

ARTICLE 9

LAND SUBDIVISION CONTROL REGULATIONS

Section 9-1 SCOPE

For the purpose of present and future development of the City of Wood River and for the promotion of the public health, safety, comfort, morals, and welfare of persons living within the territory governed, the provisions and regulations hereinafter contained shall be applicable to all subdivisions both vertical and horizontal in the City of Wood River and to all subdivisions within any unincorporated area lying within one and one-half miles of the corporate limits of the City of Wood River. This Article shall be applicable to all regulations contained herein to the extent permitted by law and statutes of the State of Illinois. The provisions of this Article shall also apply to all planned developments, whether residential, commercial, or otherwise in nature, and to any other developments whether a vertical or horizontal subdivision is required or not under the law, statutes, regulations of the governmental body or agency having jurisdiction or control, and regardless whether the same is labeled a subdivision or not, it being the intent of this Article to apply to all types of development, both within the City and to the areas lying within its territorial control.

This Article prescribes procedures for the development of land within the area of jurisdiction of the City and comprises the procedures, requirements, standards, and specifications with respect thereto, including local, state, and federal regulations.

Section 9-2 INTENT AND PURPOSE

This Article is intended for the purpose of providing adequate service and utilities, safe convenient access, a desirable and attractive living environment through good subdivision design whether vertical or horizontal, and utilizing development standards directed toward reasonable costs for initial development and continuing maintenance, including the following:

- A) The proper location and width of streets, building setback lines, open spaces, recreational areas and public lands;
- B) The avoidance of conditions which would lead to the creation of blighted areas;
- C) The avoidance of overcrowding of population and congestion of vehicular traffic;
- D) The manner in which streets are to be graded and improved, and the water, sewer, storm water and other utility services are to be provided;
- E) The provision of adequate space for: traffic and utility facilities; access of emergency apparatus; the control of the number, spacing, type and design of access points to existing or future streets; minimum width, depth, and area of lots; light and air; and for a proper distribution of population.
- F) General health, safety and welfare of the citizens of Wood River, Illinois

Section 9-3 GENERAL GUIDELINES

This Article is intended as minimum requirements to provide for coordinated, efficient, and economic development of the City, to insure the adequacy of street and utility facilities, and to promote the public health, safety, and welfare. If any other provision of law relates to any matter covered herein, the regulation providing the more stringent requirements shall apply.

No lot in a subdivision whether vertical or horizontal, as defined herein, may be conveyed unless a Final Plat of the property has been approved according to the requirements and provisions of this Article, and recorded in the office of the Madison County Recorder of Deeds.

Land unsuitable for subdivision development due to drainage, flood hazard area, hillside area, rock formation or any other conditions constituting a danger to health, life or property shall not be approved for subdivision development unless the subdivider presents evidence or data satisfactory to the City, establishing that the methods proposed to meet any such conditions are adequate to avoid any danger to health, life, or property.

Section 9-4 CONSTRUCTION OF TERMS

In construing the intended meaning of terminology used in this Article, the following rules shall be observed:

- A) Unless the context clearly indicates otherwise, words and phrases shall have the meaning respectively assigned to them in Article 2. The definition assigned to words in this Article apply only to this Article, and will revert back to the definition assigned in Article 2 for any other Article.
- B) The word “building” shall include the word “structure”.

Section 9-5 SELECTED DEFINITIONS

Administrator: The Planning & Zoning Administrator or the persons designated by the City to enforce and administer the provisions of this Article or his duly appointed representative(s).

Alley: A minor way used primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.

Area, Gross: The entire area within the boundary lines of the territory proposed for subdivision, including the area to be dedicated for street and alley rights-of-way and public use.

Area, Net: The entire area within the boundary lines of the territory proposed for subdivision, less the area to be dedicated for street and alley rights-of-way and public use.

Barrier (Natural or Artificial): Any street, highway, river, pond, canal, railroad, levee, embankment or screening by a fence or hedge.

Building: Anything constructed, which requires permanent or temporary location on the ground or is attached to something having a permanent or temporary location on the ground.

Cul-de-sac: A short, minor local street, having only one end open for vehicular traffic, and the other permanently terminated by a turn-around for vehicles.

Half-street: A single-lane street which allows travel of one vehicle going in either direction.

Hillside Area: An area with an average slope of twenty percent or more.

Improvement: Refers to site grading, street work, and utilities (including water, sewer, electric, gas and storm water) to be installed or agreed to be installed by the subdivider on land to be used for public or private streets, and easements or other purposes as are necessary for the general use of lot owners in the subdivision.

Improvement Plans: The engineering plans showing types of materials and construction details for the physical structures and facilities to be installed both in, or in conjunction with, the subdivision.

Lot: A parcel of land intended to be separately owned, rented, developed, or otherwise used as a unit.

Lot Area: The total horizontal and/or vertical area within the boundaries of a lot, exclusive of any land designated for street or alley purposes.

Parking Lane: An auxiliary lane of a street used primarily for vehicular parking.

Plans: All of the drawings including plats, cross sections, profiles, working details and specifications, which the subdivider prepares or has prepared to show the character, extent and details of improvements required by this Article, and which plans shall conform to any requirement of the Planning Commission as to scale and details for submittal to the appropriate officials of the City for consideration, approval, or disapproval.

Plat: The maps, drawings, charts, and other documents complying with all applicable provisions of this Article which constitute the plan for subdivision and which the subdivider submits to the City for consideration of approval and intends in final form to record.

Re-Subdivision: See “Subdivision”

Road, County: A term denoting a tract of land which is used primarily for the purpose of vehicular movement and includes all of the facilities and improvements within the right-of-way. This tract of land must have been presented to and accepted by the County Superintendent of Highways.

Roadbed: The graded portion of a street upon which the base course, surface course, shoulders and median are constructed.

Roadway: The entire improved portion of the street, including shoulders, parking lanes, travel way, curbs and gutter which lies between the right-of-way lines.

Setback Line: The line parallel to the front, side or rear lot line establishing the minimum space to be provided as the front, side, or rear yard.

Slope: The degree of natural inclination of the existing ground.

Structure: Anything constructed, which requires permanent or temporary location on the ground or is attached to something having a permanent or temporary location on the ground.

Subdivide: See “Subdivision”

Subdivider: Any person dividing or proposing to divide land in a manner that constitutes a subdivision as herein defined.

Subdivision:

A) The division of land into two or more lots or parcels whether horizontal or vertical for the purpose of either immediate or future sale, rental or building development or use(s) other than agricultural use;

B) Establishment or dedication of a public street or alley through a tract of land regardless of size.

The term “subdivision” shall also include all re-subdivision of land or lots.

Excluded from this definition is the horizontal division of land into parcels each containing five acres or more for agricultural purposes. The division and distribution of land for cemetery usage and the division and distribution of land pursuant to law or court order are also excluded from the definition.

Subdivision, Minor: A division of land into two but not more than six lots, all of which front upon an existing street, not involving any new streets or other rights-of-way, easements and improvements, or other provisions for public areas and facilities.

Travel Way: That portion of a street used for the movement of vehicles, exclusive of shoulders and auxiliary lanes.

Section 9-6 PROCEDURES FOR APPROVAL OF SUBDIVISION

9-6.1 Preliminary Plat Procedures

A subdivider desiring to subdivide a tract of land shall file an application with the City Clerk. Such application shall include the following:

- A) A written request to the Planning Commission for preliminary review of such subdivision and a general description of the location and size of the tract to be platted; the intent as to character type and use of the property, and structures to be developed; the deed restrictions proposed, if any; a statement of mineral rights; the extent and character of the improvements to be made by the subdivider; the zone district classification(s) of the territory and compliance of the proposed subdivision thereto; and any other information or documentation reasonably requested by the Planning Commission to determine compliance with this Article 9 and the scope, intent and purpose of this Article 9. If appropriate, a description of any unique hardship or difficulty limiting the physical development of the property under consideration and a description of any past history of the property under consideration which is pertinent thereto;
- B) Four copies of prints of the Preliminary Plat and other necessary documentation;
- C) A filing fee of \$500 plus five dollars for each lot for review of said Preliminary Plat.
(Am. Ord. 08-07, passed 3-3-08; Am. Ord. 20-04, passed 2-3-2020)

The Commission shall review the Preliminary Plat within sixty days from the date of application or the filing by the subdivider of the last item of required supporting data, whichever is later, unless such time is extended by written mutual agreement. The Commission shall determine whether the Preliminary Plat shall be approved as submitted, approved subject to certain conditions or modifications, or shall be disapproved.

The action of the Commission shall be noted in writing and if such Preliminary Plat is disapproved or is conditionally approved, the Commission shall furnish written notice of such action to the applicant setting forth the reasons for disapproval or conditional approval and specifying with particularity the aspects in which the Preliminary Plat fails to conform to the City's ordinances, including the Official Map.

The City Council shall accept or reject the Preliminary Plat within thirty days after its next regularly scheduled meeting following the action of the Preliminary Plat by the Commission, unless such time is extended by written mutual agreement between the City Council and the applicant. If the Council does not take action within the specified time, the Preliminary Plat will be deemed approved as submitted. The City Council shall issue by order or resolution, whether the Preliminary Plat is approved or disapproved as submitted. If the Preliminary Plat is disapproved, the order or resolution shall state the reasons for disapproval, specifying with particularity the aspects in which the Preliminary Plat fails to comply with the City's ordinances.

A certified copy of the order or resolution of approval or disapproval by the City Council shall be attached to the Preliminary Plat and shall be filed with the City Clerk, one such copy shall be filed with the Administrator, and one copy shall be returned to the subdivider. Approval of the

Preliminary Plat shall not qualify the Preliminary Plat for recording with the County Recorder of Deeds.

Preliminary Plat approval shall confer upon the subdivider the following rights and privileges:

A) That the Preliminary Plat approval will remain in effect for a one year period. The applicant may, during this period, submit all of or part or parts of said Preliminary Plat for final approval. In the event that the subdivision is being developed in stages, the applicant may, by written mutual agreement with the Commission, have final approval of the last part of the Plat delayed for a period not to exceed three years from the date of the Preliminary Plat approval. Any part of a subdivision which is being developed in stages shall contain a tract of land at least one block in length;

B) That the general terms and conditions under which the Preliminary Plat approval was granted will not be changed.

9-6.2 Preliminary Plat Requirements

The Preliminary Plat to be provided by the subdivider shall meet and include the following specifications:

A) Proposed name of the subdivision and location;

B) Small key map showing the relations of the proposed subdivision to Section or U.S. survey lines and to platted subdivisions and dedicated streets within three-hundred feet of the proposed subdivision;

C) Names and addresses of the owner, subdivider and land planning consultant, and the licensed engineer or registered land surveyor who prepared the Preliminary Plat;

D) Streets and rights-of-way on and adjoining the site of the proposed subdivision; showing the names and including street roadway and right-of-way widths, approximate gradients, types and widths of pavement, curbs, sidewalks, crosswalks, platting strips and other pertinent data, including classification of all existing or proposed streets as collector, arterial, or local streets or county roads;

E) All lot lines adjacent to and abutting the subdivision;

F) Layout of lots, showing approximate horizontal and vertical, as applicable, dimensions, numbers, lot area, and zone district classification(s);

G) Parcels of land, if any, proposed to be dedicated or reserved for schools, parks, playgrounds or other public semi-public or community purposes and use(s) of the area to be subdivided and compliance of the proposed use to the Comprehensive Plan as adopted by the City of Wood River;

H) Easements, existing and proposed, showing locations, dimensions, and purposes;

- I) Building setback lines and dimensions;
- J) Location and size of existing public utilities and drainage ways or facilities within or adjoining the proposed subdivision and the location and size of nearest water truck mains, interceptor sewer lines and other pertinent utilities;
- K) Location, type and approximate size of utility improvements to be installed;
- L) Tract boundary lines showing horizontal and vertical, as applicable, dimensions, bearings, angles, and reference to known land lines;
- M) The gross area and net area acreage of the proposed subdivision, the acreage of streets, and of any areas reserved for the common use of the property owners within the subdivision and/or for public use;
- N) Contour lines at not greater than two foot horizontal and vertical, as applicable, intervals shall be shown for the subdivision and the immediate surroundings. Contour lines shall be shown for all hillside areas and all other areas of slope;
- O) Location of major water courses, ponding areas, natural drainage ways and flood hazard areas;
- P) The Preliminary Plat shall be drawn to a scale of one-hundred feet to the inch, provided, however, that if the resulting drawing would be over thirty-six inches in the shortest dimension, a scale as recommended by the Administrator may be used;
- Q) North arrow and date;
- R) Whenever a large tract is intended to be developed in stages, and only a part of that tract is to be submitted for Final Plat approval, a Preliminary Plat for subdivision of the entire tract shall be submitted;

9-6.3 Final Plat Procedures

The Final Plat shall be filed with the City Clerk for transmittal to the Planning Commission. A filing fee of \$250 shall be provided with the submittal of the final plat. The Final Plat shall include all plans and specifications and such other documents as may be necessary concerning the form of guarantee or performance bond to be used. (Ord. 97-14; Am. Ord. 08-07, passed 3-3-08; Am. Ord. 20-04, passed 2-3-2020)

The Planning Commission shall review the Final Plat and plans and transmit their report of findings and recommendations to the City Council within thirty days of the filing of the Final Plat. The action of the Planning Commission, whether approval or disapproval of the Final Plat as well as the date of said action, shall be noted in writing and attached to the Final Plat; if the Final Plat is disapproved, the reasons why shall be so stated.

The City Council shall take action on the Final Plat within sixty days from the date of the subdivider's filing of the last required document, unless such time is extended by written mutual consent.

If the Final Plat is disapproved by the City Council, the reasons for such action shall be noted in writing by order or resolution stating reasons for disapproval, specifying with particularity the aspects in which the Final Plat fails to conform with the City's ordinances.

If the Final Plat is approved by the City Council, the Final Plat shall be held by the City Clerk until such time the subdivider posts a performance guaranteed, letter of credit, or performance bond as required by this Article. Upon receipt of said guarantee, the Mayor shall affix his signature to the Final Plat and attach thereto a notation that the Final Plat has received final approval of the City Council. The Clerk shall attest the signature of the Mayor and affix his seal and attach a certified copy of the City Council's order or resolution of approval to said approved Final Plat. If such performance guarantee or bond is not posted by the subdivider within sixty days from the date of approval of the Final Plat by the City Council, approval of such Final Plat shall expire and become null and void.

9-6.4 Final Plat Requirements

The Final Plat to be provided by the subdivider shall meet the following specifications:

- A) The Final Plat may include all or only a part of the Preliminary Plat which has received approval;
- B) The plans of the Final Plat shall be drawn to a scale of one-hundred feet to one inch provided that the drawing does not exceed 36" in the shortest dimension. If the drawing would exceed 36", a scale of two-hundred feet to one inch may be used. Four copies shall be submitted with the Original Final Plat. Prints filed with the City shall include: one print made after recording of the Final Plat and bearing the official stamp attesting the fact of the recording, and a reproducible print of the Final Plat, as approved;
- C) All horizontal and vertical dimensions shall be shown in feet and decimals of a foot;
- D) All surveys for a Final Plat shall be made under the active and personal direction of a registered professional engineer or registered surveyor of Illinois, and the following basic information shall be shown:
 - 1) Accurate boundary lines, with horizontal and vertical, as applicable, dimensions and bearing or angles, which provide a survey of the tract, closing with an error of closure of not more than one foot in five-thousand feet. Coordinates shall be established for all property corners;
 - 2) Accurate horizontal and vertical, as applicable, distances and directions to the nearest established official monument. Reference corners shall be accurately described on the Final Plat;

- 3) All elevations shall be referenced to the established datum and the said reference shall be clearly stated on any plans or drawings showing such datum, provided that bench marks are located within a reasonable distance;
- 4) Accurate metes and bounds description of the boundary and the included area of the subdivision to the nearest one-hundredth of an acre;
- 5) Accurate locations of all existing and recorded streets intersecting the boundaries of the tract;
- 6) Right-of-way line of streets, easements and other rights-of-ways and property lines and areas of lots and other tracts, with accurate horizontal and vertical, as applicable, dimensions, bearings, and curve data, including radii, arcs, and chords, points of tangency, and central angles;
- 7) Name and right-of-way width for each street or other right-of-way;
- 8) Location, horizontal and vertical, as applicable, dimensions, and purposes of any easement;
- 9) Number to identify each lot or site;
- 10) Purpose for which sites, other than residential lots, are dedicated or reserved;
- 11) Lot horizontal and vertical, as applicable dimensions and areas of each lot and building setback lines and dimensions;
- 12) Location, type, material, and size of all monuments and lot markers, including elevations related to mean sea level as established by the U.S. Geological Survey;
- 13) Names of owners and mortgagees accepting said Plat with owner or owners personally signing all plans;
- 14) Names of the owners of record of adjoining unplatted land;
- 15) Reference to recorded subdivision plats within three hundred feet of adjoining platted land by record name, date, and number;
- 16) Restrictions of all types which will run with the land and become covenants in the deeds for lots;
- 17) Title or name of subdivision; Section, Township, and Range numbers in which the subdivision is located; and North arrow, scale and date;

- 18) Certification by registered land surveyor with registration numbers and seal affixed to all final documents of the Final Plat;
- 19) Certification by registered surveyor or by registered professional engineer to the absence of, or the presence of, location and depth of mine openings, sub-surface mine workings, or unmined coal;
- 20) Certificate of dedication of all public areas;
- 21) Certificate that all taxes due have been paid;
- 22) Certificate for approval by the Planning Commission;
- 23) Certificate for approval by the City Council.

E) Submittal of the Final Plat in a digital format that is compatible to the City's software systems. A copy of the as-built plans for all improvements shall also be submitted in digital format.

Section 9-7 PERFORMANCE STANDARDS

9-7.1 Performance Guarantee, Bond or Letter of Credit:

A performance guarantee, bond, or letter of credit shall be posted by the subdivider with the City Clerk after Final Plat approval, within sixty days from the approval of the Final Plat, and before construction of the improvements is started. Such guarantee shall be in an amount determined by the Public Services Director as equal to the estimated cost of constructing all improvements intended to be dedicated to the City for maintenance and operation. Construction and installation of the required improvements to be dedicated to the City shall be completed within two years of the date of approval of the Final Plat, unless such time is extended by written mutual consent of the subdivider and the City. If such improvements are not satisfactorily installed within the time constraints imposed herein, then such assurance shall be forfeited by the subdivider, and the surety shall be used to complete and/or install such improvements in accordance with the requirements specified herein.

9-7.2 Construction Performance & Plan Requirements:

All improvements in the proposed subdivision or part thereof intended to be dedicated to the City for maintenance and operation shall be constructed and/or installed within two years of the date of the Final Plat approval and shall not be considered as completed until officially approved and accepted by the City Council.

Construction plans and specifications for such improvements shall be provided by the subdivider at the time that the Final Plat is submitted to the City Council. The plans and profiles of all streets, storm and sanitary sewers, water lines and drainage structures together with their drainage area, shall be prepared on standard plan and profile sheets and shall bear the seal and signature of the registered professional engineer responsible for their preparation. A cross

section of the proposed streets shall be included showing the widths of roadways, location and width of sidewalks and the location of underground utilities. The plans, cross sections, and

specifications for the proposed improvements shall be submitted to and approved by the Administrator prior to submission to the City Council with the Final Plat. Four copies of the approved documents shall be included with the Final Plat submission. After the completion of the construction of the improvements, a set of reproducible prints showing the as-built details and changes, if any, shall be filed with the City.

9-7.3 Inspections

All public improvements shall be inspected during the course of construction by the City's duly designated representative. An inspection fee, which shall be one percent of the cost of any and all public improvements declared upon the submitted plat, shall be paid before the Plat is recorded. (Am. Ord. 08-07, passed 3-3-08)

Section 9-8 DESIGN AND DEVELOPMENT - MINIMUM STANDARDS FOR IMPROVEMENTS

The subdivider shall conform to the following principles and standards of land subdivision in the design of each subdivision or portion thereof. No Preliminary Plat shall be approved unless it conforms to the following minimum standards of design.

9-8.1 Streets and Alleys

All streets and alleys that are constructed in a subdivision shall comply with the following guidelines:

- A) The street and alley arrangement shall be such as to not impose undue hardships upon the owners of adjoining property when they plat their own land and seek to provide for convenient access thereto. Reserve strips controlling access to streets are prohibited except where their control is placed with the City Council
- B) The arrangement of rights-of-way in a subdivision shall provide for the continuation of the existing streets or rights-of-way in adjoining areas, unless the Planning Commission deems such continuation undesirable for reasons of topography or design. Where subdivision streets or rights-of-way are continuations or extensions of existing streets or rights-of-way, the width thereof shall be of the same or greater width as the existing streets or rights-of-way. The minimum right-of-way for local streets shall be fifty feet in width. The minimum width of rights-of-way for collector streets shall be sixty feet and for arterial streets shall be eighty feet;
- C) Where, in the opinion of the Planning Commission, it is desirable to provide future street access to adjoining areas, the streets and rights-of-way in the subdivision shall be extended to the property line. If deemed necessary, any temporary dead-end street shall be provided with a temporary turn-around. In no case shall access be denied to any parcel or part of a parcel of ground by subdividing of land;
- D) Streets shall intersect at right angles;
- E) Local street curb intersections shall be rounded by radii of at least fifteen feet. Intersections involving collector or arterial streets shall have radii of not less than twenty-five feet;

F) Street jogs with center line offsets of less than one-hundred twenty-five feet are prohibited;

G) Unless topography indicates a need for a greater length, dead-end streets, designed to be so permanently, shall be no longer than five-hundred feet and shall terminate in a circular open space having a radius at the outside of the pavement of at least fifty feet and a diameter at the outside of the right-of-way of at least one-hundred-twenty feet as shown on Attachment One of this Article;

H) Local streets shall be designed so as to discourage through traffic;

I) No local street grade shall be in excess of twelve percent and no collector street grade shall be in excess of eight percent, except due to adverse topographic conditions. For adequate drainage, the minimum grade of any new street shall not be less than one-half of one percent;

J) Streets subject to frequent inundation or flooding shall not be approved or permitted;

K) Alleys shall be avoided in Single-Family and Two-Family districts. Alleys, however, may be required in Multiple-Family districts Business or Industrial districts unless other definite and assured provisions is made for service access, such as off-street loading, unloading and parking consistent and adequate for the use proposed;

L) Dead end alleys shall not be permitted, except where provided with adequate turn-around facilities at the dead end, or where such dead-end alleys provide the only access to off-street parking;

M) Alleys, where provided, shall have a right-of-way of not less than twenty feet;

N) The minimum right-of-way of local streets, including marginal access streets and cul-de-sacs, shall be fifty feet;

O) Intersection of more than two streets at one point shall be avoided;

P) Where the subdivision abuts on or contains an existing or proposed arterial street, a marginal access street may be required in order that no lots front on such arterial street;

Q) Dedication of half-streets shall be discouraged, but may be permitted whenever there is no other logical method of platting. However, whenever there exists a dedicated or

platted half-street or alley adjacent to the tract to be subdivided, the other half of the street or alley shall be platted, unless otherwise permitted by the Planning Commission.

9-8.2 Easements

All easements in a proposed subdivision shall comply with the following:

- A) Easements of not less than fifteen feet in width shall be provided on each side of all rear lot lines, and alongside lot lines where necessary for storm and sanitary sewers, gas, water and other mains, and for electric and telephone lines or for other public utilities. Easements of greater width may be required along or across lots when necessary for the extension of main sewers or other utilities or where both water and sewer lines are located in the same easement. A two foot easement shall be required on one side of and adjacent to an alley to accommodate pole lines;
- B) Adequate easements for storm water drainage shall be established along any natural drainage, channel and in such other locations as may be necessary to provide satisfactory disposal of storm water from streets, alleys and all other portions of the subdivision. The location and minimum widths of such easements shall be determined by the Administrator;
- C) No tree, shrub or building shall be placed in any easement for utility or drainage purposes or within the right-of-way of any street, except at the owner's risk as to all costs for demolition, removal, or reconstruction, and the proper authorities may have free access to and use of the easement at any time.
- D) Adequate easements shall be established in compliance with reasonable engineering standards providing ingress and egress to and from grade level. The location and minimum dimensions of such easements shall be determined by the Administrator.

9-8.3 Blocks

All newly formed blocks are to be developed according to the following regulations:

- A) No block shall be longer than one-thousand four-hundred feet or less than five-hundred feet in length;
- B) The length, width, and shapes of blocks shall be determined with due regard to building sites, land use, zoning requirements, access, safety, and convenience;
- C) Where a subdivision adjoins an arterial or collector street, the greater dimension of block shall front or back upon such street to limit the number of access points.

9-8.4 Lots

All lots that are created by a subdivision must meet the following standards, as well as any other applicable standards:

- A) Lot area and dimensions, horizontal and vertical, as applicable, shall conform to the requirements of the applicable district of the Zoning Ordinance;
- B) The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding developments;

- C) All side lines of lots shall be at right angles to straight street right-of-way lines and radial to curved street right-of-way lines except where a variation will provide a better street and lot design;
- D) All remnants of lots below minimum lot area size left over after subdividing of a larger tract shall be added to adjacent lots, rather than allowing to remain as unusable land, except when designated for utility purposes or accepted for public space for park or other public uses;
- E) Lots which cannot be served by either a public or private sanitary sewer, and/or a public water system, in addition to complying with the provisions of the applicable zoning requirements, shall not be less than one acre in size per lot, or one acre per dwelling unit, whichever is greater. Such lots shall have a depth of not less than one-hundred twenty-five feet, or a depth in excess of three times its width;
- F) Lots with double frontage should be avoided where possible. Corner lots and lots with double frontage shall have extra dimension sufficient to permit the establishment of front building setback lines on the adjoining streets;
- G) The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street and, for vertical subdivisions, access to surface and/or exit areas.

Section 9-9 INFRASTRUCTURAL IMPROVEMENTS - MINIMUM STANDARDS OF CONSTRUCTION

Utility and street improvements shall be provided by the subdivider in each new subdivision in accordance with the standards and requirements described in the following Subsections. The requirements set forth below shall be considered as minimum requirements, and nothing contained herein shall be construed to mean that the subdivider cannot construct or provide improvements of a higher type.

9-9.1 Reference Monuments

At least one permanent reference monument shall be erected for every new subdivision or major development of less than one-hundred acres. If the subdivision or development is greater than one-hundred acres, a minimum of two reference monument shall be erected. These monument should be the control for referencing property lines, easements, lot lines and street improvements. Permanent monuments shall be of stone or concrete six inches by six inches by thirty inches with a three-fourths inch by thirty inch iron pipe cast in the center, set in such a manner that they will not be moved by frost and shall be placed in the field as required by the Statutes of the State of Illinois or by IDOT Standard 2135, Type I or Type II.

All lot corners shall be marked by one-half inch iron pins not less than twenty-four inches in length and driven into the ground and shall not protrude above the ground surface more than one and one-half (1 1/2) inch.

9-9.2 Street Improvements

All streets shall be graded as hereinafter provided:

A) All new streets created and dedicated for use within a subdivision, shall be graded, drained and surfaced in accordance with the minimum requirements stated and in a manner which will provide complete and adequate drainage of all the streets, alleys and public grounds in the entire subdivision, including any work which may be necessary in order to provide adequate and satisfactory drainage along the side of any existing public street which lies adjacent to the subdivision.

In general, all such new streets within the subdivision and all work to be undertaken thereon shall be designed and constructed according to the “Standard Specifications of Road and Bridge Construction” adopted by the Division of Highways of the Department of Transportation of the State of Illinois, as the same are in effect at the time the preliminary plat and plans for such improvement work are submitted for approval.

B) Grading Roadway and Side Slopes. The roadway shall be considered to be that part of the improvement that lies between the right-of-way lines. All streets shall be constructed in accordance with the typical cross section shown on IDOT Standard 2320-15. A copy of this standard can be found in Attachment 3.

C) Combination Concrete Curb and Gutter. Combination concrete curb and gutter complete with reinforcing rods shall be built in accordance with the detail shown on IDOT Standard 2330-15. A copy of this standard can be found in Attachment 4. The minimum distance for street widths shall be measured from edge of pavement - not including curb and gutter or shoulders - and will comply with the street construction standards given below.

D) Street Construction Standards. All streets within the jurisdictional authority of the City other than state and county highways shall be improved with pavements bounded by integral concrete curbs and gutters, in accordance with the following minimum criteria and shall be laid out and constructed in accordance with the guidelines followed by IDOT. All streets within this municipality shall also be constructed according to the following:

1) Requirements

| <u>Street Type</u> | <u>Required Right of Way</u> | <u>Minimum Road Width*</u> | <u>Pavement Type</u> |
|--------------------|----------------------------------|--------------------------------|-----------------------------|
| Arterial | 80 Feet | 26 Feet | Portland Cement Concrete |
| Collector | 60 Feet | 24 Feet | Portland Cement Concrete |
| Local | 50 Feet | 22 Feet | Bituminous Concrete |

* - Minimum Road Width does not allow for any parking lanes adjacent to the travel lane. If such parking lanes are included, the road width must be increased accordingly.

2) Arterial and collector street pavements shall be eight inches thick Portland Cement Concrete and shall be constructed complete with steel reinforcing in accordance with IDOT Standard 2179-15, 2347, and other applicable IDOT standards.

3) Local street pavements shall be provided with a bituminous surface of four inches of bituminous concrete surface course, or two inches of binder and two inches of surface mix. The surface mix shall be mix "C", Class I, Type 2. The surface course shall be placed upon subbase granular Type A base course having a minimum of seven inches compacted. The granular subbase will be constructed per Section 311 of the "Standard Specifications." Following an inspection of the base and sub-base as to compaction and thickness of the base by the Administrator, he may by authority in writing to the subdivider approve placement of the binder and/or surface material.

4) The subdivider shall be required to improve arterial streets only to the width required by the current and immediate needs of his subdivision consistent to the standards and specifications herein contained.

E) Alleys. Alleys where permitted or required shall have not less than a two inch bituminous concrete surface and seven inch base course as required for local streets.

F) Utility Lines. Underground utility lines in street or alley rights-of-way shall be installed prior to the construction of such streets and/or alleys.

9-9.3 Storm Sewers and Other Drainage Appurtenances

In addition to the installation of curbs or gutters along the streets, storm sewers shall be constructed throughout the entire subdivision to carry off water from all inlets and catch basins, and be connected to an adequate outfall. The storm water drainage system shall be separate and independent of the sanitary sewer system and shall be in accordance with the drainage laws of the State of Illinois. The plans and specifications for the disposing of storm water thereof shall be approved by the Administrator. Materials and construction shall be as outlined in the "Standard Specifications for Road and Bridge Construction" and applicable IDOT standards for inlets, manholes, storm sewer materials, backfill, and inspections.

9-9.4 Public Utility Engineering Requirements

All proposed water and sanitary sewer facilities shall comply with the minimum requirements and recommendations of the Department of Public Health of the State of Illinois and the Administrator. When a proposed subdivision is reasonably accessible to a public sewer system and/or water distribution system, the subdivider shall provide the subdivision with the improvements necessary for the entire subdivision to be connected to the proper public system(s).

9-9.5 Sanitary Sewer

Each lot in the subdivision shall be provided at the property line with a connection to the public sanitary sewer system. The construction of the power system shall conform to the approved plans and specifications and all work should be properly inspected and approved by the City Public Services Department.

9-9.6 Water

Each lot in the subdivision shall be provided with a connection to a water system approved by the City of Wood River. The construction of the water system shall conform to the approved plans and specifications and all work shall be properly inspected and approved by the City Public Services Department. Provisions shall be made to provide adequate thrust blocks as detailed in Attachment 4.

9-9.7 Fire Hydrants

Fire hydrants shall be installed by the subdivider as part of the water distribution system. Installation of hydrants shall be accomplished in such manner that each lot is within four-hundred feet of the fire hydrant when measured along the center line of the right-of-way. No fire hydrant shall be placed on a main smaller than eight inches in diameter. After the final landscaping has been completed, the nozzle will be a minimum of eighteen inches above grade and comply with manufacturer's recommended bury line specifications. Hydrants installed shall be of the type approved by the City Public Service Department.

9-9.8 Street Markers and Traffic Signs

A permanent street marker shall be placed at each intersection designating the names of the streets entering said intersection and shall comply with the specifications as provided by ordinances of the City of Wood River.

9-9.9 Utilities

All utility lines for gas, telephone, cable TV, and electrical service shall be placed underground entirely throughout a subdivided area, said conduits or cables 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.

9-9.10 Sidewalks

All subdivisions shall install sidewalks as specified in the following guidelines and shall be constructed per procedures outlined in Section 424 of the "Standard Specifications."

- A) Concrete sidewalks not less than four inches in thickness and four feet in width shall be constructed within the street right-of-way and adjacent to the property line and shall have a sand sub-base four inches in thickness. Prior to the approval of the Preliminary Plat by the Planning Commission, permission to omit sidewalks on one side only may be granted upon written request;
- B) All sidewalks shall be provided with number six reinforcing mesh across the entire breadth and width at driveways;
- C) All sidewalks shall be constructed at a grade no steeper than fifteen percent;
- D) Handicapped ramps shall be provided at all intersections from the sidewalk to the street level.

Section 9-10 VARIATIONS AND SPECIAL EXCEPTIONS

The Planning Commission may grant a variance or special exception from all provisions of this Article, provided, in each case, that the developer is able to show and meet the requirements stated in Article 12.

Any development which cannot be developed according to this Article, may attempt to have the development approved as a Planned Unit Development. A Planned Unit Development may only be granted under the provisions set forth by the requirements of Article 8 of the Zoning Ordinance of the City of Wood River, Illinois.

Variations granted shall be entered in the minutes of the Planning Commission stating all conditions requiring the variance and the exact terms of the variances clearly set forth. A copy shall be attached to the Preliminary Plat and forwarded to the City Council. Any variance authorized by the City Council shall be made by order or resolution and a certified copy thereof shall be attached and made part of the Final Plat.

Section 9-11 RECORDING OF THE SUBDIVISION

The City Clerk shall not accept a Final Plat for filing with the County Recorder of Deeds unless the following conditions are met:

- A) The Final Plat conforms to all requirements specified by the City Council as conditions of approval;
- B) The Final Plat meets the Design Standards and engineering specifications set forth herein;
- C) The Final Plat meets all requirements of the laws of the State of Illinois;
- D) The subdivider or applicant establishes sufficient proof of his intent and ability to post an assurance with the City equal to the estimated construction cost of all improvements intended to be dedicated to the City for maintenance and operation.

No subdivision plat or re-plat shall be filed for record or recorded in the Office of the Recorder of Deeds of Madison County, Illinois, unless and until the approval of the City Council is endorsed thereon by the City Clerk. No lot shall be sold for such subdivision plat or re-plat until it has been approved by the City Council and filed for record in the office of the Recorder of Deeds of Madison County, Illinois, as herein provided.

The City Clerk shall file the approved Final Plat and order or resolution with the Madison County Recorder of Deeds, not more than thirty days from the date of posting of, and not prior to the posting of, the assurances as required by this Article. Two copies of such Final Plat and order or resolution shall be kept on file by the City Clerk; one such copy filed with enforcement officer, and one copy shall be returned to the subdivider.

The City Council shall not permit any public improvements under its jurisdiction to be constructed or maintained within an area that has been subdivided after the adoption of this ordinance unless such subdivision has been approved in accordance with the requirements contained herein.

No building permit shall be issued by any governing official, city or county, for the construction of any building, structure or improvement to the land or any lot within the subdivision as defined herein, until all requirements herein have been fully complied with.

(Am. Ord. 10-03, 06-07-10)