to serve all properties within the subdivision, development or Planned Unit Development.

1. Transmission Mains

- a. **Size:** All water mains shall be eight (8) inch minimum. All mains around the perimeter of a Subdivision, Development, P.U.D., or Commercial or Industrial Development shall be twelve (12) inch minimum. All mains within an Apartment Complex shall be eight (8) inch minimum, and all mains within an Industrial Complex shall be twelve (12) inch minimum.
- b. **Material:** All water mains and fittings shall be Ductile Iron, Class 52 ANSI/AWWA/C151/A21.51 with push-on type joint, Clow Company “Super Bell-tite”, or approved equal meeting ANSI/AWWA/C111/A21.11.
- c. **Lining:** All water mains and fittings shall be cement lined in accordance with ANSI, A21.4 (AWWAC-104) and/or Federal Specification WW-P-421C and be electrically conductive from one pipe to another.
- d. **Encasement:** All water mains in the Village must be protected by encasing the pipe in 8-millimeter thick polyethylene tube or sheet material. All pipe must be wrapped using AWWA Method B.
- e. **Depth:** The top of all pipe shall be laid to a minimum depth of five and a half (5.5) feet below the finished grade.
- f. **Bedding:** Trench backfill is required under all sidewalks and pavement including parking lots and driveways.
- g. **Pressure Test:** All mains must be pressure tested prior to sterilization. A pressure of 150 P.S.I., for a duration of at least two hours, with no allowable leakage is required.
- h. **Sterilization:** Water mains will be sterilized and bacteriological tests performed, in accordance with AWWA Standard C601, Specification for Disinfecting Water Mains, and will not be put into service until a satisfactory report is in evidence. When chlorinating water mains terminating into a building buildings, no water samples shall be taken from temporary or incomplete connections. All chlorinators must comply with the Village of Tinley Park Minimum Chlorination Standards.

- i. **Looping:** All water main installations will recirculate; dead-end mains will not be allowed.

2. Water Main Services

- a. All services for water shall be constructed to connect with the utility service mains constructed within any easement to serve each adjoining lot, tract or building site. Such services shall extend straight from the main to a point between seven (7) or eight (8) feet from the property line, where the proper curb stop and curb box will be installed.
- b. The size of a water service line shall be a minimum of 1 inch of K-type copper with no couplings other than for curb stops to be included in the installation. All brass fittings must be 1 inch in diameter all the way through.
- c. Services for each Multi-Family, Commercial or Industrial buildings, shall be of the size and material specified by the Building and Water Departments, with a minimum of one (1) inch allowed. All services greater than 2 inches in diameter shall enter the building with a riser spool piece and threaded rod.
- d. Corporation stops of one (1) inch size will be of a Mueller H-15000, McDonald 4701, or equal. Stops of one and one-half (1-1/2) and two (2) inch sizes will be of a Ford FB600, or ball-type, or equal. All stops of one and one-half (1-1/2) inches and larger will be provided with direct taps on mains eight (8) inches or larger in diameter.
- e. Curb stops from one (1) inch through two (2) inches shall be installed in accordance with the latest edition of the Village of Tinley Park Standard Details . In no case will they be allowed to be positioned in a sidewalk or driveway, or be buried underground.
- f. A precast curb stop base must be placed under each curb stop to insure stability.

3. Meters

- a. On all one and one-half (1-1/2) and two (2) inch meter settings, a ball valve will be installed by the contractor in accordance with the latest edition of the Village of Tinley Park Standard Details.
- b. All meter settings of two (2) inch size and larger, will be equipped with a

by-pass system approved by the Village Engineer or the Village Director of Public Works that can be locked in the off position.

- c. On meter settings, an electrical jumper wire will be installed so the meter may be removed without breaking continuity, or interfering with the maintenance of the metering equipment. The wire size shall be equal to, or greater than the neutral conductor of the largest service supplied to the building by Commonwealth Edison Company.
- d. A one half (1/2) inch conduit must be run from the area of the meter to the outside for touch pad installation. The touch pad will be installed preferably next to the gas meter, or placed in an accessible area not restricted by a fence, deck, landscaping or other structure, all as approved by the Village Engineer or Village Director of Public Works.

4. Fire Hydrants

- a. Hydrants shall be of the compression or gate type, as manufactured by East Jordan, or approved equal, (by the Director of Public Works) conforming to the latest AWWA Specification, tested to 300 psi. Hydrants shall have a minimum five and one-quarter (5-1/4) inch valve opening and be provided with a four and one-half (4-1/2) inch pumper connection and two (2), two and one-half (2-1/2) inch hose connections with National Standard thread. Hydrants shall be at intervals approved by the Village Engineer, the Village Fire Prevention Bureau and the Village Director of Public Works, not to exceed 300 feet along the distance of the water main. They shall be connected to the main with a six (6) inch ductile iron branch controlled by an independent six (6) inch valve. All hydrants shall be painted lemon yellow.
- b. Any hydrant located in such a position that it may easily be struck by a vehicle, shall be a break flange type and adequately protected.
- c. All hydrants or stand pipes erected in the Village, for the purpose of extinguishing fire in the Village, are hereby declared public hydrants, and no person or persons, other than members of the Fire Department when in the discharge of their duty as members of the Fire Department, or who are specifically authorized by the Director of Public Works of said Village, and then only for the uses and purposes of said Fire Department, or in the exercise of the authority so delegated by the Water Committee, shall open any of the hydrants or stand pipes or attempt to draw water therefrom, or in any manner, shape or form interfere with any of said hydrants or stand pipes.

5. Valves

- a. Valves shall be Pratt butterfly type, with extensions stem and ground level position indicator, or approved equal (by the Director of Public Works), conforming to AWWA Specifications, tested to 300 psi pressure for 150 psi working pressure, and installed at a maximum distance of 800 feet and at every intersection of water main.
- b. When installed under any streets, sidewalks, or driveways, all line valves shall be installed in valve basins. Whenever proper installation requires a ten (10) inch valve or larger, a suitable valve basin will be installed.
- c. All line valves shall open counter-clockwise and close clockwise. Public Works employees or their duly authorized representatives are the only individuals allowed to turn any main valves after final inspection and initial turn on.

6. Valve Boxes and Basins

- a. Valve boxes shall be good quality cast iron and made in sections. They shall be provided with cast iron lids or covers marked "Water". The total length of the valve box shall be sufficient to permit the top of the box to be set flush with the established grade.
- b. Valve basins shall be of precast concrete per A.S.T.M. specification C-478 with bituminous mastic joints, 48 inch inside diameter with type one (1) frames and closed lid, marked "Water". The design shall be submitted to the Village Engineer for approval. Valve basins are required under all pavement including streets, sidewalks, driveways and parking lots.
- c. When submitting plans for approval for water and sewer, the Public Works Department requires two plot plans, three engineering plans, and a plan of on-site water and sewer.
- d. "As Built" drawings are required of all installations upon completion, indicating exact measurements of the installations and measurements of service stubs from the nearest hydrant and B-box location from the main line. All service lines will run in a straight line to the property, and a total list of the following shall be included:
 - Number of hydrants
 - Size and total length of mains
 - Number and size of valves
 - Number of B-boxes

- e. Three sets of drawings, suitable for use in reproduction, which show all improvements as actually installed in the field, shall be prepared by the owner, subdivider or developer. One set each of these drawings shall be filed with the following: (1) Building Commissioner, (2) Public Works Department and (3) the Village Engineer. Electronic copies of the as-built drawings, including utilities in AutoCAD or other suitable format shall be provided to the Village Engineer.

D. TRENCH BACKFILL

1. All Trenches caused by the construction of sewers, water mains, water service pipes, and in excavation around catch basins, manholes, inlets and other appurtenances which occur within the limits of existing or proposed pavements, sidewalks and curb and gutters shall be backfilled with trench backfill.
2. Trench backfill, as defined in Section 208, State of Illinois Department of Transportation, Standard Specifications for Road and Bridge Construction, shall be used under and adjacent to all paved surfaces, including sidewalks and parking lots.

E. STREET IMPROVEMENTS

1. All streets within a subdivision or development shall be graded and improved with a durable hard surface roadway. Roadway pavement sections shall be designed based on the soil conditions, traffic loading, both current and projected, including truck traffic, in accordance with the Illinois Department of Transportation design standards with the following minimum pavement section:
 - a. **Residential Minimum Cross Section:** The base course shall consist of eight (8) inches (when fully compacted) of Type B stone followed by one lift of 2-1/2 inch hot-mix asphalt binder and one lift of 2-1/4 inch hot-mix asphalt surface course.
 - b. **Collector Minimum Cross Section:** The base course shall consist of seven (7) inches (when fully compacted) of Type B stone followed by one lift of 4 inch hot-mix asphalt binder and one lift of 2-1/4 inch hot-mix asphalt surface course.
 - c. **Arterial Minimum Cross Section:** The base course shall consist of eight (8) inches (when fully compacted) of Type B stone followed by one lift of 4-1/2 inch hot-mix asphalt binder and one lift of 2-1/2 inch hot-mix asphalt surface course.

- d. **Commercial Minimum Section:** The base course shall consist of eight (8) inches of hot-mix asphalt plus a binder and wearing course of hot-mix asphalt with a thickness of three (3) inches.
 - e. **Industrial Minimum Section:** The base course shall consist of eight (8) inches of hot-mix asphalt plus a binder and wearing course of hot-mix asphalt with a thickness of three (3) inches.
 - f. **FOR ALL OF THE ABOVE PAVEMENTS.** Additional pavement section may be required as determined by the 20 year traffic projections and soils report.
2. All base courses shall be laid on a stabilized subgrade in accordance with Section 301 of the latest edition of the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction and approved by the Department of Public Works or their duly authorized representative.
 3. Before any paving work is commenced, all street grading shall be properly completed, as shown on grading plans. Street grades shall conform in general to the terrain and shall be not less than four-tenths of one percent (0.4%) nor more than five percent (5%). Street grades shall be such as to provide natural surface drainage of storm water regardless of the presence or absence of storm sewers. The intent is to avoid depressions or inverts that will flood in flash storms for which storm sewers are inadequate.
 4. Before the base course of the roadway pavement is laid, all of the underground work, such as sewer, water and gas mains, house service connections therewith and any underground conduits for electric and telephone lines, shall be complete and installed in place and approved by the Village.
 5. The surfacing of all streets shall conform to the State of Illinois, Department of Transportation, Standard Specifications for Road and Bridge Construction.

F. CURBS AND GUTTERS

1. Curbs and gutters shall be constructed on all streets and shall be the roll type, State of Illinois, Department of Transportation, Type 1, with drive depressions for entrances and exits to all subdivisions, developments and Planned Unit Developments. Curbs in Industrial and Commercial areas shall be the Barrier type.
2. When replacing curb around an inlet, the contractor must drill into the existing curb and epoxy into the existing curb two (2) three quarter (3/4) inch dowels.

3. When constructed over water and sewer excavations, a minimum of ten (10) feet of rebar shall be used in the curb for reinforcement to protect from future curb settlement.

G. DRIVEWAYS

1. All driveways in Residential areas shall be constructed as follows:
 - a. All concrete driveways shall be a full seven (7) inches in thickness with wire mesh or fiber-mesh reinforcing poured over a four (4) inch tamped stone base.
 - b. Bituminous driveways shall be a full three (3) inches in thickness laid over a six (6) inch tamped stone base.
2. Residential driveways shall have a minimum slope of two percent (2%) and a maximum slope of eight percent (8%) as calculated from the elevation of the garage floor of the proposed house outline to the top of curb elevation on the proposed roadway.
3. All Residential driveways shall be a minimum width of ten (10) feet. New driveways shall not be constructed in the Village of Tinley Park without first obtaining a driveway permit from the Building Department and paying the current fee. The Building Department will be responsible for all inspections of driveways.

H. SIDEWALKS

1. The sidewalks shall be constructed of Portland Cement concrete to a thickness of five (5) inches and to a width of not less than five (5) feet in Residential areas and not less than six (6) feet in Commercial and/or Industrial areas; provided, however, in Residential subdivisions currently under construction with existing sidewalks of four (4) feet in width, the remainder of the sidewalks in that subdivision shall be constructed to a width of four (4) feet. Sidewalks shall be located within the street right-of-way one (1) foot from the abutting property line.
2. Prior to the pouring of any public sidewalk, and/or driveway, the Public Works Department shall be notified twenty-four (24) hours in advance.
3. The concrete specifications shall be as follows:
 - a. Minimum cement content six (6) bags per cubic yard for ¾ inch to 1 inch maximum size aggregate and a minimum specified compressive strength of concrete, 3,500 psi poured over a two (2) inch tamped stone or sand

cushion.

- b. Maximum slump shall be four (4) inches.
 - c. Maximum water content: six (6) gallons per bag of cement, including water in the aggregate.
 - d. The use of accelerators shall be permitted, but cannot exceed two (2) percent by weight of cement maximum.
 - e. All sidewalks, curbs, gutters, and driveways constructed in the public right-of-way shall be cured using a white pigmented, liquid membrane-forming compound. All liquid curing compounds shall conform to the specifications for liquid membrane-forming compounds for the curing of concrete A.S.T.M. C-309-81 or AASHTO M-148. Liquid curing compounds shall not be applied later than 24 hours after pouring, or between the months of November through April 15th.
 - f. All concrete delivered to the job site must be accompanied by a delivery ticket showing the following:
 - i. All material, including water, accelerators and air entrainment, etc.
 - ii. Time stamped to show exact time mix had left the plant and arrived on site.
 - g. After removal of forms, all sidewalks, driveways, etc. shall be immediately back-filled and re-inspected by the Public Works Department. Following the form removal and backfilling operation, all public walks and driveways shall be barricaded to prohibit their use by vehicular traffic for a period of not less than seven (7) days.
4. All sidewalks at any point at which they are crossed by a driveway, and where the sidewalk itself becomes a part of the driveway and is traversed by vehicles shall be not less than seven (7) inches thick.
5. All ADA ramps for sidewalks must be constructed in accordance with the ADA standards. All sidewalks in the public right-of-way shall be equipped with a polymer composite cast in place inlay in accordance with the latest edition of the Village of Tinley Park Standard Details.

I. STREET LIGHTING

Street lighting improvements shall be installed to serve all properties within a

subdivision, development or Planned Unit Development. Such improvements shall consist of standards, luminaries, cable conduit under driveways and/or streets, controllers, and all other miscellaneous work and equipment necessary for an integrated system of street lights.

1. Installation

- a. **Location:** Street lighting shall be provided by owners, subdividers or developers throughout each subdivision or development at all street intersections and cul-de-sacs as recommended by the Village Electrical Department. The specific locations, type of light standard, luminaries, and method of installation shall be as shown in the latest edition of the Village of Tinley Park Standard Details and approved by the Village Electrical Engineer.
- b. **Spacing:** For major and collector streets, maximum spacing between luminaries shall not exceed 300 feet, each side, except where warranted by unusual conditions and approved by the Village Electrical Department. Spacing for all minor streets shall be 300 feet on one side only.
- c. **Shimming:** Shimming of light standards shall be by means of galvanized steel shims as supplied by the pole manufacturer. Shimming of more than 3/16 inch will not be permitted.
- d. **Service:** The voltage may be either 120 volts for a single circuit or 240 volts for one service serving two different circuits. The electrical service connection and location shall be as approved by the Commonwealth Edison Company (or other electrical provider). It shall have a disconnect within four (4) feet from the transformer on buried service, and five feet from the finished grade on a Commonwealth Edison (or other electrical provider) pole on aerial service.
- e. **Bolt Pattern:** Shall be in accordance with the latest edition of the Village of Tinley Park Standard Details.

2. Design

- a. **Control:** Shall be in accordance with the latest edition of the Village of Tinley Park Standard Details.
- b. **Wattage:** All luminaries on minor streets, except at intersections and cul-de-sacs, shall be 250 watt Metal Halide.
 - i. All luminaries on collector streets, including intersections and

cul-de-sacs, shall be 250 watt high pressure sodium sharp cut off.

- ii. All luminaries on major streets shall be 400 watt high pressure sodium sharp cut off.
 - iii. All luminaries at intersections and cul-de-sacs on minor streets shall be 400 watt mercury vapor.
- c. **Light Standard:** Shall be in accordance with the latest edition of the Village of Tinley Park Standard Details.
 - d. **Guarding:** Guarding shall be required where poles are unusually vulnerable to being hit, such as cul-de-sacs or three-way intersections or as required by the Village Electrical Department. Guarding shall be installed to the Village Street Department specifications.
 - e. **Light Distribution:** All luminaries except at intersections and cul-de-sacs shall have Type II, two-way distribution. Intersections and cul-de-sacs shall have Type I, five-way distribution. Shields shall be provided where required to eliminate any unnecessary glare.
 - f. **Color:** All luminaries, except on major streets or intersections thereof and cul-de-sacs, shall be deluxe white or color improved. Major streets or intersections thereof shall be high pressure sodium.
 - g. **Underground Cable:** Shall be in accordance with the latest edition of the Village of Tinley Park Standard Details.
 - h. **Pole Wiring:** Shall be in accordance with the latest edition of the Village of Tinley Park Standard Details
 - i. **Voltage Drop:** Voltage drop shall not be greater than 6 percent from the disconnect in the last standard.
 - j. **Conduit:** Shall be in accordance with the latest edition of the Village of Tinley Park Standard Details
 - k. **Splices:** Splices of underground cable shall be avoided where possible. If a splice is unavoidable, it shall be with an approved splice kit, and shall be in accordance with the latest edition of the Village of Tinley Park Standard Details, and as approved by the Village Electrical Department.

3. Foundation

The concrete foundation for light standards shall be in accordance with the latest edition of the Village of Tinley Park Standard Details

4. Material

All material for the following shall be in accordance with the latest edition of the Village of Tinley Park Standard Details

- a. **Light Standard/Bracket Arm**
- b. **Luminaries**
- c. **Lamps**
- d. **Cables**
- e. **Controls**
- f. **Conduits**
- g. **Foundations**
- h. **Fuse Holders**
- i. **Disconnects (Service Controls)**

5. Inspections

Once all street light plans are approved by the Village Electrical Department prior to construction, all street light installations must be inspected. All inspections require a minimum of 24 hour notice to the Village Electrical Department. The inspections of street lights shall be required, as follows:

- a. A pre-pour inspection by the Village Electrical Department or the duly authorized representative of the Electrical Department is required.
- b. Approval is required prior to pouring of pole foundations after all hardware is installed in form.
- c. A trench inspection by the Village Electrical Department or the duly authorized representative of the Electrical Department is required before backfill.
- d. A final inspection shall be performed at completion of the job by the Village Electrical Department or their duly authorized representative.

As-built plans must be submitted to the Village Electrical Department at, or prior to, the final inspection, or the final inspection will not be conducted.

In planning new or replacement street lights in accordance with this Section, the Village Electrical Department shall pay particular attention to their necessity on the basis of traffic flow, criminal complaint, intersection geometries, accident history, and generally-accepted traffic engineering and street lighting criteria.

J. OTHER CONSTRUCTION STANDARDS AND REQUIREMENTS

1. Construction Roads

- a. The owner, subdivider or developer shall be responsible for construction of any temporary roads which may be required for the purpose of moving equipment and materials to and from the construction site. The location of said roads, and the designation of routes for construction traffic shall be approved by the Village Board. In addition, the owner, subdivider or developer shall provide any signs that may be required by the Police Department for restricting or directing traffic and shall be responsible for maintaining said signs and keeping streets clean.

2. Tracking of Dirt on Streets

- a. No vehicle shall be driven or moved on any street within the Village unless such vehicle is free from mud or other foreign substance and no vehicle shall spill or drop any mud or other foreign substance from such vehicle onto any street in the Village, except as provided herein.
- b. No vehicle shall be driven or moved on any street within the Village unless such vehicle is so constructed or loaded as to prevent any of its load from dropping, sifting, leaking or otherwise escaping therefrom, except that sand may be dropped for the purpose of securing traction, or water or other substance may be sprinkled on a roadway in cleaning or maintaining such roadway.

3. Protection of Curbs and Sidewalks

- a. Protection of all curbs and sidewalks shall be the responsibility of the owner, subdivider, or developer until such a time as the subdivision or development is inspected and accepted by the Village. This shall include protection from vandalism and destruction during construction.

4. Off-Street Parking Surface

- a. The owner, subdivider or developer shall provide a minimum of one paved off-street parking space per each Single-Family dwelling which is located in back of the Front Yard Setback of the Zoning District in which it is located. Such parking space may be enclosed or unenclosed and shall be constructed of Portland Cement concrete, not less than 9-1/2 feet wide and 18 feet long.

5. Erosion and Sedimentation Control

- a. Any construction activity including excavation, grading or fill placement shall require an erosion and sediment control plan. The plan shall clearly show the location of any proposed temporary stockpiles and drainage ways including swales, ditches, flared end sections, storm structures and detention/retention basins. Silt fence shall be required around the entire perimeter of the site and around the all temporary stockpiles. EJIW Silt-protection measures such as ditch checks shall be required at the upstream ends of all drainage swales and flared end sections. Sedimentation basins shall be required at all storm outfalls entering detention/retention areas
- b. The plan must be approved by the Village Engineer prior to commencing with any proposed earthwork. Approved erosion control measures must be installed according to the plan details and inspected regularly with corrective action and repairs performed as needed.

6. National Pollution Discharge Elimination System

The Village of Tinley Park requires general compliance with the NPDES Phase II program. As such, the Village requires that all developments provide, to the extent possible, construction site run-off control and illicit discharge prevention and elimination. All developments must provide the following:

- a. An erosion control plan that provides for, among other things, a silt fence around the site where any run-off would be directed off-site, either temporarily or permanently. Included in the plan will be ‘Silt-Saver’ (or equal) frames and filter assemblies over all storm sewer structures. Straw bales will no longer be allowed due to the lack of maintenance. Siltation basins and ditch checks will be shown as appropriate. The plan shall have the following certification: *“This erosion control plan was prepared by me or under my direct supervision, and complies with the Urban Soil Erosion Control and Standards in Illinois manual and the generally recognized methods in use in the area.”* Signed and dated by the project engineer.
- b. All storm water frames and grates shall be marked with “Dump No Waste” and “Drains to Creek” or other acceptable lettering as approved by the Village.
- c. The last catch basin prior to the outlet to a detention system or natural waterway shall be equipped with a trap such as the SNOUT or equal. The contractor shall clean out all sumps of suspended solids and other

pollutants on a regular basis until the Village accepts the improvements.

- d. The contractor/owner, subdivider or developer shall take the necessary steps to control waste such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality.

SECTION XII - ADMINISTRATION

The provisions of this Ordinance shall be administered by the Plan Commission and/or the Village Board of Trustees as specifically provided in this Ordinance.

A. USE OF PROFESSIONAL ASSISTANCE

The Plan Commission and Village Board may utilize the services of outside professionals to assist them in the technical review and processing of proposed Plats of Subdivision. The owner, subdivider or developer shall, in addition to the fees outlined in Section XIV of this Ordinance, reimburse the Village for any planning, engineering, landscape architect and legal expenses incurred by it in connection with the review of plans and specifications, preparing and checking cost estimates, examining agreements, and furnishing of opinions and other professional advice as may be required. Such costs shall be paid to the Village Clerk.

B. INSPECTION OF IMPROVEMENTS

All required land improvements to be installed under the provisions of this Ordinance shall be inspected during the course of construction by the Village Engineer or a duly designated deputy. The owner, subdivider or developer shall pay the cost of all inspection services. The fee shall be established by the Village, based on current rates and standard engineering practice, and shall be paid to the Village Clerk.

C. BUILDING PERMIT

No Building Permit shall be issued by any official of the Village for the construction of any building, structure or improvement to the land or any lot within a subdivision or development as defined herein, which has been approved for platting or replatting, until all requirements of this Ordinance have been complied with and which are specifically required to be done before the issuance of any Building Permit. Prior to issuance, the base for all streets providing access to the site for which the permit is sought must be satisfactorily installed, together with all ancillary curb and street gutters. Also, an operational storm water drainage system, including retention/detention, must also have been satisfactorily installed prior to the issuance

of any Building Permit. Finally, attached to each Building Permit must be a letter from the Builder or Developer to the ultimate owner of the lot for which the Building Permit is sought, acknowledged in writing as having been received and understood by such owner, indicating that the owner knows that no Occupancy Permit will be issued for such building site until such time as all public improvements for the subdivision have been completed (except for the final lift on the streets).

D. OCCUPANCY PERMIT

1. No Occupancy Permit shall be granted by any official of the Village for the use of any building or structure within a subdivision or development approved for platting or replatting until all required utility facilities and improvements, both private and public, have been installed and made ready to service the property, and until roadways providing access to the subject lot or lots have been constructed and are suitable for vehicular traffic.
2. No Occupancy Permit shall be requested until:
 - a. Fire hydrants are operational and have been accepted by the Public Works Department.
 - b. Water system has been tested, approved, and accepted by the Village Public Works Department.
 - c. Street signs that meet MUTCD requirements and Village of Tinley Park Standard Details have been installed.
 - d. House numbers of three (3) inch minimum block type have been installed on buildings for which Occupancy has been requested.
 - e. Street lights have been installed and are operational.
 - f. Metropolitan Sanitary District has inspected and approved sanitary sewer system, storm water drainage (and detention, if applicable).
 - g. Required off-street parking is provided.
 - h. Sidewalks have been provided.
 - i. One lift of asphalt has been completed on streets.
 - j. Final grading has been completed, except in winter (and if approved by the Village).

- k. Owner, subdivider or developer has submitted a lot survey of finished grade.

E. VARIATIONS

The Plan Commission may recommend to the Village Board variances from the literal application of the requirements in specific cases which, in its opinion, do not affect the general plan or spirit of the Ordinance. Requests for such Variations shall be made in writing to the Plan Commission by the owner, subdivider or developer. In recommending any Variance, the Plan Commission shall specify conditions necessary to assure that the proposed subdivision or development: (1) will not be detrimental to the neighborhood and to the community as a whole; (2) complies with the intent of this Ordinance; (3) complies with the Comprehensive Plan of the Village; and (4) does not violate any other Ordinances or regulations of the Village.

SECTION XIII - FEES

The Village shall charge administration, review and construction observation service fees as provided herein. These fees shall be based upon the fixed fee schedule set forth below and shall be paid in advance by the owner, subdivider or developer by means of United States currency, or certified check/money order payable to the Village Treasurer and delivered to the Village Clerk. No plan, or plat, for a proposed planned development or subdivision, preliminary or otherwise, shall be considered without the receipt from the Village Treasurer indicating that the requisite fees have been paid. Fees so paid are not refundable regardless of whether the proposed subdivision or development is approved or disapproved.

A. ADMINISTRATIVE FEES (to Village)

<i>Development Size</i>	<i>Fee</i>
0 to 5 acres	\$ 250.00 minimum
5.01 to 40 acres	\$ 50.00 per acre
Greater than 40.01 acres	\$2,000.00 + \$ 20.00 per acre over 40.01 acres

The above fees shall be paid as follows: 50% upon submittal of conceptual plan
50% upon submittal of preliminary plan

B. CONCEPTUAL PLAN ENGINEERING REVIEW FEES

<i>Development Size</i>	<i>Fee</i>
0 to 2 acres	\$ 300.00
2.01 to 4 acres	\$ 600.00

4.01 to 9 acres	\$ 900.00
Greater than 9.01 acres	\$ 1,500.00

The above fees shall be paid upon submittal of the conceptual plan, but shall be credited toward engineering review fees upon submittal of preliminary plan, after such fees shall have been determined in accordance with subsection C below.

C. ENGINEERING REVIEW FEES

1. All single phased developments which contemplate, or which may otherwise require, the construction of and/or dedication of public improvements, shall be submitted to the Village for review by the Village Engineer and Public Works Department. The fee for such review shall be determined based upon the cost of public improvements required by the Village and approved by the Village Engineer, as set forth in the following fee table:

<u>Infrastructure Improvement Cost</u>	<u>Fee</u>
\$50,000 or less	\$1,500.00 Minimum
\$50,000.01 to \$100,000.00	\$1,500.00 plus 2.75% of amount over \$50,000.00
\$100,000.01 to \$500,000.00	\$2,875.00 plus 2.5% of amount over \$100,000.00
\$500,000.01 and over	\$12,875.00 plus 1.5% of amount over \$500,000.00

The engineering review fees shall be paid upon submittal of the preliminary plan. Should the actual infrastructure improvement costs be unavailable at the time of submittal of the preliminary plan, the owner, subdivider or developer shall submit, as a viable substitute, an engineer's opinion of probable construction costs for the proposed public improvements. The Village Engineer shall review the sufficiency of the tendered improvement costs and either 1) approve them as submitted, or 2) require that they be revised and resubmitted. Improvement costs, actual or estimated, as approved by the Village Engineer, shall be utilized as the basis for calculating the engineering review fees. Such fees, if based upon estimated amounts, shall be eligible for adjustment based upon actual costs in accordance with the infrastructure improvement costs amount when finally determined. Any additional engineering review fees required due to upward revisions in the infrastructure improvement costs shall be paid prior to final plan approval. If the final infrastructure improvement costs amount is less than the initial estimate as submitted by the owner, subdivider or developer, the initial estimate shall be utilized unless the difference between the initial estimate and the final infrastructure improvement costs amount is greater than twenty five percent

(25%), in which case the Village shall refund that amount of the difference in excess of twenty five percent (25%).

Infrastructure shall be defined as all public improvements located in rights-of-way or easements as defined by this Ordinance along with any private improvements that are necessary to service access to multiple units in the development, such as shared common driveways and private roadways. Improvements beyond the right-of-way required to service an individual lot will not be included.

- a. Multi-phased developments which contemplate or which may otherwise require the construction and/or dedication of public improvements and which would require phased engineering review of the final plan submittals shall be submitted to the Village for review by the Village Engineer. The engineering review fees shall be paid as follows:
 - i. Twenty percent (20%) of the engineering review fee, as determined by applying the fee table set forth in subsection C.1 of this Section to the infrastructure improvement costs for all phases of the subdivision or development, shall be paid upon submittal of the preliminary plan.
 - ii. Subsequently, as each phase of the multi-phased development is submitted for final plan approval, a percentage of the total engineering review fee shall be due and paid prior to final plan approval for that phase. The amount due for each phase shall be calculated by applying the percentage of infrastructure improvements proposed for that phase (infrastructure improvement cost for phase divided by infrastructure improvement costs for all phases) to the engineering review fees remaining after deducting fees provided in C.2.a.

Example: Infrastructure improvement costs amount for public improvements for entire (all phases) development: \$1,000,000.00

Total review fee	\$20,375.00
Calculated as follows:	
Initial fee (20%)	\$ 4,075.00
Phase I final review fee \$500,000 (50%)	\$ 8,150.00
Phase II final review fee \$250,000	\$ 4,075.00
Phase III final review fee \$250,000	\$ 4,075.00
	\$20,375.00

Should the actual infrastructure improvement costs be unavailable at the time of submittal of the preliminary plan, for each phase of the development, the owner, subdivider or developer shall submit, as a viable substitute, an engineer's opinion of probable construction costs for the proposed public improvements. The Village Engineer shall review the sufficiency of the tendered improvement costs and either 1) approve them as submitted, or 2) require that they be revised and resubmitted. Improvement costs, actual or estimated, as approved by the Village Engineer, shall be utilized as the basis for calculating the engineering review fees. Such fees, if based upon estimated amounts, shall be eligible for adjustment in accordance with the infrastructure improvement costs amount when finally determined. Any additional engineering review fees required due to upward revisions in the infrastructure improvement costs shall be paid prior to final plan approval. If the final infrastructure improvement costs amount is less than the initial estimate as submitted by the owner, subdivider or developer, the initial estimate shall be utilized unless the difference between the initial estimate and the final infrastructure improvement costs amount is greater than twenty five percent (25%), in which case the Village shall refund that amount of the difference in excess of twenty five percent (25%).

D. CONSTRUCTION OBSERVATION FEES

The Village Engineer and the Director of Public Works, or their representatives, shall observe the construction of the public improvements or utilities for single and multi-phased developments that contemplate the construction and/or dedication of public improvements. The fee for the construction observation services shall be determined based upon the cost of public improvements required by the Village and approved by the Village Engineer, as set forth in the following fee table:

<u>Infrastructure Improvement Cost</u>	<u>Fee</u>
\$50,000.00 or less	\$1,000.00 minimum
	over \$50,000 \$1,000.00 plus 1.5% of amount over \$50,000.00
	The above construction observation fees shall be paid prior to final plat approval.

E. DEVELOPMENT NOT INCLUDING PUBLIC IMPROVEMENTS AND REDEVELOPMENT PROJECTS

For developments and subdivisions that do not contemplate the construction and/or

dedication of public improvements, review and construction observation fees shall be charged to the owner, subdivider or developer as follows:

1. Administrative fees shall be charged in amounts and in the same manner as set forth in subsection A. of this Section.
2. Engineering review and construction observation fees shall be charged at the hourly rate specified by the Village and in effect at the time such fees are charged. When performed by a Consultant acting as Village Engineer the hourly fee for this work shall be as provided in the consultant engineering contract between the Village and the Village Engineer. When performed by Village personnel the hourly fee shall be as established by the Village.
3. A base fee shall be charged and will be used by the Village to cover the initial cost for this work. The base fee shall be in the amount of \$300.00 per gross acre, with a minimum fee of \$1,000, which amount shall be adjusted by the Village when the project is approved. The base fee shall be paid prior to approval of the site or development plan.
4. Any deficiency in the engineering review or construction observation fees shall be due and payable by the owner, subdivider or developer within thirty (30) day of written notice of said deficiency by the Village.

F. PLAT FEES

A fee shall be paid to the Village Clerk at the time of submission of the Preliminary and Final Plat. No Plat shall be reviewed by the Plan Commission without a receipt from the Village Clerk being exhibited by the owner, subdivider or developer showing full payment of the fee. Payment of the fee is in no way contingent on whether or not the Plat of Subdivision or Development submitted is approved or disapproved. The fee shall be as follows:

Preliminary Plat - One Hundred Dollars (\$100.00) plus one dollar (\$1.00) for each lot within each Preliminary Subdivision or Development Plat submitted.

Final Plat - One Dollar (\$1.00) for each lot within each Subdivision or Development Plat submitted with a minimum fee of Fifty Dollars (\$50.00).

In the event that a Plat calls for development of Residential property, either as Two-Family or Multiple-Family, or as Business or Industrial property, then the fee shall be determined as Two Dollars (\$2.00) per each dwelling unit or Ten Dollars (\$10.00) per acre for Businesses or Industrial Property.

SECTION XIV - ENFORCEMENT

No Plat of any subdivision or development shall be entitled to be recorded in the County Recorder's Office or have any validity until it shall have been approved in a manner prescribed in this Ordinance.

SECTION XV - RECORDER OF PLATS

The Village Clerk shall keep a record of all Final Plats approved by the Village Board showing the date of approval, the date of recordation, the subdivision or development name, the legal description of the property involved, and any pertinent data or information related thereto. This record shall be available for inspection by the public during regular business hours.

SECTION XVI - VALIDITY

If any section, subsection, sentence, clause, or phase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION XVII - VIOLATION PENALTY

Any person, firm or corporation found guilty of violating any of the provisions of this Ordinance shall be fined not less than One Hundred Dollars (\$100.00) nor more than Seven Hundred Fifty Dollars (\$750.00) for each violation, plus the cost of action, and each day that such violation continues shall be deemed to be a separate offense.

SECTION XVIII - REPEAL OF CONFLICTING ORDINANCE

All Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed.

SECTION XIX - EFFECT

This Ordinance shall be in full force and effect immediately upon its passage, approval and publication in pamphlet form, as provided by law.