

# **Chapter 158**

## **Development Regulations**

158.01 PURPOSE.

- (A) Because each new subdivision and/or development that is accepted by the village becomes a permanent unit in the basic physical structure of the future community, and to which the future community will, of necessity, be forced to adhere, all subdivisions and/or developments hereafter planned within the corporate limits of the village, and all developments and/or subdivisions hereafter planned within the unincorporated areas lying one and one-half miles beyond, shall, in all respects, be in full compliance with the regulations contained in this chapter.
- (B) These regulations are designed:
  - (1) To protect, provide, and promote the public health, safety, and general welfare of the village;
  - (2) To guide the future growth and development of the village in accordance with the Comprehensive Plan;
  - (3) To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other dangers, and to prevent overcrowding of the land and undue congestion of population;
  - (4) To protect the character and the social and economic stability of all parts of the village, and to encourage the orderly and beneficial development of all parts of the community;
  - (5) To protect and conserve the value of land throughout the village and value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;
  - (6) To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities;
  - (7) To provide the most beneficial relationship between the uses of land and buildings and circulation of traffic throughout the village, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings; and to provide for the proper location and width of streets and building setback lines;
  - (8) To establish reasonable standards of design procedures for developments, subdivisions and/or re-subdivisions in order to further the orderly layout and use of land, and to insure proper legal descriptions and monuments of subdivided land;
  - (9) To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivisions and/or developments and the areas reasonably anticipated to be served by those facilities;
  - (10) To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the village in order to preserve the integrity, stability, and beauty of the community and the value of the land;
  - (11) To preserve the natural beauty and topography of the village and to insure appropriate development with regard to these natural features; and,
  - (12) To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the Zoning Code.

158.02 JURISDICTION.

- (A) Developments. These regulations shall apply with respect to:
  - (1) Any development of any parcel of land involving construction of any one or more single-family dwellings or two or more multiple-family dwelling units within a singular building;
  - (2) Any development of any parcel of land under single ownership or control involving the construction of any new building(s) or structure(s) having a total floor area in excess of 500 square feet;
  - (3) Any development involving any major expansion of an existing structure to which this section would apply if constructed new after the effective date hereof;
  - (4) Any development of any parcel of land under single ownership or control that will create more than two parking spaces in any residential zoning district, one parking space in any business zoning district, or one parking or one loading space in any industrial zoning district; and,
  - (5) Any development of any parcel of land involving the construction of any public or private school, library, hospital, or church, or any place of public assembly.
  - (6) Any development involving the construction of improvements in the public right of way or on publicly owned land.
  
- (B) Subdivisions and/or developments. These regulations shall apply to every subdivision and/or development (as defined herein) occurring within the corporate limits of the village or in the unincorporated areas within one and one-half miles of the village's corporate limits, as those limits exist at the time the subdivision and/or development occurs.
  
- (C) Interpretation of terms. The language set forth in the text of this code shall be interpreted in accordance with the following rules of construction:
  - (1) The singular number includes the plural and the plural singular;
  - (2) The present tense includes the past and the future tenses and the future the present;
  - (3) The word "shall" is mandatory, while the word "may" is permissive;
  - (4) The masculine gender includes the feminine and neuter; and,
  - (5) Whenever a word or term defined hereinafter appears in the text of this code, its meaning shall be construed as set forth in the definition thereof, and any word appearing in parenthesis directly after a word herein defined shall be construed in the same as that word.

158.03 SEPARABILITY.

If any section, subdivision, sentence, clause or phrase of this code is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter.

158.04 DEFINITIONS.

For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

"APPLICANT." The person or persons seeking approval to subdivide or develop a parcel, including the owner of record, contract purchaser, developers, other persons having interest in the parcel and their successors.

"BLOCK." A tract of land bounded by streets, or by combination of streets and public parks, cemeteries, railroad right-of-ways, or other lines of demarcation. A block may be located in part beyond the corporate limits of the village.

"BOARD OF TRUSTEES." The Board of Trustees for the village.

"BUILDING" or "STRUCTURE." Any covered structure built for the support, shelter, or enclosure of persons, animals, or movable property of any kind, and which is affixed permanently to the ground.

"BUILDING SETBACK LINE." A line within a lot or other parcel of land which denotes an area between that line and the adjacent street right-of-way line where a building or any other obstructions that are prohibited except those encroachments that are permitted by the zoning regulations.

"CHANNEL." The bed where natural stream of water flows (watercourse).

"COLLECTOR STREET." See "STREETS COLLECTOR."

"COMMON OPEN SPACE." Privately-held land unoccupied by structures, building, streets, right-of-way, and automobile parking lots, and designed and intended for the use and enjoyment of residents of a planned unit development; may contain structures for recreational use, and upon approval by the Planning & Zoning Commission and Village Board, may also be used in part for water detention purposes.

"COMPREHENSIVE PLAN." The "official comprehensive plan" of the village as outlined by Chapter 157 of the Codified Ordinances of the village.

"CUI-DEI-SAC." A minor street with a single outlet, and permanently terminated by a vehicle turnaround.

"DEVELOP" or "DEVELOPMENT."

- (1) Any constructed change to real estate including:
  - (a) Construction, reconstruction, repair, or replacement of a building or an addition to a building;
  - (b) Installing a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer or recreational vehicle on a site for more than 180 days. If the travel trailer or recreational vehicle is on-site for less than 180 days, it must be fully licensed and ready for highway use;
  - (c) Drilling, mining, installing utilities, construction of roads, bridges or similar projects;
  - (d) Construction or erection of levees, walls, fences, dams, or culverts, channel modifications, filling, dredging, grading, excavating, paving, or other non-agricultural alterations of the ground surface, storage materials, deposit of solids or liquid waste;

- (e) Any other activity of man that might change the direction, height, or velocity of flood or surface water, including extensive vegetation removal;
  - (f) Plowing and cultivation and other similar agricultural practices that do not involve filling, grading or construction of levees as regulated in §§ 160.040 through 160.044;
  - (g) Any construction activity taking place in public right of way or on public property.
- (2) The following are not considered development: maintenance of existing buildings and facilities such as reroofing or resurfacing of roads with an impervious surface when there is no increase in elevation or lot coverage.

"DEVELOPER." The applicant or petitioner for a development plan including any person, firm, or corporation having a freehold interest, a possessory interest entitle to exclusive possession, a contractual interest which may become a freehold interest, an option to purchase, or any exclusive possessory interest so as to commence and maintain proceedings under the provisions of this chapter.

"DEVELOPMENT SECURITY." An instrument of security, drawn upon a financial institution in favor of the village in the amount of 125% of the estimated improvements that guarantees the proper construction and installation of the public improvements being proposed within the subdivision and/or development. Such instrument may include a Letter of Credit, Bond, cash, or other instrument approved by the Village.

"DRAINAGE COURSE." A watercourse or indenture for the drainage of surface water.

"DRIVEWAY." A private access-way for motor vehicles between a public or private street and one or more structures or off-street parking areas.

"EASEMENT." A quantity of land set aside over or under which the liberty, privilege and access to the land, is granted either to public utilities, government, a particular person, or a combination of all for the installation and maintenance of said utilities.

"FINAL PLAT." A final drawing platting a subdivision and/or development, and any accompanying material, as described in this chapter.

"FIRE LANE." Shall be established in Chapter 91 of the Codified Ordinances of the village.

"FLOOD PLAIN AREA." A continuous area adjacent to a stream, its tributaries or any stormwater retention area, whose elevation is equal to or lower than the flood crest elevation, including also land having an elevation higher than flood crest elevations, but less than ten acres in area and surrounded by land in a flood plain area or an area of such elevation secured by land fill, projecting into a flood plain area. Any point shall be deemed to be within the flood plain area if it falls below the elevation of a high water mark, as the elevation of the mark is projected in horizontal directions perpendicular to the flow of the stream and thence to the intersections at an equal elevation with the land on either side of the stream. Any point between the afore described projections of any two high water marks shall be deemed with the flood plain area if it is at an elevation equal to or lower than similar projections of the interpolated flood crest elevations. The interpolated flood crest is the calculated elevation of the flood crest at the centerline of the stream between two known flood crests of the nearest upstream and downstream high water marks; and the difference in elevation between the flood crest at this location and at either of the high-water mark projections is directly proportional to the difference in stream centerline distance between the two high water mark projections is directly proportional to the difference in stream centerline distance between the two high water mark projections.

"FRONTAGE ROAD." A minor road which is parallel to, and either adjacent to or within, the right-of-way of a thoroughfare.

"LAND IMPROVEMENT." Any sanitary sewerage system, storm sewer system, water supply and distribution system, roadway, side-stripe, sidewalk, pedestrian way, no-access strip, off-street parking, lot grading, or other improvement which the village may require under this chapter.

"LOT." A parcel of land legally described and subdivided as a single lot, occupied or intended for occupancy by one principal building together with its accessory structures and uses, including the yards required by the zoning ordinance, and having a frontage on a public or private street or easement, except that a planned development may have two or more principal buildings which need not front on a street or easement.

"LOT AREA." The area of a horizontal plane bounded by the front, side, and rear lot lines.

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

"LOT, CORNER." A lot which adjoins the point of intersection of two or more streets in which the interior angle formed by the street lines is 135 degrees or less. If the street lines are curved, the angle shall be measured at the point of the intersection of the extensions of the street lines in the direction they take at the intersection of the street line with the side lot line and rear lot line of the lot. If the street is curved at its point of intersection with the side lot or rear lot line, the tangent to the curve at that point shall be considered the direction of the street.

"LOT DEPTH." The distance between the midpoint of the front lot line and the midpoint of the rear lot line.

"LOT, DOUBLE FRONTAGE." A lot having a pair of opposite lot lines along two more or less parallel streets, and which is not a corner lot. A double frontage lot is also known as a "through lot".

"LOT FRONTAGE." The front boundary of a lot along a public or private street.

"LOT INTERIOR." A lot other than a corner lot.

"LOT LINES." The property lines bounding a lot, which include the following:

- (1) "FRONT LOT LINE." That boundary of lot which adjoins a street.
- (2) "INTERIOR LOT LINE." A lot line which does not abut a street.
- (3) "REAR LOT LINE." That boundary of a lot which is most distant from and is, or almost nearly is, parallel to the front lot line. In the case of an irregular, triangular, or gore-shaped lot, parallel to and at maximum distance from the front lot line.
- (4) "SIDE LOT LINE." A lot line other than front or rear lot line.

"LOT OF RECORD." A lot which is part of a subdivision and/or development, the plat of which has been recorded in the office of the Recorder of Deeds of the county, or a parcel of land the deed of which was recorded in the Recorder of Deeds office prior to the effective date of the chapter.

"LOT, REVERSED CORNER." A corner lot, the rear lot line of which adjoins upon the side lot line of another lot.

"LOT, THROUGH." See "LOT, DOUBLE FRONTAGE."

"LOT WIDTH." The minimum horizontal distance between the lot lines of a lot measured along the front building line, as provided in the zoning ordinance.

"MAJOR STREET." See "STREET, MAJOR."

"MEDIAN." An area between opposite traffic lanes of a street or roadway or an area between a street or roadway.

"MINOR STREET." See "STREET, MINOR."

"NO ACCESS STRIP." A strip of land within and along a lot line adjoining a street, which is designated on a recorded subdivision plat and/or development plan, property deed, which motor vehicular travel shall not be permitted.

"OFFICIAL MAP." The Official Map of the village.

"OWNER OR SUBDIVIDER." The applicant or petitioner for a subdivision and/or development, including any person, firm or corporation having a freehold interest which may become a freehold interest, an option to purchase, or any exclusive possessory interest so as to commence and maintain proceedings under the provisions of this chapter.

"PARKWAY." The unpaved strip of land situated within the dedicated right-of-way and located between the roadway and the right-of-way line or between the back of the curb and the right-of-way lines.

"PEDESTRIAN WAY." An area which is used or intended to be used by pedestrians only, and is located within a right-of-way, easement, or other permanently dedicated areas.

"PLANNED UNIT DEVELOPMENT." A lot, tract, or parcel of land which is developed as a unit under single ownership or unified control, which includes one or more principal buildings or uses, and is processed under the planned unit development procedure of the zoning ordinance.

"PLANNING & ZONING COMMISSION." The Planning & Zoning Commission for the Village.

"PRELIMINARY PLAN." A map or plan depicting a tentative land plan as described in this chapter.

"PUBLIC IMPROVEMENT." Includes interior streets, exterior streets, sidewalks, sanitary sewers, storm sewers, water mains, improved drainage ways, bridges, railroad crossings, utility poles, and other structures, fixtures, or land appurtenances which are or are intended to be dedicated to the village and public generally.

"PUBLIC OPEN SPACE." Any publicly owned open area, including, but not limited to the following: parks, playgrounds, forest preserves, beaches, waterways, parkways, streets, and golf courses.

"PUBLIC UTILITY." Any person, firm, corporation, or public agency duly authorized to furnish under public regulations to the public, electricity, gas steam, telephone, sanitary sewers, storm sewers, cable television, transportation, or water services.

"RAILROAD RIGHT-OF-WAY." A strip of land with tracks and auxiliary facilities for track operation, but not including depot loading platforms, stations, train sheds, warehouses, car shops, car yards, locomotive shops, water towers, and the like.

"RIGHT-OF-WAY." A strip of land used or intended for use by a street, pedestrian way, electric, railroad, gas or telephone transmission line, cable television, water main, sanitary sewer, storm sewer, or drainage way.

"RIGHT-OF-WAY WIDTH." The shortest distance between the right-of-way lines.

"ROADWAY." See "STREET."

"ROADWAY WIDTH." See "STREET WIDTH."

"SCREENING." Decorative fencing or evergreen vegetation maintained for the purpose of concealing from view the area behind the fencing or evergreen vegetation, and regulated in § 159.025.

"SIDEWALK, PUBLIC." That portion of a street right-of-way which is used or intended to be used as a pedestrian way.

"STREET." That portion of a right-of-way which affords primary means of access by pedestrians and vehicles to abutting properties, whether designated as a street, avenue, roadway, boulevard, easement, or however otherwise designated.

"STREET, COLLECTOR." A collector street to conduct traffic between major streets or activity centers. It is a principal traffic artery within residential areas and carries moderate volumes of traffic. A collector street has potential for sustaining minor retail or other commercial establishments along its route which will influence the traffic flow.

"STREET, EXTERIOR." A street on the perimeter of a subdivision and/or development.

"STREET FRONTAGE." All of the property fronting on one side of a street between two intersecting streets, or, in the case of a dead-end or cul-de-sac street, all of the property along one side of the street between an intersecting street and the end of the dead-end or cul-de-sac street.

"STREET, INTERIOR." Any street within a proposed subdivision and/or development, which is not an exterior street.

"STREET LENGTH." That distance measured from the intersection centerline of two parallel streets that intersect with the street in question, and located at opposite ends of that street.

"STREET LINES." A line separating an abutting lot or parcel from a street.



"STREET, MAJOR." A street with a high degree of continuity and serving as an arterial traffic way between the various districts of the village and its environs, and as shown on the official map and comprehensive plan of the village.

"STREET, MINOR." A street of limited continuity. Its primary purpose is for access to abutting properties and to serve the local needs of a district.

"STREET WIDTH." The shortest distance between the right-of-way lines of a given street.

"SUBDIVISION AND/OR DEVELOPMENT." Any of the following:

- (1) A described tract of land which is to be or has been divided into two or more parcels of land.
- (2) Any division of land which created a lot for transfer of ownership, or building development, where a new street is involved.
- (3) The dedication of streets, ways, or other areas for use of the public.
- (4) Subdivision and/or development does not include the division of a tract, parcel, or lot into parcels or lots, all of which resultant parcels or lots exceed five acres, and if a new street is not involved. A certified plat of survey conforming with the applicable provisions of the development regulations shall be required for the division of land when a new lot is created for the purpose of transfer of ownership or building development, and a new street is not involved.

"SUBDIVISION AND/OR DEVELOPMENT DESIGN STANDARDS." The basic land-planning principles established as guides for the preparation of preliminary and final subdivision and/or development plans, as adopted by the village.

"SUBDIVISION ORDINANCE." This document referred to as the Development Regulations, Chapter 158 of the Codified Ordinances, of the Village of Romeoville.

"USABLE OPEN SPACE." That area of a subdivision and/or development, which is unobstructed from the ground to the sky, and which is not devoted to public or private roadways or driveways, and off-street parking and loading facilities; is accessible and available only to occupants of dwelling units on the premises; is not covered by buildings, except that not more than five percent of the required open space may be recreational facilities enclosed within a building for the use of the occupants of the dwelling units on the premises; and is developed, landscaped, and maintained suitable for pedestrian, recreational, and leisure use.

"VILLAGE ADMINISTRATOR." The Village Administrator for the Village of Romeoville.

"VILLAGE ATTORNEY." The Village Attorney for the Village of Romeoville.

"VILLAGE BOARD." The Village Board for the Village of Romeoville. (See also "BOARD OF TRUSTEES")

"VILLAGE CLERK." The Village Clerk for the Village of Romeoville.

"VILLAGE ENGINEER." The Village Engineer for the Village of Romeoville.

"VILLAGE PLANNER." The Village Planner for the Village of Romeoville.

"VILLAGE PRESIDENT." The Village President for the Village of Romeoville.

"YARD." An open area on a lot which is unobstructed from its lowest level to the sky, except as otherwise provided in this chapter.

- (1) "FRONT YARD." A yard which is bounded by the side lot lines, front lot lines, and the front yard line.
- (2) "INTERIOR SIDE YARD." A side yard which adjoins another lot.
- (3) "REAR YARD." A yard which is bounded by side lot lines, rear lot line and the rear yard line.
- (4) "SIDE YARD." A yard which is bounded by the rear yard line, front yard line, side yard line, and side lot line.

"YARD LINE." A line in a lot that is parallel to the lot line along which the applicable yard extends and which is not nearer to the lot line at any point than the required depth of the applicable yard extends and which is not nearer to the lot line at any point than the required depth of the applicable yard. A structure or other obstruction shall not encroach into the area between the yard line and the adjacent lot line, except for such permitted encroachments in yards as are allowed in the zoning ordinance.

"ZONING ORDINANCE." The zoning ordinance ( Chapter 159) for the village.

## 158.05 ADMINISTRATION AND ENFORCEMENT.

- (A) Fees and costs.
  - (1) All applications for subdivision and/or development plans shall be accompanied by a fee in accordance with the fees adopted by Village Code, Chapter 43.
  - (2) No plan shall be forwarded to the Planning & Zoning Commission for review without this fee having first been paid. Payment of the fee is in no way contingent of whether the plan of subdivision and/or development submitted is approved or disapproved. In addition, the applicant shall submit, as part of his/her application, evidence of title or other information demonstrating that he/she has a valid contract or option to purchase the land for which the application is made, or is the owner of record for that land.
- (B) Village services. The cost incurred by the village for the review of plans and specifications by the Village Engineer shall be paid by the subdivider/developer according to the fee schedule in Chapter 43 of the Village Code of Ordinances. Additional services required for complex projects including but not limited to outside legal consultants, special inspectors, or specialists in the stormwater, building, construction, ecology, planning, or related fields shall be paid for by the developer.
- (C) Completion of public improvements.
  - (1) All public improvements required under the provisions of this chapter to be provided at the developer's/ subdivider's expense shall be fully completed by the owner or developer/subdivider, or both. No certificate of occupancy shall be issued for any structure erected or to be erected on any lot in the subdivision and/or development until such time as the subdivider shall have completed such public improvements as are determined by the Village Engineer to be necessary to provide reasonable access, adequate drainage, and

proper water and sanitary sewage facilities to serve the lot on which the structure is to be built. The Village Administrator, the Village Engineer, or their duly authorized representatives may compel the completion or repair of any public improvements or other work or the performance of any other obligation for which a development security is required, including by drawing upon, making a claim against or expending sums from such development security, or by denying, suspending or withholding the review or approval of any submittal made to the Village by the developer or subdivider upon the occurrence of any one or more of the following conditions:

- a. Completion of and issuance of Certificates of Occupancy for 75% or more of the units in a residential subdivision.
  - b. The passage of three years or more from the date of the installation of the binder course of pavement.
  - c. The passage of any sixty day or greater period during which the developer or subdivider fails to actively, continuously and diligently during all regular and customary working days during such two month or greater period devote labor, time, efforts and resources in a good faith manner toward the completion of the development or subdivision in question.
  - d. Deterioration or failure of any public improvement or other work for which a development security is required or has been posted with the Village, where the developer or subdivider fails after sixty days written notice of such deterioration or failure from the Village to perform all work necessary to remedy such deterioration or failure, or in cases where the deterioration or failure by its nature or scope cannot reasonably be corrected within sixty days after written notice of such deterioration or failure from the Village, where the developer or subdivider fails to actively, continuously and diligently during such sixty day period and thereafter to reasonably devote labor, time, efforts and resources in a good faith manner toward remedying such deterioration or failure.
- (2) All contracts for the construction of any public improvements shall be subject, upon request, to review and approval by the Village Engineer prior to the commencement of construction, and all such contracts shall contain contractor's warranties of material and workmanship in form and substance approved by the Village Engineer. The obligation of the owner or developer/subdivider to provide public improvements shall include, without limitation, the furnishing of all necessary surveys, engineering drawings, working drawings, determinations of grade and location, communications with contractors, review and approval of periodic payment estimates, and all other services customarily performed by a registered professional engineer providing general supervision of such work, and the village shall have no liability or responsibility for any such services. At all times during the progress of construction of public improvements, the owner or developer/ subdivider shall permit the Village Administrator, the Village Engineer, and their duly authorized representatives, to inspect any portion thereof. If the Village Engineer determines that the improvements or any portion thereof are not being constructed in accordance with the final plans and specifications previously approved by the Village Engineer, the Village Engineer shall have the right, with notice to the owner, to stop the work of any contractor. The work shall not be resumed until the contractor shall receive authorization from the Village Engineer for the resumption of the work.
- (3) Grading and implementation of measures to control erosion and ponding of water shall be accomplished at the subdivider's expense in accordance with the village's standards and specifications, prior to filing with the Village Engineer the certificate of completion required by this chapter or the expiration of two years from the approval of the final plat, whichever is earlier. The Village Engineer shall prepare or cause to be prepared such minimum

specifications for grading, location of earth stockpiles, drainage and erosion control which specifications shall be kept on file with the Village Clerk for public review and inspection.

- (4) During the construction phases of the subdivision and/or development, and prior to acceptance by the village of the public improvements, the subdivider/ developer shall maintain in good condition and restore all existing public improvements to prevent the material deterioration thereof, and to assure that no imminent hazard to life or property within the subdivision and/or development or the areas adjacent thereto shall exist. In the event that the developer/subdivider fails to properly maintain or restore existing public improvements, as required herein, the village may, upon ten days prior written notice to the developer/subdivider, perform or have performed on its behalf any maintenance or restoration work reasonably necessary to assure that material deterioration of existing public improvements will not occur. In the event that it is determined by the Village Administrator or his authorized representative that failure of the developer/subdivider to properly maintain or restore existing public improvements will result in imminent hazard to life or property within the subdivision and/or development or the areas adjacent thereto, the village may, without prior notice to the subdivider, perform or have performed on its behalf any maintenance or restoration work reasonably necessary to prevent such hazards. Within ten days thereafter, the developer/subdivider shall be notified in writing by the village of the performance of such work by the village, and the cost thereof. In the event that maintenance or restoration work is performed by or on behalf of the village, the village may withdraw the security required by this chapter in an amount equivalent to the cost of that work.
- (5) Upon completion of the public improvements required under the provisions of this chapter, the owner or developer/ subdivider shall file with the Village Engineer a certificate, certified by a registered professional engineer licensed to practice engineering in this state, to the effect that all such public improvements have been completed substantially in accordance with the final plans and specifications approved by the Village Engineer. In addition, the owner or developer/subdivider shall furnish to the Village Engineer four complete sets of as-built engineering plans, one of which shall be upon a mylar reproducible base material or equal. Upon receipt of the plans, the Village Engineer shall forward one complete set to the Village Department of Public Works, one complete set to the Village Planner, and one complete set and the mylar's to the Village Clerk, and shall retain one complete set for his own files.
- (6) If the public improvements as required have been completed within two years from the approval of the final plat of subdivision or approval of the development, as the case may be, and the owner/developer/subdivider has filed the certificate and as-built engineering plans required herein, the Village Engineer shall inspect the public improvements. If he determines that the public improvements are in conformance with the as-built engineering plans, other approved plans, and all codes and ordinances of the village, the Village Engineer shall forward to the Village Administrator his recommendation that the public improvements be approved and accepted by the Village Board as satisfactory, together with a statement of any extraordinary costs incurred by the village in connection with the construction of the public improvements other than the review of the plans, specifications, and normal customary inspections of the work. Within 30 days following receipt of such recommendation, the Village Board may consider the approval and acceptance of the public improvements, and may authorize the Village Administrator to release or refund to the depositor thereof, security for said public improvements as may be accepted. The Village Board may authorize deductions therefrom of any extraordinary costs incurred by the village; and further provided that the Village Board shall condition its acceptance of the public improvements upon the owner's or subdivider's providing the maintenance bond/security required herein.
- (7) If the owner or developer/ subdivider fails to complete all required public improvements, or fails to complete these improvements in conformance with approved plans and specifications

based on the criteria listed in subsection one (1) above, the Village Engineer may withdraw all funds provided as security pursuant to § 158.015 and may utilize those funds to cause the performance of any work necessary to complete the public improvements or to bring them into conformance with approved plans and specifications, codes, or ordinances of the village. The owner or developer/ subdivider shall be obligated to reimburse the village for any costs incurred in excess of those funds in order to complete the required public improvements.

- (D) Acceptance of streets and improvements. Final approval of a plat by the Village Board shall not constitute an acceptance of any dedicated streets and improvements for maintenance purposes, irrespective of any act or acts by an officer, agent, or employee of the village with respect to those streets or improvements. Final acceptance of all streets and improvements for maintenance shall be made only by the adoption of a resolution by the Village Board of Trustees after there has been filed with the Village Clerk a certificate or letter by the Village Engineer certifying that all improvements required to be constructed or installed in connection with the approval of the final plat of subdivision or development plan have been fully completed and the construction or installation thereof has been approved by the Village Engineer.
- (1) Final approval of a plat by the Village Board shall not constitute formal acceptance by the village of any streets or other public improvements dedicated therein, irrespective of any act or acts by an officer, agent, or employee of the village with respect to those streets or improvements, and without regard to any contrary language contained within the final plat so approved. Formal acceptance of all streets or other improvements dedicated in any plat approved by the Village Board, and the commencement of the one year maintenance or guarantee period specified in division (E) below, shall be made only by the adoption of a resolution by the Village Board of Trustees after there has been filed with the Village Clerk a certificate or letter by the Village Engineer certifying that all improvements required to be constructed or installed in connection with the approved final plat of subdivision or development plan have been fully completed and the construction or installation thereof has been approved by the Village Engineer.
- (2) The owner or developer shall only request acceptance of streets and public improvements during typical construction months to ensure inspections of public improvements can be performed during such typical construction months and within the guarantee or maintenance period specified in division (E) below, without interference from inclement weather. As used herein, "typical construction months" shall be from May 1st through December 1st. The acceptance of public improvements as contemplated by division (D)(1) above, shall be prohibited prior to May 1st and after December 1st of each calendar year. Moreover, and notwithstanding anything herein to the contrary, any letter of credit posted pursuant to the provisions of division (E) to secure the performance of the obligations specified by that division shall, by its express terms (which terms shall specifically include reference to this division (D)(2)) have a term not less than one year from the date on which such letter was issued, which term shall (without the need for other or further action by the village) automatically be extended to the next successive December 1 in the event that the expiration of the above-stated one year term occurs at any time which is not during typical construction months as defined herein.
- (E) Guarantees of public improvements, Development Security.
- (1) The owner or developer/subdivider shall guarantee the public improvements for a period of one year from the date the Village Board accepts those improvements. During this one year period, the owner or developer/ subdivider shall be obligated, upon written notice from the village as provided herein, to repair or reconstruct any public improvement or portion thereof which may deteriorate, fail due to poor workmanship, or otherwise cease to meet the standards established by the engineer's certificate or as-built plans, provided that ordinary maintenance shall not be obligation of the owner or developer/subdivider.

- (2) The village shall provide written notice to the owner or developer/ subdivider of deterioration of public improvements, specifying a time period in which the deterioration is to be remedied; and the owner or developer/ subdivider shall perform the necessary repair or reconstruction at his own expense within the time specified.
  - (3) In the event that it is determined by the Village Administrator or his/her authorized representative that failure of the owner or developer/subdivider to restore existing public improvements will result in imminent hazard to life or property within the development or subdivision or in areas adjacent thereto, the village may, without prior notice to the owner or subdivider, perform, or have performed on its behalf, any restoration work reasonably necessary to prevent that hazard. Within ten days thereafter, the owner or developer/subdivider shall be notified in writing by the village of the performance of that work, and of the cost thereof.
  - (4) To secure the obligations imposed by this section, the owner or developer/subdivider shall provide to the village development security, issued by a surety authorized to do business in the state, in an amount equal to 125% of the Village Engineer's written estimate of the total cost of the public improvements, as provided in § 158.015; to expire no earlier than one year after the Village Board's acceptance of the public improvements.
  - (5) In the event that during the one year guarantee period, the owner or developer/subdivider shall fail to repair, reconstruct, or otherwise remedy conditions of deterioration of public improvements in the development or subdivision within the time specified in the village's written notice of those conditions, or shall fail to reimburse the village of the cost of emergency restoration performed by or on behalf of the village pursuant to division (C) of this section within 30 days of receiving notice of such cost, the village may file a claim against the security required by division (D) of this section of performance of the obligation by the surety.
- (F) Restriction on issuance of building permits.
- (1) No building permits shall be issued to erect a structure on any property within the village limits until that property has been subdivided in compliance with this chapter. No building permits shall be issued to erect a structure on any subdivided property within the village, which property is being resubdivided, until the plat of re-subdivision has been duly approved and recorded.
  - (2) No building permit shall be issued to any developer or development that is in default of its obligations for public improvements or where the Village is currently pursuing claims against the development security.
  - (3) In the event that any person or entity shall become delinquent by a period of time in excess of 30 days (with the existence of any state of delinquency to be determined by reference to the requirements of this Code, any relevant agreement entered into by and between the Village and the person or entity in question, or the standard practices, policies or requirements of any department of the Village, as the case may be) in the payment of any fees or monies owed to the Village for any reason whatsoever, or in the performance of any obligation owed to the Village pursuant to any agreement between the person or entity in question or pursuant to the applicable ordinances of the Village, the Village and the proper personnel of its various departments shall, with respect to such delinquent person or entity hereby be authorized to withhold or suspend the issuance of any permit or approval, the performance of any service, the processing of any application, the conduct of any review or process or the performance of any other action whatsoever and without limitation that such delinquent person or entity may from time to time or at any time request from the village, whether or not the delinquency in question arises from or relates to the permit, approval, review, process, service or action at issue.

- (G) Appearance criteria. No approval shall be given of the development of any building, structure, or improvement on any parcel subject to the provisions of this chapter until it has been determined that the proposed development will conform to the following criteria.
- (1) Relationship of building to site.
    - (a) The site shall be planned to accomplish desirable transition from the streetscape, and to provide for adequate planting, pedestrian movement, and parking areas.
    - (b) Site planning in which setback and yard areas, which are in excess of zoning restrictions, are encouraged to provide a compatible relationship between buildings.
    - (c) Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to largely screen parking areas from view from public ways.
    - (d) The height and scale of each building shall be compatible with its site and with adjoining buildings.
    - (e) Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
    - (f) The architectural character of the building shall be in keeping with the topographical dictates of the site.
    - (g) In relating buildings to site, the provisions of the village zoning code in regard to bulk regulations, standards, and off-street parking shall be part of these criteria.
  - (2) Building design.
    - (a) Architectural style is not restricted; evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.
    - (b) Buildings shall be well proportioned and be in harmonious conformance with permanent neighboring development.
    - (c) Materials.
      1. Materials shall be appropriate for exterior use and shall be selected for harmony of the building with adjoining buildings.
      2. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
      3. Inappropriate materials and methods, and those which will produce inconsistency with the structure of the building, shall be avoided.
      4. Materials shall be of durable quality.
      5. In any design in which the structural frame is exposed to view, the structural materials shall meet the other criteria for materials.
    - (d) Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationship to one another.
    - (e) Colors shall be harmonious, with bright or brilliant colors used only for accents.
    - (f) Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or shall be located so as not to be visible from any public ways.

- (g) Exterior lighting shall be part of the architectural concept. Fixtures, standards, mailboxes, and all exposed accessories shall be harmonious with building design.
  - (h) Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials compatible with the overall building design.
  - (i) Monotony of design in single or multiple building projects shall be avoided. Variation of detail form, and setting shall be used to provide visual interest. In multiple building projects, variable setting or individual buildings may be used to prevent a monotonous appearance.
  - (j) Inappropriate, incompatible, bizarre, and exotic designs shall be avoided.
  - (k) The provisions of the zoning code in regard to bulk regulations and standards, and those portions of all codes which directly affect appearance, shall be part of the criteria of this section.
- (H) Enforcement. No plat of any subdivision nor any development plan shall be entitled to be recorded in the Recorder's office or have any validity until it has been approved in a manner prescribed by this chapter.
- (I) Recording of documents. All plats of subdivision and development plans after the same has been submitted and approved as provided in this chapter and recorded in the office of the County Recorder of Deeds, Will County shall be filed and kept by the Village Clerk among the permanent records of the village.
- (J) Variances.
- (1) The Planning & Zoning Commission may recommend variances from the literal application of the design standards specified in this chapter under any of the following circumstances:
    - (a) Where conformance with these standards is made impossible by topography or surrounding development.
    - (b) Where an existing plat is to be replatted in a manner which more nearly complies with the requirements than the existing plat.
    - (c) Where the proposed subdivision does not follow the conventional system of development of lots, blocks, or streets.
  - (2) In recommending any variance, the Commission shall specify conditions necessary to assure that the proposed development or subdivision:
    - (a) Will not be detrimental to the neighborhood and to the community as a whole;
    - (b) Complies with the Comprehensive Plan of the village;
    - (c) Complies with the intent of this chapter; and
    - (d) Does not violate any other ordinance or regulation of the village.
  - (3) Such recommendations shall be forwarded to the Village Board, in writing, substantiating the recommended variances. The Village Board may approve variations from these requirements when, in its opinion, the variations will not adversely affect the comprehensive plan or the spirit of this chapter. All variations on which the Commission may act, shall be submitted to the Planning and Zoning Commission and acted upon in the following manner, provided by law: The Commission shall publish notice of public hearing on the application for variation, stating the time and place and the purpose of the hearing; notice shall be published at least 15 days, but not more than 30 days in a paper of general circulation within the village; and,



notice of public hearing may be mailed to the petitioner and the adjacent property owners of record or as may be deemed necessary by the Commission to be affected by said request.

- (K) In addition to such other applications and submittals as may be required by the provisions of this division, all applicants for any subdivision, development plan or other approval within the scope of this section with respect to property located in any nonresidential zoning district shall provide to the Village Department of Community Development proof of compliance with the provisions of § 52.13(1) pertaining to the completion of and filing with the Village Department of Public Works of sanitary sewage discharge questionnaires.

#### 158.010 GENERAL REQUIREMENTS.

- (A) Before subdividing any tract or parcel of land in the corporate limits of the village and the unincorporated areas within one and one-half miles beyond the village limits, excluding areas declared to be the responsibility of another municipality as part of any approved boundary line agreement, an owner or subdivider shall submit a preliminary plan and a final plat to be acted upon by the village authorities in accordance with the following requirements.
- (B) Prior to the preparation of a preliminary plan it is recommended that:
  - (1) The owner or subdivider consult with the Village Administrator to secure information relative to requirements of the comprehensive plan, official map, zoning code, and any other applicable village ordinance; and
  - (2) Subsequently submit to the village, a sketch plan of the proposed subdivision prepared on a topographic map of the area, showing the local street system, arrangement of lots, and location of public use areas to be presented to the Planning & Zoning Commission for sketch/concept approval.

#### 158.011 LOT SPLITS/LOT CONSOLIDATIONS.

- (A) General requirements. For the purpose of this chapter, a lot split and/or lot consolidation shall be defined as follows:
  - (1) Lot split. The division of a single lot tract or parcel of land into three or less lots for the purpose, whether immediate or future, of transfer of ownership or of building development, providing the proposed lots, tracts, or parcels of land thereby created have frontage on an improved public street or streets, and providing further that there is not created by the lot split any new street or streets, nor the need for required improvements, or easement of access.
  - (2) Lot consolidation. The joining of three or less lots, tracts, or parcels of land into one contiguous lot, tract, or parcel for the purpose, whether immediate or future, transfer of ownership or of building development, providing the proposed newly consolidated lots, tracts, or parcels of land thereby created have frontage on an improved public street or streets, and providing further that there is not created by the lot consolidation any new street or streets, nor the need for required improvements, or easements.
- (B) Additional delineation.
  - (1) Accurate angular and lineal dimensions of all lines, angles, and curvatures, with functions used to describe all boundaries including boundary line surveys of tracts, streets, easements, areas to be reserved for public use, and other important features; the error of closure of boundary line surveys shall not exceed one in 5,000. Angular error shall not exceed plus/minus 20 seconds. Lot lines shall show dimensions in feet and hundredths, and when an angle occurs in any lot line between lot corners, the measurement of angle shall be shown in

degrees, minutes and seconds. The final plat shall show accurately the location of all permanent markers actually installed.

- (2) An identification system for lots using consecutive numbers, or consecutive numbers within each block.
  - (3) True angles and distances to the nearest established street lines and official monuments (not less than three monuments), which shall be accurately described in the plat by location, size, and elevation.
  - (4) Municipal, township, county, and section lines that are accurately referenced to the lines of the subdivision by distance and angles that are on the same boundary or within 100 feet of the subdivision.
  - (5) Accurate location of all monuments which shall be placed at the corners of the subdivision and which shall be concrete six inches by six inches by 30 inches with metal pipe or rod cast in center, and of additional monuments at block corners and which shall be placed at all angle points, and at intermediate points as required by the Village Engineer, and shall be of iron pipe, and installed in a manner that they may be located by a registered land surveyor.
  - (6) Accurate outlines of any areas to be dedicated or reserved for public use or for the exclusive use of property owners within the subdivision.
- (C) Sketch planning meeting.
- (1) Prior to the preparation of a plat of lot split or plat of lot consolidation, it is recommended that the owner or developer/subdivider consult with the Village Administrator, submitting therewith a sketch of the proposed lot split or lot consolidation, to secure information relative to requirements of the comprehensive plan, official map, zoning code, and any other applicable village regulations.
  - (2) The owner or developer/subdivider shall file an application for approval of the lot split or lot consolidation with the Village Clerk. The application shall be accompanied by the required filing fee, along with 26 copies of the proposed lot split or lot consolidation.
  - (3) The owner or subdivider shall be notified as to the time and place of the Commission meeting at which he will be afforded an opportunity to be heard.
  - (4) Within 45 days of the date on which the plat was filed, the Commission shall render a decision regarding the plat. One copy of the plat, as approved, along with any comments the Commission may have, shall be forwarded to the Village Board. The Planning & Zoning Commission shall approve the plat if it is determined to be in substantial conformance with all other requirements of this chapter, subject to such variations as the Commission may recommend. If the Planning & Zoning Commission shall approve the plat, the Chairperson of the Planning & Zoning Commission shall affix his signature to the certificate provided for the approval of the Planning & Zoning Commission on the final plat.
  - (5) Upon receipt of the Commission's report on the plat, the Village Board shall within 30 days, by resolution, either approve the plat, upon adoption of the resolution approving the plat, or disapprove the plat. The Village Clerk shall certify approval and affix the corporate seal of the village on the plat.
  - (6) Upon approval by the Village Board, the Village Clerk shall secure one transparency and two copies of the approved plat, and two copies of the approved supporting documents. The cost of prints and copies of documents shall be paid by the owner or subdivider. One contact print and all specifications, drawings, and estimates shall be delivered to the Village Engineer, and one transparency print, one contact print and all other supporting documents shall be retained by the Village Clerk.

- (7) The plat, in exact form as approved, shall be filed for recording in the County Recorder of Deeds office within 30 days of the date of approval by the Village Board. Approval of the plat by the Planning & Zoning Commission and Village Board shall be null and void if the plat is not recorded in the office of the Recorder within this time period. The subdivider shall pay all recording fees and obtain a receipt from the County Recorder's Office indicating the following information:
  - (a) The name of the subdivision plat;
  - (b) The date of filing;
  - (c) The total filing cost;
  - (d) The name of the person doing the recording; and
  - (e) The name of the county official accepting the plat for recording.
- (8) Should the Planning & Zoning Commission fail to recommend approval of the plat, the owner or subdivider may submit his final plat to the Village Board for their consideration within 60 days of the Commission's failure to recommend the final plat of subdivision.

#### 158.012 PRELIMINARY PLAT OF SUBDIVISION.

- (A) General requirements. The owner or subdivider shall file an application for approval of the preliminary plat with the Village Clerk. The application shall be accompanied by the required application fee, along with 30 copies of the preliminary plat.
- (B) Sketch planning meeting. Prior to the preparation of a plat of subdivision, it is recommended that the owner or developer/subdivider consult with the Village Administrator, submitting therewith a sketch of the proposed subdivision/development, to secure information relative to requirements of the comprehensive plan, official map, zoning code, and any other applicable village regulations.
- (C) The owner or subdivider shall be notified as to the time and place of the Commission meeting at which he will be afforded an opportunity of being heard.
- (D) The Commission shall approve or disapprove the application for preliminary plat within 45 days after the first regular meeting from the date of filing of the application, or the filing by the applicant of the last item of required supporting documents, whichever date is later, unless this time is extended by mutual consent. If the preliminary plat is not satisfactory, the Planning & Zoning Commission may permit the owner or subdivider to make such changes as may be required by the Planning & Zoning Commission, and thereupon approve the same. The Planning & Zoning Commission and owner or subdivider shall give due consideration to the alignment of lot lines along the boundaries of watercourses, and lot lines shall be so aligned where practical and feasible. When such alignment is not practical and feasible, easements along watercourses shall be provided in accordance with the requirements of other sections of this chapter.
- (E) When the preliminary plat has been acted upon by the Commission, it shall be referred to the Village Board. If the Commission approved the plat, it shall so indicate on the plat; if it disapproves the plat, it shall furnish the Village Board with documentation specifying with particularity the aspects in which the proposed plat fails to conform to this chapter and the official map, and with the intent of the comprehensive plan. The Village Board shall accept or reject the plat within 30 days after the first regular meeting following the action of the Planning & Zoning Commission.
- (F) Upon approval of the preliminary plat by the Village Board, the following notice of approval shall be stamped upon four prints thereof, and required signatures affixed:

NOTICE OF APPROVAL OF PRELIMINARY PLAT

Notice is hereby given that the preliminary plat of subdivision shown hereon has received approval by the Planning & Zoning Commission and the Village Board, and upon compliance by the developer with requirements or qualifications governing the approval of preliminary plats and with other revisions and stipulations that may be required, the Village Board will receive the final plat for consideration when submitted by the owner or subdivider in such form and within such time as required by this code.

The Planning & Zoning Commission of the Village of Romeoville, Will County, Illinois.

Date: \_\_\_\_\_

By: \_\_\_\_\_

Chairman

Attest: \_\_\_\_\_

Secretary

The Village Board of the Village of Romeoville, Will County, Illinois.

Date: \_\_\_\_\_

By: \_\_\_\_\_

Village President

Attest: \_\_\_\_\_

Village Clerk

- (G) The preliminary plat and required accompanying maps shall be drawn on a transparent drawing material not to exceed 36 inches wide by 48 inches long, not be less than 18 inches wide by 24 inches long; shall be to a scale of 100 feet to one inch, in a manner that clear and legible prints can be made; and shall be in compliance with the provisions of this chapter. If necessary, the proposed plat may be detailed on more than one sheet, provided, however, that the submittal is accompanied by an index sheet showing the entire subdivision.
- (H) Identification and description. The preliminary plat shall show the following:
  - (1) The proposed name of the subdivision, not duplicating the name of any plat heretofore approved by the village.
  - (2) The location by township, section, and range, along with an accurate legal description of the property to be subdivided.
  - (3) Identification clearly stating "Preliminary Plat."
  - (4) An accompanying boundary line survey map with accurate distances and angles prepared and certified by a registered land surveyor, and an accompanying topographic map indicating the source of the survey.
  - (5) Disclosure of the legal relationship, if any, between the owner and developer, including any of the following:
    - (a) Agent of owner.
    - (b) Purchaser under contract for sale with owner, contingent or otherwise.

- (c) Unrecorded owner.
  - (d) Contract purchaser.
  - (6) Name, address, phone number of owner or owners of record of all property within the preliminary plat.
  - (7) Name, address, and phone number of the registered professional engineer preparing any part of the preliminary plat or supporting material.
  - (8) Name, address, and phone number of attorney(s) representing the owner(s) and developer(s).
  - (9) Graphic engineering scale shall not exceed 100 feet to one inch.
  - (10) The north point, designated as true north.
  - (11) The date of preparation.
  - (12) In the case of a trust, the name, address, and phone number of all members and beneficiaries of the trust, trust officer, institution and account number of the trust.
  - (13) An accompanying boundary line survey map with accurate distances and angles indicating all lands both adjacent to and within 100 feet of the proposed subdivision, such property being under contract, owned, or option to purchase, or other proprietary interest by the owner's or developer's/subdivider's of the property under consideration.
- (l) Existing conditions. The preliminary plat shall also show the following:
- (1) The boundary lines of the proposed subdivision in accordance with division (l)(4) above.
  - (2) The total acreage therein.
  - (3) The existing zoning districts in the proposed subdivision and adjacent thereto.
  - (4) The location, widths, and names of all existing or previously platted streets and other rights-of-way, showing the type of improvements (if any), railroad and utility rights-of-way, parks and other public open spaces, in tract and to a distance of 100 feet beyond the tract.
  - (5) The location and size of existing sewer pipes, water mains, culverts and other underground facilities within the tract and to a distance of 100 feet beyond the tract. The locations of catch basins, manholes, valves and hydrants, and indicating such data as surface and invert elevations within the tract and to a distance of 100 feet beyond the tract.
  - (6) The location map, drawn at the scale of not less than one inch equals 1,000 feet, showing boundary lines of adjoining unsubdivided or subdivided plat with an area bounded by the nearest thoroughfare or other boundaries, but not less than one-half mile beyond the subdivision boundaries of subdivisions located beyond the village limits, identifying the type of use of surrounding land and showing the alignments of existing streets.
  - (7) Topographic data, which shall include existing contours at vertical intervals of not more than two feet, and the location of watercourses, flood plains, marshes, wooded areas, isolated areas, and other significant features. Topographic data shall refer to the U.S.G.S. datum. Soil boring data may be required at location and depth as determined by the Village Engineer.
  - (8) The locations of, or reference to, existing monuments or survey markers used in the preparation of the survey.

- (9) All wooded areas and trees having four inch caliper or greater.
- (J) Subdivision design and features. The preliminary plat shall also show the following:
  - (1) The preliminary plat shall be in substantial accord with the comprehensive plan.
  - (2) The layout of the streets, showing right-of-way widths and street names, not duplicating the name of any street heretofore used within and adjacent to the village and its environs (i.e. Will County 9-1-1 service area and adopted mutual aid agreements), unless the street is an extension of or in line with already named street, in which event that name shall be used; and showing proposed through streets extended to boundaries of the subdivision.
  - (3) The location and width of pedestrian ways, utility easements, and drainage easements.
  - (4) The layout, lot numbers, and dimensions of the lot, containing the minimum width and depth and the maximum width and depth.
  - (5) The minimum front, side, and rear building setback lines, indicating dimensions.
  - (6) The design and location of proposed street lights and easements therefore.
- (K) Drainage. Concurrent with the filing of the preliminary plat, the owner or subdivider shall file with the Village Planner three copies of a preliminary drainage plan for the proposed subdivision, which shall indicate the following:
  - (1) The design intent of sanitary sewers, storm drains, and open drainage ways, if any, and proposed method of sewage treatment and waste disposal.
  - (2) The design intent and proposed location and sizes of water mains, valves, and hydrants.
  - (3) The design intent of proposed street alignments, pavement widths, approximate street elevations and gradients.
  - (4) The extent and area of each watershed tributary to the drainage channel within the proposed subdivision.
  - (5) Existing streams and flood water run-off channels to be maintained, enlarged, altered, or eliminated and new channels to be constructed, their locations, cross section, and profiles.
  - (6) Existing detention ponds and basins to be maintained, enlarged, altered, or eliminated, and new ponds or basins to be built along with dams and their design.
- (L) Validity. The approval by the Village Board of Trustees for the preliminary plat of subdivision shall be valid for a period of 12 months from said date. The Village Board of Trustees, upon request by the owner/developer/subdivider, may extend the approval for a period not to exceed six additional months.

### 158.013 FINAL PLAT OF SUBDIVISION.

- (A) General requirements. The owner or subdivider shall file an application for approval of the final plat with the Village Clerk. The application shall be accompanied by the required application fee, along with 25 copies of the final plat of subdivision.
- (B) Within six months of the date upon which the preliminary plat was approved by the Planning & Zoning Commission, or a period of time not to exceed 12 months as may be granted by the Village Board, the owner or subdivider shall submit to the Village Clerk the original inked linen drawing, plus 15 contact prints, of the final plat of the proposed subdivision. The drawing and

prints shall contain all required certificates as set forth herein this section. All signatures must be affixed using black ink. The final plat shall retain the overall characteristics of the preliminary plat.

- (C) The Village Clerk shall refer seven copies of the contact prints to the Planning & Zoning Commission for review, and one contact print to the Village Engineer. The Engineer and other public officials having jurisdiction shall review the plat and report approval or recommend revision to the Planning & Zoning Commission within 30 days of the filing date. The Commission shall not approve the final plat prior to receipt of the report from the Engineer. The Commission shall notify the owner or subdivider as to the time and place of the Commission meeting at which the problem will be discussed.
- (D) Within 60 days of the date on which a complete final plat was submitted, the Commission shall render a decision regarding the final plat. One copy of the final plat, as approved, along with any comments the Commission may have, shall be forwarded to the Village Board. The Planning & Zoning Commission shall approve the final plat if it is determined to be in substantial conformance with the approved preliminary plat, and if it is determined to be in compliance with all other requirements of the chapter, subject to such variations as the Commission may recommend in addition to those granted at the time of preliminary plat, and if it is determined to be in compliance with all other requirements of this chapter, subject to such variations as the Commission may recommend in addition to those granted at the time of preliminary plat approval. However, the Planning & Zoning Commission may disapprove the final plat if new evidence has been discovered since the time of approval of the preliminary plat, which evidence is of a type not known at the time of approval of the preliminary plat and which would not have been discovered by reasonable diligence at that time, which is of such decisive nature that the preliminary plat would not have been approved had that evidence been known.
  - (1) If the Planning & Zoning Commission does not approve the final plat, it may permit the owner or subdivider to make such changes as may be required by the Commission and thereupon approve the final plat. Any subsequent resubmission of the final plat shall renew the 60 day approval period as noted herein.
  - (2) If the Planning & Zoning Commission approves the final plat, the Chairperson of the Planning & Zoning Commission shall affix his/her signature to the certificate provided for the approval of the Planning & Zoning Commission, on the final plat.
- (E) Upon receipt of the Commission's report on the final plat, the Village Board shall within 30 days, by resolution, either approve the final plat, upon adoption of the resolution approving the plat, or disapprove the plat. The Village Clerk shall certify such approval and affix the corporate seal of the village on the final plat.
- (F) Upon approval by the Village Board, the Village Clerk shall secure one transparency and two copies of the approved final plat, and two copies of the approved supporting documentation. The cost of prints and copies of documents shall be paid by the owner or specifications, drawings, and estimates shall be delivered to the Village Engineer, and one transparency print, one contact print, and all other supporting documents shall be retained by the Village Clerk.
- (G) The final plat, in exact form as approved, shall be filed for record by the Village Clerk in the County Recorder of Deeds office within 30 days of the date of approval by the Village Board. Approval of the final plat by the Planning & Zoning Commission and Village Board shall be null and void if the plat is not acceptable for recording in the Office of the Recorder. The subdivider shall pay all recording fees. A receipt shall be obtained from the County Recorder indicating:
  - (1) The name of the subdivision plat;
  - (2) The date of filing;

- (3) The total filing cost;
  - (4) The name of the person doing the recording; and
  - (5) The name of the county officials accepting the plat for recording.
- (H) Where less than the entire land area shown in the preliminary plat is to be filed for record, each unit recorded shall automatically extend the approval of the unrecorded balance of the final plat for 18 months. The Village Board, upon request by the owner or subdivider, may further extend approval not to exceed 12 additional months. Should the Planning & Zoning Commission fail to recommend approval of the final plat, the owner or subdivider may submit his final plat to the Village Board for their consideration within 60 days of the Planning & Zoning Commission's denial of the final plat.
- (I) The "final plat" shall show all information as required on the "preliminary plat of subdivision", as well as that information required in this chapter, excepting however, the requirements listed in § 158.012(1)(1) through (4) and shall be submitted with the required drawings of §§ 158.026, 158.027, 158.028 and 158.029 of this chapter. The final plat and required accompanying maps shall be drawn on a reproducible mylar base material not to exceed 36 inches wide by 48 inches long, not be less than 18 inches wide by 24 inches long; shall be to a scale of one inch equals 100 feet, in a manner that clear and legible prints can be made; and, shall be in compliance with this chapter. If necessary, the final plat may be detailed on more than one sheet, provided however, that the submittal is accompanied by an index sheet showing the entire subdivision.
- (J) Additional delineation. The final plat of subdivision shall also show the following:
- (1) Accurate angular and lineal dimensions of all lines, angles, and curvatures, with functions used to describe all boundaries including boundary line surveys of tracts, streets, easements, areas to be reserved for public use, and other important features; the error of closure of boundary line surveys shall not exceed one in 5,000. Angular error shall not exceed plus/minus 20 seconds. Lot lines shall show dimensions in feet and hundredths, and when an angle occurs in any lot line between lot corners, the measurement of angle shall be shown in degrees, minutes and seconds. The final plat shall show accurately the location of all permanent markers actually installed.
  - (2) An identification system for lots using consecutive numbers, or consecutive numbers within each block.
  - (3) True angles and distances to the nearest established street lines and official monuments (not less than three), which shall be accurately described in the plat by location, size, and elevation.
  - (4) Municipal, township, county, and section lines accurately referenced to the lines of the subdivision by distance and angles in the same area on the boundary of within 100 feet of the subdivision.
  - (5) Accurate location of all monuments which shall be placed at the corners of the subdivision and which shall be concrete six inches by six inches by 30 inches with metal pipe or rod cast in center, and of additional monuments at block corners and which shall be placed at all angle points, and at intermediate points as required by the Village Engineer, and shall be of iron pipe, and installed in a manner that they may be located by a registered land surveyor.
  - (6) Accurate outlines of any areas to be dedicated or reserved for public use or for the exclusive use of property owners within the subdivision.
- (K) Certificates to be placed on final plat of subdivision.
- (1) Owners Certificates.



(Corporate owner's certificate shall be accompanied by a corporate form of acknowledgement.)

STATE OF ILLINOIS)

COUNTY OF WILL)

This is to certify that the undersigned is the owner of the land described in the annexed plat, and has caused the same to be surveyed and subdivided, as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated. The undersigned hereby dedicates for public use, the lands shown on this plat for the thoroughfares, streets, and public services; and hereby also reserves for the Illinois Bell Telephone Company, the Northern Illinois Gas Company, the Commonwealth Edison Company, American Cable Systems Midwest, and the Village of Romeoville, easement provisions which are stated on their standard form which is attached hereto.

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
ADDRESS

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_

(2) Notary Certificate

STATE OF ILLINOIS)

COUNTY OF WILL)

I, \_\_\_\_\_, a Notary Public in and for said County, in the state aforesaid, do hereby certify that \_\_\_\_\_, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before met this day in person and acknowledge that they signed this plat as their own free and voluntary act for uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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

(3) Surveyor's Certificate

STATE OF ILLINOIS)

COUNTY OF WILL)

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

(Insert Legal Description)

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

Given under my hand and seal at \_\_\_\_\_ Illinois, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Surveyor

(4) Certificate of Planning & Zoning Commission

STATE OF ILLINOIS)

COUNTY OF WILL)

I, \_\_\_\_\_, Chairman of the Village Planning & Zoning Commission, certify that on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, this plat of subdivision was duly approved by the Planning & Zoning Commission.

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

(5) Will County Clerk Certificate

STATE OF ILLINOIS)

COUNTY OF WILL)

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

Given under my hand and seal at Joliet, Will County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

(6) Certificate as to Special Assessments

STATE OF ILLINOIS)

COUNTY OF WILL)

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

Dated at Romeoville, Will County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

- (7) Plat Certificate. **Requirement for plats outside the corporate limits, yet within one and one-half miles of the corporate limits.**

STATE OF ILLINOIS)

COUNTY OF WILL)

Approved by the Mayor and the Village Board of the Village of Romeoville, Will County, Illinois, in accordance with Subdivision Regulations, at a meeting held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Village President

- (8) Village Clerk's Certificate

STATE OF ILLINOIS)

COUNTY OF WILL)

I, \_\_\_\_\_, Village Clerk of the Village of Romeoville, Will County, Illinois, hereby certify that this plat was presented to and by Resolution duly approved by the Village President and Board of Trustees of said Village at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and that the required bond or other guarantee has been posted for the completion of the improvements required by the regulations of said Village.

By: \_\_\_\_\_  
Village Clerk

- (9) NOTE! Except as otherwise required by statute, certification on final plats of subdivisions located in the unincorporated areas within one and one-half miles beyond the village limits shall be those required by the county subdivision regulation ordinance, except that when this chapter is more restrictive, the applicable certifications contained herein shall also be required.

#### 158.014 DEVELOPMENT / ENGINEERING PLAN.

- (A) General requirements. Prior to the development of any parcel of land within the corporate limits of the village existing at the time the development is proposed, an owner or developer shall

submit a full set of development / engineering plans to be acted upon by village authorities in accordance with the provisions of the Zoning Code, Chapter 159.

- (B) General information. The development / engineering plans and required maps shall be drawn on transparent drawing material not to exceed 36 inches wide and 48 inches long, nor be less than 18 inches wide by 24 inches long, in a manner that clear and legible prints can be made, and shall be in compliance with the provisions of this chapter. If necessary, the plan may be detailed on more than one sheet, provided, however, that the submittal is accompanied by an index sheet showing the entire development. The following information, where applicable, shall be shown on the plans:
- (1) Date of preparation, north point, and scale of drawing which shall be not less than one inch equals 100 feet (1"= 100') for area under 100 acres;
  - (2) Legal description of the parcel;
  - (3) The name and address of the owner of record, the applicant, the surveyor, licensed professional engineer, or planner who prepared the plat; and
  - (4) A vicinity map showing the general location of the parcel within the village and its environs.
- (C) Existing conditions. The following conditions, if found to exist on the parcel, shall be shown on the plan:
- (1) The location, width, and names of all streets within or adjacent to the parcel, together with easements, public utility, and railroad rights-of-way, and other important features, such as municipal boundary lines, section lines, corners, and monuments;
  - (2) Contour lines of the parcel and all adjacent land within 100 feet of the boundaries of the parcels showing intervals no greater than:
    - (a) Two-foot contour intervals for ground slopes less than ten percent;
    - (b) Five-foot contour intervals for ground slopes exceeding ten percent.
  - (3) The location and direction of all water courses and the location of all area subject to flooding, including:
    - (a) The flow-lines of streams and channels showing their normal shorelines and floodway limits as indicated on U.S.G.S Maps or by the Army Corp of Engineers, or by the National Flood Insurance Program Maps;
    - (b) Lakes, ponds, swamps, marshes and any indentions basins showing their normal shorelines, floodway limits, and lines of inflow and outflow; if any;
    - (c) Seeps, springs, flowings, and wells; and
    - (d) One hundred year flood plain elevation.
  - (4) Natural features such as rock outcroppings, wooded areas, and isolated preservable trees;
  - (5) Present uses of the parcel including the location of all existing structures, showing those that will be removed and those that will remain on the parcel after the development is completed;
  - (6) The locations and size of existing sanitary and storm sewers, water, mains, culverts, drain pipes, catch basins, manholes, hydrants, and electric and gas lines within the parcel and in adjacent streets or rights-of-way;
  - (7) Zoning classifications of the parcel and of lands adjacent;

- (8) All trees greater than six inches in diameter or 19 inches in circumference (as measured two feet above grade) located on the property. The common names of all trees shall be indicated, as well as the diameter or circumference size; and
  - (9) The total number of trees on the property that have a minimum four inch trunk. The total number of trees expected to be removed should be indicated.
- (D) Proposed improvements. The following improvements, if proposed or required, shall be shown on the plan or in supporting documentation:
- (1) Streets and rights-of-way, showing the location, widths, and names thereof. The plan shall also show the relationship between existing and proposed streets;
  - (2) Easements, showing width and purpose;
  - (3) Sites to be dedicated for school, park, playground, or other public purpose, together with approximate acreage of each and accurate legal descriptions;
  - (4) The proposed use of the parcel;
  - (5) Location and intensity of outdoor lighting systems; and
  - (6) All off-street parking, loading and walkways, indicating type of surfacing, size, angle of stalls, widths of aisles, and a specific schedule showing the number of parking spaces provided.
- (E) Supporting data. The following data shall be submitted in separate statements and maps accompanying the development plan:
- (1) A map extending for a minimum distance of 100 feet on all sides of the parcel, showing existing uses, streets, rights-of-way, and dedicated easements, and location of existing structures.
  - (2) Existing or proposed annexation agreements which pertain to the parcel;
  - (3) Estimated costs associated with the development (i.e. water mains, sanitary sewers, storm sewers, grading, seeding, sodding, etc.);
  - (4) Evidence of the financial ability of the applicant to complete the development;
  - (5) Proposed building types;
  - (6) Indicate methods of solid waste disposal;
  - (7) Existing soil conditions;
  - (8) Landscape plan showing location, type, and approximate size of plantings;
  - (9) Proposed architectural elevations for building types;
  - (10) Development data showing number of floors, floor area, height and location of each building, and the floor area ratio for the entire development. If a multi-family residential building, the number, size, and type of dwelling units;
  - (11) A drainage plan, subject to approval by the Village Engineer, providing for the adequate disposition of natural and storm water in accordance with the design criteria and standards of this chapter, indicating location, sizes, types, and grades of ditches, catch basins, and pipes, and connections to existing drainage system;
  - (12) A soil erosion control plan, subject to approval by the Village Engineer, providing for the adequate control of erosion and sedimentation, indicating the proposed temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading, and construction;

- (13) Plans and specifications for the required public improvements, together with the written report from the Village Engineer;
  - (14) A copy of any restrictions or covenants to be created by record and charter by-law of any property owners association to be created; and
  - (15) Topographical data, including contour lines at vertical intervals of one foot with reference to the Will County vertical datum and horizontal coordinate system. The datum and referenced monument location shall be included in all final plats and engineering plans, without exception.
  - (16) The Village Engineer may request additional documentation as needed to complete the review of the proposed development.
- (F) Guarantees. Development Security as required under sections 158.005 and 158.015, shall be provided to insure completion of required public improvements, to insure repair of defective improvements, and to provide for abatement of nuisances occurring during construction.

### 158.015 AGREEMENTS.

- (A) Any owner or subdivider filing an application for approval of a final plat shall submit a statement of agreement that the land improvements as required of this chapter shall be completed by the owner or subdivider in accordance with plans and specifications approved by the Village Engineer and the Village Board, and all inspection fees referred to in this chapter shall be paid as required. One set of plans and specifications showing the improvements, as included, shall be filed with the Village Clerk within two years following the approval of the final plat by the Village Board.
- (B) To ensure completion of all required land improvements development security in the sum of 125% of the cost of the improvements must be submitted.
- (C) The development security referred to in division (B) above shall be posted with the village prior to Village Board approval of any final plat of subdivision or any final development plan. From time to time, the owner, developer, or subdivider, as the case may be, may request a reduction of the amount of the letter of credit to reflect progress in the completion of the public improvements secured thereby or progress in the performance of such other obligations as may be secured thereby. Such a request may be made by filing the following documents with the Village Manager:
  - (1) A request for the reduction certified to the Director of Community Development by the project engineer stating that the work has been completed in substantial conformance with the approved plans and specifications therefor and specifying the amount of the reduction then being sought, in such form as may be required from time to time by the Director of Community Development;
  - (2) A new or substitute development security for the public improvements in question or the other obligations secured, in a principal amount that reflects the requested amount of the reduction;
  - (3) The estimate of the Village Engineer stating the estimated cost to complete the public improvements not yet completed and to perform the remainder of any other obligations to be secured thereby which have not then been performed;
  - (4) Evidence satisfactory to the Village Attorney that the cost of the public improvements then constructed and the cost of any other obligations then performed and secured by said development security has actually been paid or that such payment has been adequately secured; and

- (5) "As-built" plans for the public improvements then completed in such formats as may be required by the Director of Community Development.

The foregoing documentation shall be reviewed by the Village Engineer, who may recommend approval or denial of the requested reduction in the amount of the development security to the Village Board, but no reduction in any amount of any development security shall be requested by any owner, developer, or subdivider recommended for approval by the Village Engineer or ultimately approved by the Village Board which would reduce the then-remaining principal balance of said development security to an amount less than the total remaining cost to complete the public improvements secured thereby or to complete the performance of such other obligations as may be secured thereby, plus an amount equal to 25% of the original principal balance of the development security as it existed prior to the request or approval of the initial reduction thereof. In the event that any reduction of any development security shall be approved by the Village Board, no such reduction shall become effective in any event until such time as a new or substitute development security reflecting the reduction is received by the village, and until such receipt the prior existing development security shall remain in full force and effect and at that principal amount which existed immediately prior to the approval of the reduction in question by the Village Board.

- (D) The form of development security shall be approved by the Village Attorney and Village Engineer.
- (E) A required development security shall not be canceled except with the consent of the Village Board.
- (F) Guarantees as set forth in this section shall not be required for subdivisions located in the unincorporated areas within one and one-half miles beyond the village limits or in those areas so located but declared to be the responsibility of another municipality as part of an approved boundary line agreement where there is evidence that agreements are entered into between the owner or subdivider and this county, except that for public improvement within the unincorporated areas within one and one-half miles beyond the village limits, and not relegated to another municipality as part of an approved boundary line agreement, where the village standards of public improvements are of higher quality than county standards, such agreements may be required by the village.
- (G) The Village Clerk shall not certify the approval of the Village Board of the final plat until the required bond, deposit, or other guarantee has been filed as required by this section.
- (H) Sample irrevocable letter of credit:

BANK LETTERHEAD

IRREVOCABLE LETTER OF CREDIT

DATE:

NUMBER:

AMOUNT:

EXP.DATE:

TO: VILLAGE OF ROMEOVILLE

VILLAGE CLERK

13 MONTROSE DRIVE

ROMEOVILLE, ILLINOIS 60441

Ladies and Gentlemen:

NAME OF BANK ("Bank") hereby establishes at the request of and for the account of \_\_\_\_\_ ("Owner") in favor of the Village of Romeoville ("Beneficiary") our Irrevocable Letter of Credit Number \_\_\_\_\_ for sum or sums not exceeding \_\_\_\_\_ Dollars (\$\_\_\_\_) (the "Credit Amount") available \_\_\_\_\_, 20\_\_, and expiring on \_\_\_\_\_, 20\_\_(the "Expiration Date"). The Credit Amount is available to Beneficiary against presentation of Beneficiary's draft(s) at sight drawn on Bank at (Bank Address, City, State, Zip).

Said Irrevocable Letter of Credit has been requested to guaranty completion of public improvements in (Subdivision), in accordance with the subdivision requirements of the Village of Romeoville, which improvements are listed, along with a completion schedule, in Exhibit A, which is made a part hereof.

A legal description of the subject property is attached hereto and made a part hereof as Exhibit B.

Sixty (60) days prior to the expiration of this irrevocable credit, we shall notify the Beneficiary, by registered letter, return receipt requested, of the impending expiration date. This commitment shall not terminate without such notice. If the improvements referred to hereinabove are not completed at the time such notice is received by the Beneficiary, the Beneficiary may elect to extend the expiration date of this letter of credit for one calendar year by serving a notice of election to the Bank by registered letter, return receipt requested. If the expiration date is so extended, the Bank shall again be required to notify the Beneficiary of an impending expiration sixty (60) days prior to the extended expiration date and this commitment shall not terminate without such notice.

Each request drawn under this Letter of Credit must be accompanied by:

- (i) An original executed Sight Draft, in the form attached hereto as Exhibit C (the "Sight Draft"); and,
- (ii) An original executed certificate, in the form attached hereto as Exhibit D (the "Certificate"); and,
- (iii) This original Letter of Credit, provided the original is not lost, destroyed or otherwise unavailable to the beneficiary, so that the amount of any partial draw upon this Letter of Credit can be marked or reflected thereon, prior to being returned to Beneficiary, or so that this Letter of Credit can be retained and canceled if the entire balance or remaining balance of the Credit Amount is drawn hereunder.

This Letter of Credit shall expire on the earlier to occur of:



- (i) The Expiration Date, provided proper notice as described earlier herein has been given to the beneficiary; or,
- (ii) The Date on which the Beneficiary surrenders this Letter of Credit to Bank for cancellation; or,
- (iii) Payment at any time by Bank of the entire balance or the remaining balance of the Credit Amount to the Beneficiary.

If the Expiration Date of this Letter of Credit is not a business day (as defined below), then this Letter of Credit shall expire at Bank's close of business on the first business day (as defined below) thereafter. Beneficiary shall promptly deliver this Letter of Credit to Bank upon expiry.

We hereby engage with Beneficiary that all drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored by us upon presentation to Bank of the applicable Sight Draft, the Certificate and the Letter of Credit as specified above at the aforesaid address during Bank's business hours on any day on which Bank is open for business (a "business day") through the Expiration Date, or any extension thereof.

The Credit Amount of this Letter of Credit shall be automatically reduced:

- (i) by the amount of any previous payment by Bank to Beneficiary pursuant to this Letter of Credit; and,
- (ii) upon presentation, by the Beneficiary, of an original executed certificate, in the form attached hereto as Exhibit E (the "Acceptance and Reduction Certificate"), certifying that said public improvements have been completed per Beneficiary's specifications and accepted by the Beneficiary.

This Letter of Credit shall be governed by the laws of the State of Illinois. Venue for any claim, dispute, or cause of action invoicing this Letter of Credit shall be in Will County, Illinois.

This Letter of Credit is irrevocable and unconditional and is not transferable or assignable, except by the prior written consent of Bank and Beneficiary.

(BANK NAME)

By: \_\_\_\_\_  
Officer Title

Exhibits Attached

EXHIBIT A

[List Public Improvements and Completion Schedule]

EXHIBIT B

[Legal Description]

EXHIBIT C

\_\_\_\_\_  
Ladies and Gentlemen:

DRAWN UNDER (INSERT BANK NAME) IRREVOCABLE LETTER OF CREDIT NO. \_\_

At sight pay to the order of the Village of Romeoville \_\_\_\_\_ Dollars (\$\_\_\_\_).

Date: \_\_\_\_\_

VILLAGE OF ROMEOVILLE

BY: \_\_\_\_\_

NAME: (PRINT NAME)

TITLE: \_\_\_\_\_

EXHIBIT D

\_\_\_\_\_  
Ladies and Gentlemen:

The undersigned holds the office or position set forth below and is authorized to make the certificate herein provided on behalf of the Village of Romeoville (the "Beneficiary"). Beneficiary hereby certifies to \_\_\_\_\_(the "Bank") that \_\_\_\_\_did not complete public improvements as required by the Development Regulations of the Village of Romeoville for the \_\_\_\_\_Subdivision.

Date: \_\_\_\_\_

VILLAGE OF ROMEOVILLE, a Municipal Corporation

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

EXHIBIT E

\_\_\_\_\_  
Ladies and Gentlemen:

The undersigned holds the office or position set forth below and is authorized to make the certificate herein provided on behalf of the Village of Romeoville (the "Beneficiary").

Beneficiary hereby certifies to \_\_\_\_\_(the "Bank") as follows:

1) The Village of Romeoville has accepted the following generally described improvements in \_\_\_\_\_ Subdivision as partial performance of the obligations for which this Letter of Credit has been given:

[List completed and Accepted Improvements]

2) The above listed improvements have been made to said property which is legally described on Exhibit B, attached hereto and made a part hereof, and the Beneficiary hereby acknowledges that the stated Amount of said Letter of Credit may be reduced, as of the date hereof, by the amount of \_\_\_ Dollars (\$) as a result of the completion and acceptance of said improvements.

Date: \_\_\_\_\_

VILLAGE OF ROMEOVILLE, a

Municipal Corporation

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

#### 158.025 DESIGN AND CONSTRUCTION STANDARDS.

- (A) All subdivisions shall be designed to conform with the planning principles and the layout and design requirements of this section and the Zoning Code, Chapter 159.
- (B) Basic principles exist which should be recognized and heeded in designing circulation layout. These principles concern the design of entire street systems rather than individual elements of the system, and so express concepts rather than specific standards. In applying them, however, specific standards for pavements widths, intersection design, and related design features are essential.
- (C) Basic consideration in the design of local circulations systems must recognize the factors of:
  - (1) Safety for both vehicular and pedestrian traffic.
  - (2) Efficiency of service for all users.
  - (3) Livability or amenities, especially as affected by traffic elements in the circulation system.
  - (4) Economy of both construction and use of land.
- (D) Each of the following principles is an elaboration of one or more of these four factors. The principles are not intended as absolute criteria, since instances may appear where certain principles conflict. The principles should, therefore, be used as guides to proper systems layout.
  - (1) Adequate vehicular and pedestrian access should be provided to all parcels.
  - (2) Local street systems should be designed to minimize through-traffic movements.
  - (3) Local street systems should be logical and comprehensible, and systems of street names and house numbers should be simple, consistent, and understandable.
  - (4) Local circulation systems and land development patterns should not detract from the efficiency of major and collector streets.

- (5) Elements in the local circulation system should not have to rely on extensive traffic regulations in order to function efficiently and safely.
  - (6) Traffic generators within residential areas should be considered in the local circulation pattern.
  - (7) Planning and construction of residential streets should clearly indicate their function.
  - (8) The local street system should be designed for a relatively uniform low volume of traffic.
  - (9) Local streets should be designed to discourage excessive speeds.
  - (10) Pedestrian-vehicular conflict points should be minimized.
  - (11) A minimum amount of space should be devoted to street uses.
  - (12) There should be a minimum number of intersections.
  - (13) The arrangement of local streets should permit economical and practical patterns, shapes, and sizes of development parcels.
  - (14) Local streets should be related to topography from the standpoint of economics, drainage, and amenities.
  - (15) Open space areas should be provided, commensurate with the projected population density of the development.
  - (16) Major elements of the street system may be used to help define and buffer different land use areas, enhancing their identity and cohesiveness.
  - (17) The street and pedestrian circulation pattern in a new residential subdivision should be compatible with the village's land use and street and highway plan.
  - (18) Subdivision layout should minimize the overall length of streets.
  - (19) A residential area should be conveniently accessible from major streets and highways.
  - (20) Access points to major and collector street facilities should be limited in number, given special design consideration, and, whenever possible, located where other features are not competing for a driver attention.
  - (21) Driveway entrances should be prohibited on major streets, and whenever possible on collector streets in residentially-zoned areas.
  - (22) Through-traffic on local residential streets should be avoided where practical.
  - (23) Lot layout in residential subdivisions should be designed to reduce the incidence of housing on major streets.
  - (24) Public utilities, including water, storm sewer, and sanitary sewer facilities, should be existing or proposed by the developer of the village of a size adequate to serve the proposed subdivision and any future development they may be required to service.
- (E) Layout and design requirements for proposed lots of record and outlots.
- (1) Subdivisions shall consist solely and exclusively of lots of record, outlots, easements, public right-of-way, and public improvements.
  - (2) All proposed lots of record shall front on a public street or roadway, and shall be as rectangular in shape as possible.
  - (3) All proposed lots of record shall meet or exceed the lot size dimensions and area requirements of any applicable zoning regulations; provided further, however, that these lots shall meet or exceed the following dimensional requirements:

<b>Land use category</b>	Lot depth (feet)	Lot width (feet)
Agricultural	200	300
Business	100	70
Manufacturing	200	80
Open space	100	100
Residential	100	70

- (4) Rear, side, and front yard easements shall be dedicated to the village for use by the village and private utility companies (for gas, electricity, cable T.V., water, storm sewer, sanitary sewer, and the like) as provided herein. Wherever possible, rear yard easements should be avoided.
- (5) Where double frontage residential lots are platted abutting a major or collector street, a landscape treatment, in combination with a no-access strip, shall be depicted on those lots adjacent to the street, and the applicable rear yard setback requirements shall be increased 15 feet for lots abutting major streets.
- (F) Layout and design requirements for proposed blocks.
  - (1) Blocks shall not exceed 1,500 lineal feet in length, nor be less than 600 feet in length. Pedestrian ways leading to schools, parks, other common destinations, or as deemed necessary by the Planning & Zoning Commission, shall be provided.
  - (2) The shape of blocks shall be determined by topographical features, the basic street system and traffic pattern, lot depths, and areas designated for public and other non-residential uses.
  - (3) Where a subdivision borders upon or is traversed by a railroad right-of-way or major street, the Planning & Zoning Commission may require a street on one or both sides of that right-of-way or street, located approximately parallel to and at a distance removed suitable for the appropriate use of the intervening land; i.e., park purposes, deep residential lots fronting on it with a no-access strip along the rear property lines, and off-street parking, business, or other uses as permitted by the zoning code.

#### 158.026 REQUIRED PLANS AND SPECIFICATIONS.

- (A) After approval of the preliminary plan, and prior to the filing of an application for approval of the final plat, the owner or developer/subdivider shall submit to the Village Engineer, and other public officials having jurisdiction, construction plans and specifications prepared by a professional engineer licensed to practice engineering in the State of Illinois, for required land improvements. These construction plans and specifications shall be approved by the Village Engineer and other public officials having jurisdiction, and approval shall be certified on the final plat.
- (B) Before a final plat may be approved by the Village Board, the owner or developer/subdivider shall submit to the Village Engineer complete plans and specifications prepared by a registered engineer who shall certify in writing to the Village Board that such improvements meet the minimum requirements set forth in this chapter and other applicable requirements of the village and other governmental bodies.

158.027 STREET IMPROVEMENTS.

(A) Design.

(1) General standards.

- a. Streets shall be designed and located in relation to existing and planned streets, to topographical conditions and natural terrain features such as streams and existing tree growth, to public convenience and safety, and in appropriate relation to the proposed uses of land to be served by such streets.
- b. All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way as established by the village.
- c. All thoroughfares shall be properly related to special traffic generators, such as industries, business districts, schools, churches and shopping centers, to population densities and to the pattern of existing and proposed land uses.
- d. Minor streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to encourage efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient, safe access to property.
- e. It is the intent that the street system, whether public or private, to encourage safe and efficient traffic flow and provide safe vehicular storage space for stopping and turning movements so as not to conflict at intersecting streets or driveway entrances.
- f. Proposed streets shall be extended to the boundary lines of the parcel to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Planning and Zoning Commission, extension is not necessary or desirable for the coordination of the layout of the subdivision site plan with the existing layout or the most advantageous future development of adjacent parcels.
- g. In business and industrial developments, the streets and other accessways shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas so as to minimize conflict of movement between the various types of traffic.
- h. Dual access shall be provided in any subdivision site plan beginning with the initial construction and shall be maintained in suitable condition for passage of private and emergency vehicles.
- i. Where a subdivision borders on or contains a railroad or highway, the Planning and Zoning Commission may require a street approximately parallel to and on each side of such railroad or highway, at a distance suitable for the appropriate use of the intervening land, for park purposes in residential districts or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.
- j. Where a subdivision abuts or contains an existing or proposed highway or major thoroughfare, the Development Review Committee may require marginal access streets, reverse-frontage with screen planting contained in a non-access reservation, at least ten feet wide, along the property line; deep lots with rear service alleys; or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

- k. Developments shall be designed so that the developer/subdivider provides not less than one-half of the right-of-way dedication required for an exterior street.
- (2) Design criteria.
- (a) Tangent sections (measured from ROW of intersecting street):
    - 1. Tangents (minimum length 100') shall be introduced between horizontal reverse curves on all streets; and
    - 2. Tangents (minimum length 50') shall be introduced at the end of all curvilinear roads at intersections.
  - (b) Cul-de-sac and U-streets:
    - 1. The use of u-shaped streets is not encouraged.
    - 2. The length of a cul-de-sac street shall not exceed 750 feet in length as measured along the center line of the cul-de-sac street from the centerline of the start of the origin to the end of the right-of-way.
    - 3. Cul-de-sac terminus shall have a minimum pavement diameter measured 80 feet edge-to-edge in areas zoned residential, and 100 feet in all other areas.
  - (c) Streets shall be laid out so as to intersect as nearly as possible to right angles and no new street shall intersect any existing street at less than 80 degrees nor more than 100 degrees. No more than two streets shall intersect at any one point unless specifically approved by the Development Review Committee.
  - (d) Horizontal curves:
    - 1. Horizontal curves are required where the angle of deflection in horizontal center lines exceeds five degrees. The radius of the horizontal center line curve shall not be less than the following dimensions depending on the classification of the street involved:
      - a. Major street, 500 feet.
      - b. Collector street, 300 feet.
      - c. Minor street, 100 feet.
      - d. Any variance must demonstrate that the curve has a radius adequate to ensure clear sight distances.
  - (e) Vertical curves. Vertical curves shall be used whenever the algebraic difference in centerline gradients exceed 1%. The length of the vertical curve shall be established on the basis of design speed and stopping distance in accordance with "A Policy on Geometric Design of Highways and Streets" (AASHTO, latest edition).
  - (f) Street grades.
    - 1. Grades shall provide proper relation between the street and the first floor elevation of the houses or buildings to permit convenient and economical access to and drainage of the lots.
    - 2. All streets shall be graded to their full width, including side slopes and the sub-grade of the areas to be paved.
    - 3. Street gradients shall be as specified in Appendix A: Table A-1: Street Design Guidelines.
    - 4. Residential driveway slopes shall be between 2% and 8%.

- (g) Intersection design.
1. All intersections (street-to-street and driveway-to-street) should encourage safe traffic flow.
  2. Streets and driveways shall be located to avoid centerline offsets between other streets and driveways of at least the following minimum dimensions:
    - a. Driveway-to-driveway: 100 feet;
    - b. Driveway-to-local: 125 feet;
    - c. Local-to-local: 125 feet;
    - d. Driveway-to-collector: 125 feet;
    - e. Local-to-collector: 150 feet;
    - f. Collector-to- collector: 200 feet;
    - g. If requested, a traffic study will be prepared to determine the required length of storage or stacking and the minimum dimension shall be such that the driveway (full-access) will not be located in the storage or taper. Right-in/right-out access can be closer to an intersection with village approval.
    - h. Residential driveway-to-residential driveway – maximized to the extent possible.
  3. Curb radii. Minimum curb return radii shall be measured from the center to the back of curb, and shall conform to the following:
    - a. Major/major: 30 feet radius.
    - b. Major/boulevard: 30 feet radius.
    - c. Major/collector: 30 feet radius.
    - d. Major/local: 25 feet radius.
    - e. Boulevard/boulevard: 30 feet radius.
    - f. Boulevard/collector: 30 feet radius.
    - g. Boulevard/local: 25 feet radius.
    - h. Collector/collector: 30 feet radius.
    - i. Collector/local: 25 feet radius.
    - j. Local/local: 25 feet radius.
    - k. Minimum internal roadway (commercial/industrial) radius: 25 feet.
- (h) Alleys.
1. Alleys may be required in commercial, business and industrial districts, except where 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 and in accordance with the provisions of the Zoning Ordinance.
  2. Alleys in residential areas shall not be permitted, except where approved and recommended by the Development Review Committee.
  3. The width of alleys shall not be less than 20 feet.



4. Alley intersections and sharp changes in alley alignment shall be avoided, but where necessary, corners may be cut off sufficiently to permit safe vehicular movement.
  5. Dead-end alleys are prohibited.
  6. Alley pavement shall conform to the construction standards set forth in this section.
    - (i) Traffic calming and control devices. The village may, at its discretion, require the use of roundabouts or other traffic-control devices in the design of roadways within a subdivision. Costs for traffic calming and control devices shall be included in the applicant's letter of credit.
- (B) Right-of-way dedication.
- (1) All street and roadways proposed within the confines of a subdivision shall be located in dedicated public rights-of-way. Street right-of-way widths shall be as specified in Appendix A: Table A-1: Street Design Guidelines.
  - (2) Where streets define the separation of two or more zoning districts, right-of-way dedication shall be provided so as to meet the requirement of the zoning district requiring the larger right-of-way.
  - (3) A private roadway system may only be contemplated in situations where there is adherence to the following standards:
    - (a) The private roadways must be integral to the development in question. Private roadways may not connect to adjacent developments.
    - (b) Appropriate easements, both for utilities and future roadway widening, if necessary, must be included in the design.
    - (c) Appropriate setbacks, both for buildings and for parking must be included in the design. At a minimum, the setbacks must be equivalent to the zoning district setbacks measured from the curb line, but not less than the width of easements.
    - (d) The design of the private roads must meet the criteria of ordinance.
  - (4) Each cul-de-sac street shall terminate with a circular area having a minimum right-of-way diameter of 110 feet in residential areas and 120 feet in all other areas.
  - (5) Reserve strips (sometimes called "spite" strips) controlling access to public utilities or streets shall be prohibited.
- (C) Construction standards. The standards and specifications contained within this ordinance may be modified, amended, or amplified by the Director of Public Works. Such modifications, amendments, and amplifications are available at the Public Works Department.
- (1) Street improvements shall be provided in each new subdivision site plan in accordance with the regulations set forth in this section and the tables of minimum standards and typical section as set forth as Appendices A and B, respectively. The regulations for street improvements are as follows:
    - (a) All streets in single-family residential zoning areas shall be constructed in accordance with this chapter.
    - (b) All streets in multi-family and commercial zoning areas shall be constructed in accordance with minor collector standards.
    - (c) For industrial and other special use areas as determined by the Planning and Zoning Commission and the Village Engineer.

- (d) All street construction, including the items listed above, shall conform to the requirements of the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, adopted January 1, 2007 and amended from time to time.
- (2) All unsuitable sub-base material shall be removed and shall be replaced with stable, compacted material in conformance with generally accepted engineering practices. Soil test reports are to be submitted to the Village Engineer at the time of plan submittal. Sub-grade stability improvements will be required for soils with an IBR less than 4.0. Lime stabilization may be utilized but must be in accordance with IDOT Sections 302 and 310 and be approved, in writing, by the Director of Public Works.
- (3) All pavement thicknesses, including surface, base courses and sub-base courses, shall be designed in accordance with the Illinois Department of Transportation standards. The minimum thicknesses for Class IV streets (as designated in IDOT's Bureau of Design and Environmental Manual) shall be as specified in Appendix B: Roadway Specifications. Proof roll of the sub-base and base course shall be conducted and densities of the subbase, base course, binder course and surface course of all streets shall be field-verified during construction with nuclear methods by a developer employed testing service.
- (4) Class III streets (as designated in IDOT's Bureau of Design and Environmental Manual) require design data to be submitted to the Village Engineer at the time of plan submittal and shall always meet or exceed the minimum requirements in Appendix B: Roadway Specifications. However, alternate materials may be considered by the Planning and Zoning Commission, if recommended by the Village Engineer, if structurally equal.
- (5) Curbs and gutters.
  - (a) Curb and gutter shall be constructed on all streets and shall be combination (integral) concrete. Curbs may be constructed integrally with the Portland Cement concrete pavement. All curbs and gutters shall be installed in accordance with the minimum standards and specifications as contained in Appendix A: Table A-1: Street Design Guidelines or as approved by the Village Board after recommendation by the Planning and Zoning Commission.
  - (b) Curb and gutter shall be Type B-6.12 unless otherwise noted in Appendix A: Table A-1: Street Design Guidelines or as required by the Village Engineer for wider pavement widths.
  - (c) All curb shall be designed with a minimum slope of 0.5% unless otherwise approved by the Village Engineer.
  - (d) Curb ramps shall be designed in accordance with all federal, state, and local guidelines with respect to accessibility. At a minimum, ICC/ANSI A17.1 – latest edition and the Illinois Accessibility Code should be used during design. Then current IDOT standard details for curb ramps shall be included on design plans.
  - (e) Curb and gutter poured next to concrete pavements shall be done in accordance with then current IDOT details.
- (6) Street signs. The developer will pay for all street name and regulatory signs. All signs will be installed by the developer in accordance with the Manual on Uniform Traffic Control Devices and consistent with the Traffic Control Plan. The cost of all signage is to be included in the letter of credit. All signs are to be installed within one week of the construction of the roadway bituminous binder. The signs shall meet the following requirements:
  - (a) A sign plan is required as part of the development plans and must be approved by the Village Board and Police Department before signs are to be installed.

- (b) Sign supports shall be two pounds U-channel galvanized posts with ground sleeves cut four feet; cut to height.
  - (c) Stop sign - 30" diamond grade V.I.P. stop sign-local streets (reflective).
  - (d) Stop sign - 36" diamond grade V.I.P. stop sign-collector/arterial streets (reflective).
  - (e) Speed limit sign - 24" x 30" diamond grade V.I.P. -25 MPH on local streets (see attached).
  - (f) Speed limit sign - 24" x 36" diamond grade V.I.P. collector/arterial (see attached).
  - (g) Twenty-five mph and under – green on both sides - residential street name signs green with four inch white letters - six inch Extruded Blade (letters to be reflective) high intensity sheeting (18" Minimum Blade).
  - (h) Over 25 mph – 080 covered blank; green on both sides; collector streets and greater six inch white letters - nine inch (letters to be reflective) high intensity sheeting (18" Minimum Blade).
- (7) Striping.
- (a) The developer will pay for all stripage. All stripage will be installed by the developer in accordance with the Manual on Uniform Traffic Control Devices and consistent with the Traffic Control Plan. The cost of all stripage is to be included in the letter of credit. All stripage are to be installed within one week of the construction of the roadway bituminous surface.
  - (b) Raised reflective pavement markers shall be required only where deemed necessary by the Director of Public Works on centerline skip dash, double yellow centerline turn lanes.
  - (c) Stop bars shall be 24 inches wide and required at all stop sign locations.
  - (d) Crosswalks shall have six inch wide lines at intersections, 12 inch wide bars at school crossings.
  - (e) All permanent striping shall be thermoplastic.
  - (f) Temporary paint striping shall be required after binder placement on all collector streets or where deemed necessary by the Director of Public Works.
- (8) Restrictions on building permits:
- (a) Prior to the issuance of a building permit, the roadway bituminous binder course must be installed up to the front of the principal structure for which the permit has been applied.
  - (b) Prior to the issuance of an occupancy permit, the subdivided lot shall have a driveway paved with an asphalt and/or concrete surface minimally extending from the adjacent public street to the front setback line of the principal structure located on the lot. If weather conditions or other circumstances beyond the developer's control prevent installation of all or portions of the driveway and all other requirements for the issuance of a certificate of occupancy have been met, a letter of credit or a performance guarantee approved by the Village Attorney to ensure completion of approved driveway shall be filed with the Village Manager. The amount of the performance guarantee and the required completion data shall be recommended by the Zoning Administrator based on current costs and set by the Village Board.

- (9) Partially Completed Streets. In the event that a development is planned for initial construction with a binder course only, with the surface course to follow upon completion of the development, the following criteria shall apply.
  - (a) Binder wedges are required along the edge of all public roads where the binder is to be exposed for more than six (6) months.
  - (b) The surface layer is to be placed based on the criteria in section 158.05(C)
  - (c) Wedges are required around all manholes.

## 158.028 SIDEWALK AND PEDESTRIAN WAYS.

- (A) Design.
  - (1) Concrete sidewalks shall be provided along the lot or throughout the subdivision to serve the anticipated needs of its residents and customers. Sidewalks shall be located in accordance with proper land planning procedures and with due regard for public safety and anticipated concentration of pedestrian traffic.
  - (2) In residential subdivision, sidewalks shall be located in dedicated street rights-of-way and they shall be parallel to the street surface on both sides of the street unless otherwise directed by the Development Review Committee. Culs-de-sac shall have sidewalks around the terminus along with a crossing at the mouth of the bulb.
  - (3) Where the street design and parallel sidewalk arrangement does not provide reasonably direct pedestrian access to and from school sites, park sites, neighborhood commercial centers, and other pedestrian traffic generators, pedestrian ways shall be provided in side yard or other easements or dedicated right-of-way or as directed by the Development Review Committee so as to permit reasonably direct pedestrian access to and from such sites.
  - (4) Notwithstanding the fact that installation of sidewalks is required to be completed within two years of final plat approval, the corporate authorities may, upon application, grant extensions for up to six months for such sidewalk completion. No more than four such extensions may be granted. No extension shall be granted unless or until the applicant's (developer's) subdivision security bond or letter of credit has been extended to remain valid during the term of any such extension. Nothing herein contained shall be deemed a waiver of the applicant's (developer's) responsibility to complete the sidewalks, and provided further that if the applicant (developer) transfers ownership of any lot the sidewalk of which has not been accepted by the village, the applicant (developer) and the owner of the lot shall be jointly and severally responsible for the completion and maintenance of the sidewalk.
- (B) Right-of-way dedication. All sidewalks and pedestrian ways shall be installed in dedicated public right-of-way or public easements. The right of way shall extend no less than one foot on each side of the sidewalk or pedestrian way surface.
- (C) Construction standards. The standards and specifications contained within this ordinance may be modified, amended, or amplified by the Director of Public Works. Such modifications, amendments, and amplifications are available at the Public Works Department.
  - (1) All sidewalks shall be a minimum of five feet wide and typically be installed one foot from the right-of-way (within the right-of-way). Where practicable, all sidewalks shall be located so that a parkway separates the curbs from the sidewalk. Sidewalks in commercial districts may be wider as deemed necessary by the Development Review Committee.

- (2) Where sidewalks are placed adjacent to the curb, the widths must be two feet wider than those used when a plated strip separates the sidewalk from the curb. This additional width provided space for roadside hardware and snow storage outside the width needed by pedestrians. It also allows for the proximity of moving traffic, the opening of doors or parked cars, and bumper overhang.
  - (3) Sidewalks in residential districts shall be constructed of Portland Cement concrete (Class SI) to a minimum thickness of five inches, except at driveway locations where the thickness shall be a minimum thickness of six inches. A compacted aggregate base with a minimum thickness of four inches shall be provided under all sidewalks. Concrete for such sidewalks shall conform to the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction.
  - (4) Sidewalks in commercial/industrial districts shall be constructed of Portland Cement concrete (Class SI) to a minimum thickness of six inches, except at driveway locations where the thickness shall be a minimum thickness of eight inches. A compacted aggregate base with a minimum thickness of four inches shall be provided under all sidewalks. Concrete for such sidewalks shall conform to the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction.
- (D) District location.
- (1) Unless otherwise provided for in this or other regulations, sidewalks shall be constructed within all zoning districts, and when deemed necessary by the Development Review Committee, Planning and Zoning Commission, and or Village Board.
  - (2) Pedestrian ways leading to schools, parks, other common destinations, or as deemed necessary by the Development Review Committee, Planning and Zoning Commission, and or Village Board.

#### 158.029 STREET LIGHTING.

- (A) General. Street lighting shall be designed in accordance with the requirements of the "American National Standard Practice for Roadway Lighting," latest edition.
- (B) Material. All materials shall meet the requirements of the appropriate IES NEMA standards, and shall be approved by the Underwriters Laboratory.
- (C) Equipment. Street lights shall be of the type and variety as provided by the local electric power company, their equivalent, or better, and be subject to approval by the Village Engineer. Within residential areas, street lights shall consist primarily of an aluminum standard with contemporary post top luminaire, and shall have a luminaire mounting height of 16 feet above grade. In cases where a mastarm and a horizontal burning luminaire are used, the maximum luminaire height shall be 25 feet above grade.
- (D) Construction and wiring. All work shall conform to the applicable sections of the National Electric Code, as adopted by the village. All underground wiring shall be polyethylene uniduct, or shall be installed in conduit of two inch minimum.
- (E) Service. The developer/subdivider shall arrange with the local electric power company for electric service, and shall bear the expense of any charge by the electric power company to furnish the service connection. The location of any service connection and the control equipment shall be shown on the drawing.
- (F) Design. All developments/ subdivisions shall be designed so that street lights are provided in locations and in a manner as to do and accomplish the following:

- (1) Provide a street light at every cross or "T" intersection and at the end of every cul-de-sac or eyebrow on local streets.
- (2) Provide additional street lights as may be necessary so that street lights are not more than 350 feet apart.
- (G) Right-of-way dedication. All street lights shall be installed in public easements or dedicated public rights-of-way. Easements and rights-of-way shall be of sufficient width, and the street lights shall be installed in such locations therein, that will not reasonably interfere with other public utilities.

### 158.030 STORM SEWERS AND DRAINAGEWAYS.

- (A) Design. All subdivisions shall be designed so the proposed storm water drainage system does and accomplished the following:
  - (1) Extends the storm system through the proposed subdivision to serve upstream properties in the natural drainage area. The storm system should reflect the ultimate development of the drainage area.
  - (2) The storm system should be designed to provide positive drainage. This will provide a convenience system to pass frequent floods, and an emergency system to pass more severe floods.
  - (3) The storm system is assumed to consist of such components as sewers, channels, swales, natural drainageways, inlets, catch basins, manholes, streets, detention/retention basins, and other necessary facilities.
  - (4) The drainage plans shall have a certification by a registered professional engineer as follows:
 

"I, \_\_\_\_\_, hereby certify that adequate storm water storage and drainage capacity has been provided for this development, such that surface water from the development will not be diverted onto and cause damage to adjacent property for storms up to and including the one hundred (100) year event, and that the design plans are in compliance with all applicable state, county, and village ordinances."
  - (5) All storm sewer systems shall be entirely separate from the sanitary sewer system. Storm sewers shall be designed to convey the peak flow from a ten-year rainfall event. Rainfall frequency data shall be obtained from the *Rainfall Frequency Atlas of the Midwest*, Bulletin 71, or any subsequent revision thereof. Storm sewer outfalls shall be designed to function at their design capacity during flood conditions on the receiving stream or other body of water. The minimum size of storm sewer shall be 12 inches in diameter.
    - (a) Public storm sewer systems. All storm sewer systems to be dedicated to and accepted by the village as public improvements shall be constructed of reinforced concrete pipe, without exception.
    - (b) Private storm sewer systems. All private storm sewer systems constructed in residential areas shall meet the requirements set forth in division (A)(5)(a) above. Storm sewer systems in non-residential areas (excluding parks, open areas or any areas developed in connection with or intended for use as an amenity to or facility for any residential area) may be constructed of materials other than reinforced concrete pipe, provided that the applicant, developer, contractor, or any other entity proposing to install a storm sewer system provides the Village Engineer with sufficient technical data illustrating the storm sewer system meets or exceeds characteristics and performance capabilities of reinforced concrete

pipe. Any material proposed other than reinforced concrete pipe must have approval of the Director of Public Works and the Village Engineer.

- (6) Culverts under thoroughfare streets shall be designed to pass the 100 year peak flow with no adjacent property damage. Culverts under collector streets shall be designed to pass the 50 year peak flow without damage. Culvert material shall consist of reinforced concrete sewer pipe or corrugated metal pipe.
  - (7) No ditch system shall be permitted. Drainage shall be provided through storm sewers with a ten year design capacity. Additional storm water sewer shall be conveyed through street and surface grading to pass up to the 100 year discharge without damage. Bypass channels shall use natural drainageways as much as possible, and shall convey up to the 100 year peak flow without damage. Modified or artificial channels shall be lined with concrete up to the ten year stage, with adequate capacity to pass up to the 100 year peak flow without damage. Channel modifications will be permitted only if the following conditions are met:
    - (a) The hydraulic capacity is maintained.
    - (b) The existing flood storage is maintained.
    - (c) The banks are adequately stabilized.
    - (d) The appropriate permits have been obtained.
    - (e) Swales in backyards and other areas shall be permitted provided the following conditions are met:
      1. The maximum side slopes shall be a six to one (6:1) ratio.
      2. Appropriate easements are provided, a minimum of 20 feet wide.
  - (8) Inlets will be located as necessary to collect surface water, but shall be spaced a maximum of 400 feet. Catch basins before a storm sewer enters a manhole. Manholes shall be located at the junction of two storm sewer pipes, or at any change in grade alignment or size of the pipe. Maximum spacing of manholes shall be 400 feet.
  - (9) Streets and parking lots should be designed and their grades established such that they can convey or store up to the 100 year rainfall event without damage. The maximum allowable depth in the street shall be nine inches, measured in the curb and gutter. The maximum allowable depth in parking lot shall be nine inches. Streets and parking lots shall be designed to provide positive drainage.
- (B) Right-of-way/easement dedications.
- (1) All drainageways shall be located in dedicated public rights-of-way. All storm sewers shall be located in public easements or dedicated public rights-of-way.
  - (2) Easements and rights-of-way shall be of sufficient width and storm and/or sanitary sewer shall be installed at such locations therein as to permit open cut installation, maintenance, and repair within the confines of the easement or right-of-way without relocation or other unreasonable interference with other public utilities located therein, and so as to meet the following minimum standards: 15 feet in width, plus five feet for each additional utility, plus, for storm and/or sanitary sewers in excess of 24 inches in diameter, two additional feet for each 12 inches or portion thereof of additional storm and/or sanitary sewers diameter provided; however, if storm and/or sanitary sewers exceed 15 feet in depth, additional right-of-way may be required.
- (C) Construction standards. All storm sewers shall use materials and be installed in the manner meeting or exceeding the requirements, standards, and specifications contained in the "Standard Specifications for Water and Sewer Main Construction in Illinois," the most current

edition as amended, supplemented and amended by the Village Engineer. These standards and specifications, with the modifications, amendments, and amplifications of the Village Engineer, are available at the Public Works Department.

- (D) Oversizing. Where applicable, the developer/subdivider shall install storm systems sufficient in size and depth to carry the storm runoff from upstream properties naturally tributary to the proposed subdivision. The village shall make special provisions for that developer/ subdivider to recapture those additional costs incurred as a result of oversizing and over-excavating the storm system.

#### 158.031 SANITARY SEWERS AND DISTRIBUTION.

- (A) Design. All subdivisions shall be designed so the proposed sanitary sewer system does and accomplishes the following:
  - (1) Extends interceptor sanitary sewers through the proposed subdivision to serve upstream properties in the natural drainage area.
  - (2) Provides sanitary sewer services with separate service connections terminating not less than two feet inside the property or easement line to each proposed lot of record.
  - (3) Provides adequate capacity to drain the portions of the subdivision proposed to be served by the sewer, and any property upstream thereof which drains into or may drain into that sewer, based on the effluent discharge reasonably expected from the development to the type and to the maximum density permitted by the then-existing zoning regulation of the village for property within the corporate limits, and the land comprehensive plan for property outside the corporate limits.
  - (4) Manholes.
    - (a) Provides public manholes at the end of each line, at all changes in grade, size, or alignment, at all intersections, and at distances not greater than 400 feet for sewers 15 inches or less, and 500 feet for sewers 18 inches to 30 inches. Greater spacing may be permitted in larger sewers and in those carrying a settled effluent.
    - (b) Provides a drop pipe for sewers entering a manhole at an elevation of 24 inches or more above the manhole invert. Where the difference in elevation between the incoming sewer and the manhole invert is less than 24 inches, the invert should be filtered to prevent the depositing of solids.
  - (5) Maintains separation from public water supply system.
  - (6) Discourages the use of sewage pumping facilities.
  - (7) Permits the use of private sewage, disposal systems only in the following situations:
    - (a) Public water and public sewer not accessible, minimum size lot for private sewage disposal shall be 4,356 square feet.
    - (b) Public water available, minimum size lot for private sewage disposal shall be 2,000 square feet.
    - (c) Private sewage system shall be installed in accordance with county standards.
  - (8) Designed to prevent installations of sanitary sewers in the rear or side yard easements.
- (B) Right-of-way dedication. All sanitary sewers shall be installed in public easements or dedicated public rights-of-way. Easements and rights-of-way shall be of sufficient width and the sewers shall be installed at such locations as to permit open-cut installation, maintenance, and repair within the confines of the easement or right-of-way without relocation or unreasonable



interference with other public utilities located therein, and so as to meet the following minimum standards: 15 foot width, plus five feet for each additional utility, plus, for sanitary sewers in excess of 24 inches diameter, two additional feet for each 12 inches or portions thereof of additional sewer diameter; provided, however, if sanitary sewers exceed 15 feet in depth, additional right-of-way may be required.

- (C) Construction standards. All sewers shall use materials and be installed in such manner meeting or exceeding the required standards and specifications contained in the "Standard Specifications for Water and Sewer Main Construction in Illinois," the current edition as then modified, supplemented, and amended by the modifications, amendments, and amplifications of the Village Engineer, available at the Public Works Department.
- (D) Oversizing. Where applicable, the developer/subdivider shall install sanitary sewer mains sufficient in size and depth to carry sanitary discharge from the upstream properties naturally tributary to the proposed subdivision. The village may make special provisions for that developer/ subdivider to recapture those additional costs incurred as a result of oversizing and over-excavating the sanitary sewer.
- (E) The developer will be required to monitor the flow from the site for a period of at least two months (encompassing at least two major storm events) to identify any excessive inflow/infiltration occurring in the system. The data must be submitted to the Village of Romeoville prior to acceptance of the public improvements.

#### 158.032 WATER DISTRIBUTION AND SUPPLY.

- (A) General. All subdivisions shall be designed so the proposed water distribution and supply system does and accomplishes the following:
  - (1) Extends water mains through the proposed subdivision to serve otherwise unserved abutting properties.
  - (2) Provides water service, with separate service connections terminating not less than two feet inside the property or easement line, to each proposed lot of record.
  - (3) Provides adequate capacity to serve all the lots proposed to be served by the line, plus any additional extensions to the main which might be made to develop property in the same pressure area with the type of uses, and to the maximum density permitted by the then-existing zoning regulations of the village with respect to the property within the corporate limits, and the land use element of the village's comprehensive plan for proposals outside the corporate limits.
  - (4) Looped water mains so as to avoid dead ends.
  - (5) Provides standard fire hydrants at each intersection of two or more public streets or roadways, and provides additional hydrants as are necessary so that hydrants are not more than 300 feet apart in all areas. All fire hydrants shall have auxiliary valves.
  - (6) The minimum size water main shall be eight inches in diameter; except on a minor cul-de-sac streets, serving ten homes or less, a six inch water main is acceptable.
  - (7) Permits the use of private wells only in the following situation:
    - (a) In subdivisions in unincorporated areas;
    - (b) Minimum size lot served shall be 20,000 square feet; and,
    - (c) Well shall be in accordance with county standards.

- (B) Right-of-way/easements dedication. All water mains shall be installed in public easements or dedicated public rights-of-way, such easements and rights-of-way to be of sufficient width and the water mains to be installed at such locations as to permit open-cut installation, maintenance, and repair within the confines of the easement or right-of-way without relocation or unreasonable interference with other public utilities located therein. The minimum public easement width shall be 15 feet.
- (C) Construction standards. All water mains shall use materials and be installed in a manner meeting or exceeding the required standards and specifications contained in the "Standard Specifications for Water and Sewer Main Construction in Illinois," the current edition as then modified, supplemented, and amended by the Village Engineer. These standards and specifications with the modifications, amendments, and amplifications of the Village Engineer are available at the Public Works Department.
- (D) Oversizing. Where applicable, the developer/subdivider shall install water mains sufficient in size to serve future growth in the vicinity of the subdivision. The village shall make special provisions for that developer/subdivider to recapture those additional costs incurred as a result of oversizing the water main.
- (E) The developer will be required to conduct a leak detection survey by sounding and correlating with computerized equipment every valve box, hydrant, and service to identify any leaks occurring in the system. The data must be submitted to the Village of Romeoville prior to acceptance of the public improvements.

#### 158.033 OTHER PUBLIC UTILITIES.

- (A) Design.
  - (1) Except as specifically authorized by this chapter, all new public and quasi-public utilities, including gas lines, electrical lines, telephone lines, and cable T.V. transmission lines shall be located underground and, except for individual building or property services, shall be located in public easements or dedicated public rights-of-way. Existing above ground utilities shall be relocated underground upon development of a parcel. Easements or rights-of-way shall be of sufficient width and the utilities shall be installed at such locations therein as to permit open-cut installation, maintenance, and repair within the confines of the easement or right-of-way without relocation or other unreasonable interference with other public or quasi-public utilities located therein.
  - (2) Three-phase electrical transmission lines and electrical transformer facilities may be located aboveground on poles at such heights and locations along the perimeter of the subdivision so as not to be unsightly or hazardous to the public, and as may be approved by the Village Board.
  - (3) Front yard electrical transformers and telephone pedestals shall not be located aboveground in front yard easements or dedicated rights-of-way. Side yard electrical transformers and telephone pedestals may be located aboveground when they are located behind the subdivision building setback line.
- (B) Construction standards. All utility installations shall conform with the applicable village, State Commerce Commission regulatory, or accepted industrial standards, whichever impose the highest and most demanding requirements for the preservation and protection of the public health, safety, and welfare.

#### 158.034 TREE PRESERVATION AND PLANTING PLAN.

(A) Applicability.

- (1) The provisions of this section apply to trees planted in public right of way or on public property. For regulations concerning tree planting and landscaping on private property refer to the Zoning Code, Chapter 159, Section 159.30.
- (2) The provisions of this section apply to any new development or plat, any redevelopment, any expansion or building addition, or any construction taking place within the public right of way or on public property. Compliance with this section is a condition for the approval of any development / engineering plans or the issuance of any Certificates of Occupancy.

(B) Public Tree Preservation.

- (1) It shall be unlawful for any person, group, entity, corporation, or organization to remove any tree in public right of way or on public property without the approval of the Village.
- (2) It shall be unlawful for any person, group, entity, corporation, or organization to damage, deface, injure, or prune a tree in public right of way or on public property in such a way causes irrevocable harm to the tree. This includes "tree topping" or the cutting of branches and/or the trunk of a tree in a manner which will substantially reduce the overall size of the tree area so as to destroy the existing symmetrical appearance or natural shape of the tree in a manner which results in the removal of main lateral branches leaving the trunk of the tree in a stub appearance.
- (3) It shall be unlawful for any person, group, entity, corporation, or organization to attach signs, notices, or other advertising to any tree in public right of way or on public property.
- (4) Property owners are responsible for the maintenance of the trees in the public right of way adjacent to their property. The Village and its authorized agents shall have the right but not the obligation to plant, prune, maintain or remove trees in the public right of way or on public property as may be necessary to ensure public safety, preserve or enhance the quality of the vegetation, and beautify the Village. The Village may remove or cause to be removed as soon as practical any tree in the public right of way or on public property that is diseased or dying, or that poses an irreconcilable threat to a utility, or that otherwise threatens the public health, safety, or general welfare.
- (5) In areas where construction is taking place within the public right of way every effort shall be made to preserve the existing trees. A tree preservation plan shall be completed that includes:
  - (a) Trees to be saved shall be prominently marked, these markings to be visible at normal eye level and at the working level of equipment operators.
  - (b) Movement of construction equipment and any other vehicles shall be restricted to clearly make routes.
  - (c) Temporary barriers shall be erected prior to construction to prevent damage to the trunk, canopy, or root zone of trees to be saved; for instance, stakes and rope, snow fences, wooden frame, cinder block, planking over roots, and the like. Barriers equal in extent to the drip line of the tree may be required in case of species particularly susceptible to root zone damage.
  - (d) Use, storage, or other deposition of equipment or material shall be prohibited within the root zone of any tree to be saved; for example, paint, oil, solvents, fuel, gravel, fill, concrete, sand, mortar, rubbish, and the like.
  - (e) Grading, filling, excavating, or other disturbance within the root zone of any tree to be saved shall be avoided wherever possible. Where this cannot be avoided, a tree well,

terrace, retaining wall, or other protective device shall be installed as the first step of construction.

- (f) If tree roots must be cut in the course of installing streets, utility lines, foundations, or other construction activity, this cutting shall be by trenchers, backhoe equipment, or other equipment which will insure clean cuts. Where damage is inflicted, pruning or other compensatory treatment shall be done as soon as possible.
  - (g) Trees to be saved shall not be subjected to unfavorable changes in drainage, either during or after construction.
- (C) Public Tree Replacement. In the event that trees in the public right of way or on public property cannot be preserved, or must be removed due to disease or damage, they shall be replaced according to the following standards.
- (1) One tree shall be planted for every tree removed.
  - (2) Tree selection and placement shall be according to subsection (D) below.
  - (3) In the event that the replacement trees cannot fit in the right of way adjacent to the project, a fee in lieu of can be assessed for the tree to be planted in right of way elsewhere in the Village. The fee in lieu shall be determined by the Director of Community Development and shall be approximately equal to the actual cost of buying and installing a tree.
- (D) Public Tree Planting. Any new development or subdivision or any tree required by this section shall be planted in accordance with the criteria below.
- (1) All parkways or public right of ways shall be planted with trees a minimum of two and one half inches (2.5") in caliper at the time of installation.
  - (2) Trees shall be planted a minimum of 30 feet and a maximum of 50 feet apart. Where trees cannot be planted due to conflicts with driveways or utilities, replacement trees shall be required according to subsection (C).
  - (3) Trees shall not be placed within the following distances:
    - (a) Fifteen (15) feet of a fire hydrant, street light, and or street sign.
    - (b) Five feet (5) of a residential driveway or ten (10) feet of a commercial driveway unless authorized by the Village.
    - (c) Twenty (20) feet from the intersection of any residential, local, or minor street. Forty (40) feet from the intersection of commercial, collector, or major street unless authorized by the Village.
    - (d) Ten (10) feet from any manhole, catch basin, water buffalo box or utility structure.
    - (e) Eight (8) feet from any buried utility line.
  - (4) Tree species shall be varied so that no more than five (5) of the same species are adjacent and that one (1) species does not comprise more than thirty (30) percent of all parkway plantings unless otherwise approved by the Village.
  - (5) Trees shall be planted in the center of the parkway where possible. Trees shall not be closer than two (2) feet from the back of curb and two (2) feet from the sidewalk unless otherwise approved by the Village.
  - (6) Trees are prohibited in parkways less than four (4) feet wide. In parkways between four (4) feet and six (6) feet wide, the Village may prohibit trees if they conflict with underground utility lines.

- (7) In parkways between four (4) feet and six (6) feet wide trees shall be limited to the following species:

Common Name	Botanical Name
Norway maple	Acer platanoides
Red Maple	Acer rubrum
Ginko (male) Aka. Maidenhair Tree	Ginko biloba
American Linden Aka. Basswood	Tilia americana
Bradford Pear	Pyrus calleryana "Bradford"

- (8) In parkways greater than six (6) feet wide trees shall be any of the following species:

Common Name	Botanical Name
American Beech	Fagus grandifolia
European Beech	Fagus sylvatica
Ginko (male) Aka. Maidenhair Tree	Ginko biloba
Smoothleaf Elm (Dutch elm disease resistant cultivars only)	Ulmus carpinifolia (Accolade, Discovery, Homestead, Pioneer, & Regal cultivars)
Common Hackberry	Celtis occidentalis
Sugar Hackberry	Celtis laevigata
Thornless Honeylocust	Gleditsia triacanthos var. <i>inermis</i>
American Hophornbeam Aka. Ironwood	Ostrya virginiana
Kentucky Coffeetree (male)	Gymnocladus dioicus
American Linden Aka. Basswood	Tilia americana
Littleleaf Linden	Tilia cordata
Silver Linden	Tilia tomentosa

Miyabe Maple	Acer miyabe
Norway maple	Acer platanoides
Paperbark Maple	Acer griseum
Red Maple	Acer rubrum
Sugar Maple	Acer saccharum
Bur Oak	Quercus macrocarpa
Red Oak	Quercus rubra
Chinkapin Oak	Quercus muehlenbergii
Swamp White Oak	Quercus bicolor
Tuliptree; Aka. Tulip Magnolia or Tulip Popular	Liriodendron tulipifera
Bradford Pear	Pyrus calleryana "Bradford"

#### 158.035 TEMPORARY ROADS; TRACKING DIRT ON STREETS.

- (A) Construction roads. The developer/ subdivider shall be responsible for constructing any temporary roads which may be required for the purpose of moving equipment and materials to and from the construction site. The location of these roads, and the designation of routes for construction traffic, shall be approved by the Village Board. In addition, the developer/subdivider shall provide any signs that may be required by the Police Department for restricting or directing traffic, and shall be responsible for maintaining these signs and keeping streets clean.
- (B) Tracking of dirt on streets. No vehicle shall be driven or moved on any street within the village unless that vehicle is free from mud or other foreign substance, and no vehicle shall spill or drop mud or other foreign substance from that vehicle onto any street in the village except as provided herein. No vehicle shall be driven or moved on any street within the village unless the 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 the roadway.

#### 158.036 PUBLIC LANDS DONATION.

- (A) General. As a condition of approval of a final plat of subdivision, or of a final plat of planned unit development, each subdivider or developer will be required to dedicate land for park and recreational purposes and land for school sites, to serve the immediate and future needs of the residents of the parcel; to make a cash contribution in lieu of actual land dedication; or to provide a combination of both at the option of the village. Such dedication is necessary to ensure proper provisions of park and school sites for persons who are expected to reside within the subdivision or development, which sites would otherwise have to be acquired at the expense of the general public, but whose utility would generally be limited to residents of the parcel. All

provisions depend on the approval of the Village Board through recommendations by the Planning & Zoning Commission.

(B) Criteria for park and recreation land dedication:

- (1) Philosophy of acceptance. The land or site for park and recreation land dedication must be suitable for the purpose for which it is intended. Land set aside by the developers for parks, recreation and conservation purposes shall not be what has been left over after residential, commercial, industrial and other municipal development has been taken for prime land.
- (2) Requirement and population ratio. Applicant may be required to dedicate for park and recreation purposes an amount of land determined on the basis of six and one-half acres per 1,000 persons of ultimate population calculated as provided in division (F), and in accordance with such standards as may be adopted by the Department of Recreation.
- (3) Location. The comprehensive park and recreation plan as adopted by the Department of Recreation, shall be used as a guideline in locating sites. A central location which will serve equally the entire development is most desirable and whenever feasible, the site shall be in close proximity to elementary school sites. In large developments these sites can be located throughout the development according to established standards for park area distances.
- (4) Credit for private open spaces and recreation areas.
  - (a) When subdivider's or developer's provide their own open space for recreation areas and facilities, it has the effect of reducing the demand for local public recreational services. It is important to remember that the concern is not ownership but that recreational needs are being met. Depending on the size of the development, a portion of the park and recreation area in subdivision or planned unit developments may, at the option of the Village Board, be provided in the form of private open space in lieu of dedicated public open space. The extent of same shall be determined by the Village Board, based upon the needs of the projected residents and in conformance to the total park and recreation land for the general area.
  - (b) In general, a substitution of private open space for dedicated parks will imply a substantially higher degree of improvement and the installation of recreational facilities, including equipment by the developer as part of his or her obligation. Detailed plans of such areas, including specifications of facilities to be installed, must be approved by the Village Board, and before any credit is given for private recreation areas, the subdivider or developer must guarantee that these private recreation areas will be permanently maintained for such use by the execution of the appropriate legal documents. The Village Board has the option to request a letter of credit for the project. Private swimming clubs are included in this provision. When an adjustment for private recreation areas is warranted, it will be necessary to compute the total park land dedication that would have been required from the subdivision or planned unit development and then subtract the credit to be given.
- (5) On site storage. No storage of any materials, including spoil materials or top soil, will be allowed on any land designated as the land for use as recreational use, or land designated as future or proposed school sites, without prior approval of the Village Board.
- (6) Special requirements for park sites which include storm water detention or retention areas:
  - (a) The edges of the pond above the low water mark shall be sloped for ease of maintenance with ordinary equipment.
  - (b) Adequate overflow channels and structures shall be provided meeting all requirements of the various public bodies having jurisdiction of these water impoundments. Further, such channels and structures shall be designed and

constructed so as to prevent soil erosion and sedimentation under ordinary flood conditions and to minimize soil erosion and sedimentation under extraordinary flood conditions (100 year frequency rainfall).

- (c) At least 60 feet of space shall be provided between static water lines (normal water level) of ponds and the lot lines of adjacent subdivision.
  - (d) There shall be at least a 100 foot suitable roadway access around the impoundment at high water level, wide enough for maintenance and emergency equipment. The roadway must be approved by the Village Board.
- (7) Minimum size requirements for park sites which include storm water detention areas: At the option of the Board the minimum size of any park site which includes storm water detention areas shall be seven acres. No more than 50% of such park site shall hold water during a "100 year rainfall." At least 30% of the available high ground within such a park site shall be of sufficient size, shape and quality to provide recreational facilities, playgrounds, picnic areas and/or playfields.
- (8) Minimum size requirements for park site which include storm water retention areas: At the option of the Board the minimum size of any park site which includes storm water retention areas shall be seven acres. No more than one-third of such park site shall hold water during a "100 year rainfall." At least 50% of the site must be of good high ground of sufficient size, shape and quality to provide adequate recreational facilities, playgrounds, picnic areas and/or playfields. The lake contours must be approved by the applicable Recreation Department for aesthetic quality, safety and recreational functionality (i.e., ice skating, fishing, etc.) and by the Village Engineer for hydraulic quality. The banks shall be protected by rip rap placed and secured above and below the static water level and sodded above the high water level, all in conformance with current State of Illinois Highway Department specifications. Each lake shall be tapered and terraced for safety.
- (C) Criteria for requiring school site dedication.
- (1) Philosophy of acceptance.
    - (a) All elementary, junior high, and senior high schools shall be located to serve the greatest number of children possible within walking distance. Access shall be available on fully improved streets.
    - (b) The comprehensive school plan and the standards adopted by the applicable school district and the village should be used as a guideline in locating sites. Site location, configuration, and the like will be determined upon consultation with the school district.
    - (c) Land donations to the school district should be deeded directly to the district.
  - (2) Requirement and population ratio.
    - (a) The ultimate number of students to be generated by a subdivision or planned unit development shall bear directly upon the amount of land required to be dedicated for school sites.
    - (b) The land dedication requirement shall be determined by obtaining the ratio of: estimated children to be served in each such school classification over the maximum recommended number of students to be served in each such school classification calculated from the table in subdivision and then applying such ratio to the minimum recommended number of acres for school site of each such school classification as stated in subdivision (3). The product thereof shall be the acres of land deemed to



have sufficient land for school sites to serve the estimated increased children in each school classification.

- (3) School classifications and size of school site. School classifications and size of school sites within the village shall be determined in accordance with the following criteria:

<b><i>School Classification By School Grade</i></b>	<b>Maximum Number of Students for each School Classification</b>	<b>Minimum Number of Acres for each School Site</b>
Elementary Schools, Grades Kindergarten K through 5th (K-5)	600 students	11 acres
Junior High Schools, Grades 6th through 8th (6-8)	900 students	19 acres
High Schools, Grades 9th through 12th (9-12)	2300 students	48 acres

- (D) Criteria for requiring a contribution in-lieu-of park and school sites.

- (1) Where the development is small and the resulting site is too small to be practical or when the available land is inappropriate for park and recreational purposes or a school site, the village shall require the subdivider or developer to pay a cash contribution in-lieu-of the land dedication required. The cash contributions in-lieu-of park and recreation land dedication shall be held in trust by the village, or other public body designated by the village, solely for the acquisition of park and recreation land as hereinbefore classified, which will be available to serve the immediate or future needs of the residents of that subdivision or development or for the improvement of other existing local park and recreation land which already serves such needs. The cash contributions in-lieu-of school sites shall be held in trust by the village, or other public body designated by the village, for the use in the acquisition of land for a school site or for the construction of a school or schools to serve the immediate or future needs of children from that subdivision or development or for the improvement to any existing school site which already serves such needs. Improvement under this section shall be liberally construed and shall include, but shall not be limited to the development of parking lots; sidewalks; traffic signals; arterial streets; collector streets; internal roadways; connections with sewer, water and internal roadways; connections with sewer, water and electrical lines; playgrounds; recreation grounds; and athletic fields. Improvement shall also include the purchase of any material, goods or equipment necessary to said development and construction. Improvement shall further include the construction of buildings; additions to existing school buildings; remodeled or renovated non-instructional spaces in classrooms and the purchase of prefabricated classroom units to be used at a school site. If any improvement provided for herein shall require voter referendum approval under existing statutory authority before such funds may be lawfully expended, then and in those cases such approval shall be first obtained.
- (2) Fair market value. The cash contribution in lieu of land shall be based on the "fair market value" of the acres of fully improved park and in the area after development. The Village of Romeoville has determined that the present fair cash market value of one acre of land improved in accordance with the requirements of this Chapter and which would otherwise be available and permitted to be developed in a manner similar to and consistent with the subdivision or development in question is one hundred thousand dollars (\$100,000.00) per acre. The Village Board shall review and if necessary adjust this valuation as reasonably required to reflect changing valuations of improved land within the Village. The valuation set forth in this Chapter, as adjusted from time to time, shall be used in calculating the cash

equivalent value of any land contribution determined in accordance with the procedures set forth in this Chapter unless any subdivider, developer, or owner of land subject to this Chapter with a pending application for final plat or planned unit development on file with the Village files a written objection thereto. In the event of any such objection, the subdivider, developer, or owner shall submit an appraisal showing the "fair market value" of land improved in accordance with the requirements of this Chapter and which would otherwise be available and permitted to be developed with residential dwelling units in a manner similar to and consistent with the subdivision or development in question together with other relevant evidence of the value thereof. Final determination of said "fair market value" per acre of such improved land shall be made by the Village Board based on the information submitted by the subdivider, developer or owner and from such other sources as may be available to the Village.

- (E) Criteria for requiring dedication and fee. There may be situations in subdivisions or planned unit developments when a combination of land dedication and a contribution in-lieu-of land are both advisable. These occasions will arise when:
  - (1) Only a portion of land to be developed is proposed as the location for a park or school site or the development does not have sufficient or adequate land to meet the dedication requirements. That portion of the land within the subdivision falling within the park or school location shall be dedicated as a site as aforesaid, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be dedicated;
  - (2) A major part of the local park or recreation site or school site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions shall be required by dedication, and a cash contribution in lieu thereof shall be required.
- (F) Density formula. Exhibit A, table of population density is set forth in this section.
  - (1) A document entitled, "Table of Estimated Ultimate Population per Dwelling Unit," prepared by the Associated Municipal Consultants, Inc. is attached hereto, marked Exhibit "A" and incorporated herein by reference.
  - (2) Such table of population density is generally indicative of current and short range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof unless a written objection is filed thereto by the subdivider or developer.
  - (3) In the event a subdivider or developer files a written objection to the table of estimated ultimate population to be generated from the subdivision or planned unit development; and in that event final determination of the density formula to be used in such calculations shall be made by the Village Board based upon such demographic information submitted by the subdivider or developer, and from other sources which may be submitted to the Village Board by the Recreation Department and School District. It is recognized that population density, age distribution and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein, is subject to periodic review and amendment if necessary.
- (G) Reservation of additional land. Where the comprehensive plan for the standards of the village call for a larger amount of park and recreational land or school sites in a particular subdivision or planned unit development that the developer is required to dedicate, the land needed beyond the developer's contribution shall be reserved for subsequent purchase at fair market value by the village or other public entity designated by the village; provided, that such acquisition is made within one year from the date of approval of the final plat.

- (H) Combining with adjoining developments. Where the subdivision or planned unit development is less than four acres, public open space or a school site which is to be dedicated should, where possible, be combined with dedications from adjoining developments in order to produce usable recreation areas or school sites without hardship on a particular developer.
- (I) School facilities impact fee. An additional school facilities impact fee shall be collected in accordance with the following tables, to be paid at the time of issuance of the building permit.

<b>School Facilities Impact Fee - Unit School District (K-12)</b>							
<b>Number of Bedrooms</b>	1/1/04 to 6/30/04	7/1/04 to 12/31/04	1/1/05 to 6/30/05	7/1/05 to 12/31/05	2006	2007	2008
<b>Detached Single Family Dwelling Units</b>							
4+ bedroom	\$2640	\$3307	\$3974	\$4640	\$4826	\$5019	\$5220
3 bedroom	\$1763	\$2430	\$3097	\$3763	\$3914	\$4070	\$4233
2 bedroom	\$681		\$708		\$736	\$766	\$796
<b>Attached Single Family Dwelling Units</b>							
4+ bedroom	\$1569	\$1902	\$2236	\$2569	\$2672	\$2779	\$2890
3 bedroom	\$900	\$1067	\$1234	\$1400	\$1455	\$1514	\$1575
2 bedroom	\$806		\$838		\$872	\$907	\$943
<b>Apartments</b>							
3+ bedroom	\$1846		\$1920		\$1997	\$2077	\$2160
2 bedroom	\$651		\$677		\$704	\$732	\$761
1 bedroom	\$16		\$16		\$17	\$18	\$18
<b>School Facilities Impact Fee - Elementary School District (K-8)</b>							
<b>Number of Bedrooms</b>	1/1/04 to 6/30/04	7/1/04 to 12/31/04	1/1/05 to 6/30/05	7/1/05 to 12/31/05	2006	2007	2008
<b>Detached Single Family Dwelling Units</b>							
4+ bedroom	\$1977	\$2477	\$2976	\$3476	\$3615	\$3760	\$3910
3 bedroom	\$1215	\$1674	\$2134	\$2593	\$2697	\$2805	\$2917
2 bedroom	\$581		\$604		\$628	\$653	\$679
<b>Attached Single Family Dwelling Units</b>							
4+ bedroom	\$1041	\$1262	\$1484	\$1705	\$1773	\$1844	\$1918
3 bedroom	\$688	\$815	\$943	\$1070	\$1113	\$1158	\$1204
2 bedroom	\$621		\$646		\$672	\$699	\$727

Apartments							
3+ bedroom	\$1266		\$1317		\$1370	\$1425	\$1481
2 bedroom	\$441		\$458		\$477	\$496	\$515
1 bedroom	\$11		\$11		\$12	\$12	\$12
<b>School Facilities Impact Fee - High School District (9-12)</b>							
Number of Bedrooms	1/1/04 to 6/30/04	7/1/04 to 12/31/04	1/1/05 to 6/30/05	7/1/05 to 12/31/05	2006	2007	2008
Detached Single Family Dwelling Units							
4+ bedroom	\$663	\$830	\$998	\$1164	\$1211	\$1259	\$1310
3 bedroom	\$548	\$756	\$963	\$1170	\$1217	\$1265	\$1316
2 bedroom	\$100		\$104		\$108	\$113	\$117
Attached Single Family Dwelling Units							
4+ bedroom	\$528	\$640	\$752	\$864	\$899	\$935	\$972
3 bedroom	\$212	\$252	\$291	\$330	\$342	\$356	\$371
2 bedroom	\$185		\$192		\$200	\$208	\$216
Apartments							
3+ bedroom	\$580		\$603		\$627	\$652	\$679
2 bedroom	\$210		\$218		\$227	\$236	\$246
1 bedroom	\$5		\$5		\$5	\$6	\$6

- (J) Topography and grading. The slope, topography, geology, grading and ground cover of the dedicated site must be suitable for its intended purposes and conform to design standards established by the Village Engineer. Grading on sites shall not differ greatly from surrounding land.
- (K) Improved sites. All sites to be dedicated or conveyed shall be improved by the subdivider or developer at his or her cost. An "improved site" for purposes of this chapter shall include, but shall not be limited to the following:
- (1) Contour and grading;
  - (2) All utilities to service the site consisting of electric, water, sewer, streets, curbs and gutters and all required drainage.
  - (3) Sites for park and recreation lands shall include improvements for paved parking facilities sufficient to service such sites; and
  - (4) Sites for park and recreation lands shall comply with a landscape plan to be submitted by the subdivider or developer for approval by the Board of Trustees.
  - (5) Final plans for the improvement of dedicated sites shall be approved by the Board of Trustees.

- (6) The improvement of all dedicated sites shall be completed by the subdivider or developer within three years after final approval by the Board of Trustees of the subdivision or re-subdivision plat or final development plan.
- (L) Land conveyance by warranty deed. Any land to be dedicated or donated shall be conveyed by warranty deed. Prior to acceptance, a title insurance commitment in the amount of no less than \$1,000 must be provided. The title insurance commitment must be acceptable to the village. The deed to public land should be transferred when the developer secures plat approval.
- (M) Cash contributions; payment. Cash contributions shall be in the form of a check payable to the village and shall be deposited with the Village Clerk based on the following guidelines:
  - (1) Fifty percent of the sum determined shall be paid at the time of the final approval of the plat of subdivision or resubdivision or final development plan;
  - (2) The balance may be paid in equal installments on issuance of the building permit for each dwelling unit provided, however, that in the event said lands are the subject matter of an annexation agreement, payments shall be made at the times and in the manner provided in said annexation agreement. In any event, the balance shall be due and payable within three years from the date of final approval of the subdivision or resubdivision plat or final development plan;
  - (3) Any such balance shall bear interest at the rate of ten percent per annum and shall be evidenced by a Promissory Installment Judgment Note in such form as may be approved by the Board of Trustees.
- (N) Credit for land and cash or contribution of cash in-lieu-of land given under annexation agreements. If a subdivider or developer has given land and a contribution of money or a contribution of cash in-lieu-of land as part of an annexation agreement and thereafter the subdivider or developer or their successors submit a plan of subdivision or resubdivision or final development plan which will increase the density of population in those areas covered by the annexation agreement, then the subdivider or developer shall be required to make an additional contribution of park and recreation land or land for school sites or of cash in lieu thereof as outlined above. The additional land or cash in-lieu-of land to be contributed shall be the difference between that land or cash in-lieu-of land required as determined from the plat of subdivision or resubdivision or final development plan and that land or cash in-lieu-of land previously contributed under the annexation agreement.
- (O) Severability and validity. If any provision of this chapter, or the application thereof to any person or circumstance is declared invalid by a court of competent jurisdiction, such partial invalidity shall not affect other provisions or applications of this chapter, which can be given effect without the invalid provision or application thereof, and to this extent the provisions of this chapter are declared to be severable.

SCHOOL DONATION -> ((1)\_\_\_ x 0.0183 = \_\_\_) + ((2)\_\_\_ x 0.0211 = \_\_\_) + ((3)\_\_\_ x 0.0208 = \_\_\_) = \_\_\_ Total Acres

PARK DONATION -> (4) \_\_\_ x 0.0065 = \_\_\_ Total Acres

<b>POPULATION PER UNIT - ROMEOVILLE, IL.</b>						
Type of Unit	Pre-School	Elementary	Junior High	High School		
	0-4 Years	Grades K-5 5-10 Years	Grades 6-8 11-13 Years	Grades 9-12 14-17 Years	Adults 18-up	Total Per Unit
Detached Residential						

__2 Bedroom	x 0.125 = __	x 0.110 = __	x 0.026 = __	x 0.018 = __	x 1.650 = __	x 1.929 = __
__3 Bedroom	x 0.251 = __	x 0.320 = __	x 0.158 = __	x 0.208 = __	x 1.875 = __	x 2.812 = __
__4 Bedroom	x 0.396 = __	x 0.431 = __	x 0.284 = __	x 0.447 = __	x 2.210 = __	x 3.768 = __
__5 Bedroom	x 0.338 = __	x 0.446 = __	x 0.380 = __	x 0.467 = __	x 2.650 = __	x 4.281 = __
Attached Residential						
__1 Bedroom	N/A	N/A	N/A	N/A	x 1.050 = __	x 1.050 = __
__2 Bedroom	x 0.051 = __	x 0.075 = __	x 0.011 = __	x 0.021 = __	x 1.741 = __	x 1.899 = __
__3 Bedroom	x 0.217 = __	x 0.212 = __	x 0.022 = __	x 0.051 = __	x 1.775 = __	x 2.277 = __
__4 Bedroom	x 0.333 = __	x 0.316 = __	x 0.166 = __	x 0.180 = __	x 2.333 = __	x 3.328 = __
Apartments Multi-Fam.						
__Efficiency	N/A	N/A	N/A	N/A	x 1.000 = __	x 1.000 = __
__1 Bedroom	N/A	N/A	N/A	N/A	x 1.200 = __	x 1.200 = __
__2 Bedroom	x 0.025 = __	x 0.026 = __	x 0.015 = __	x 0.025 = __	x 1.600 = __	x 1.691 = __
__3 Bedroom	x 0.145 = __	x 0.145 = __	x 0.027 = __	x 0.059 = __	x 2.330 = __	x 2.706 = __
People Produced	_____ Total	(1)_____ Total	(2)_____ Total	(3)_____ Total	_____ Total	(4)_____ Total

Use (1), (2), (3) to calculate School Site land donations and Use (4) to calculate Park Site land donations.

158.999 PENALTY.

Any person, firm, or corporation that violates any of the provisions of this title or chapter, unless otherwise specified, shall, be fined not less than \$50 nor more than \$750 for each offense.

#### APPENDIX A:

TABLE A-1: STREET DESIGN GUIDELINES

<b>Street Classification</b>	<b>Right-of-Way Parking Width</b>	<b>Pavement Width</b>	<b>Design Speed</b>	<b>Number of Lanes</b>	<b>Curb Type</b>	<b>Allowed</b>
Major arterial	120-150 ft.	State standards	55 mph	4-6	B-6.24	no
Secondary arterial	120 ft.	(2) 24' E-E plus 30' median	45 mph	4-5	B-6.24	no
Major collector	100 ft.	40' E-E	45 mph	3	B-6.12	no
Minor collector	80 ft.	36' E-E	40 mph	2-3	B-6.12	yes

Commercial Districts	100 ft.	36' E-E	35 mph	3	B-6.12	yes
Industrial Districts	80 ft.	36' E-E	35 mph	2	B-6.12	no
Local residential	66 ft.	29' E-E	30 mph	2	B-6.12	yes
Minor collector/ boulevard	100 ft.	(2) 16' E-E plus 30' median	30 mph	2	B-6.12	no
Residential roundabout	(See Detail) 64' inner circle	18' E-E around	15 mph	1	B-6.12	no
Cul-de-sac	110 ft.	80' E-E res.	N/A	N/A	B-6.12	yes
	120 comm/ind	100' E-E comm/ind.	N/A	N/A	B-6.12	yes
Alleys	20 ft.	20' E-E	10 mph	1	N/A	no
Bike trails	20 ft.	10' E-E	20 mph	2	N/A	N/A

Note: The table above to be used as guidelines for various roadway classifications. Actual designs shall be subject to review and approval by Village Engineer.

TABLE A-2: STREET SECTION GUIDELINES

<b>Street Classification</b>	Minimum Pavement Requirements	
	Bituminous	Alternate
Major base Arterial*	6" CA-6 Crushed Stone Sub-base	6" CA-6 Crushed Stone Sub-base
	9" Bituminous Base Course	10" PC Concrete w/Wire Fabric
	2.5" Bituminous Binder Course	
	2" Bituminous Surface Course	
Secondary base Arterial*	4" CA-6 Crushed Stone Sub-base	4" CA-6 Crushed Stone Sub-base
	8" Bituminous Base Course	8" PC Concrete w/Wire Fabric
	2.5" Bituminous Binder Course	
	1.5" Bituminous Surface Course	
Major base Collector	4" CA-6 Crushed Stone Sub-base	4" CA-6 Crushed Stone Sub-base
	7" Bituminous Base Course	7" PC Concrete w/Wire Fabric
	2.5" Bituminous Binder Course	
	1.5" Bituminous Surface Course	
Minor base Collector & Commercial Districts	4" CA-6 Crushed Stone Sub-base	4" CA-6 Crushed Stone Sub-base

	6" Bituminous Base Course	8" CA-6 Crushed Stone Base
	2.5" Bituminous Binder Course	4.5" Bituminous Binder Course
	1.5" Bituminous Surface Course	2" Bituminous Surface Course
Industrial base Districts (incl. culs-de-sac)	6" CA-6 Crushed Stone Sub-base	6" CA-6 Crushed Stone Sub-base
	8" Bituminous Base Course	8" PC Concrete w/Wire Fabric
	2.5" Bituminous Binder Course	
	1.5" Bituminous Surface Course	
Local Residential (incl. entrance, roundabouts, culs-de- sac)	4" CA-6 Crushed Stone Sub-base	10" CA-6 Crushed stone Base
	6" Bituminous Base Course	4.5" Bituminous Binder Course
	2.5" Bituminous Binder Course	2" Bituminous Surface Course
	1.5" Bituminous Surface Course	
Alleys base	10" CA-6 Crushed Stone Base	4" CA-6 Crushed Stone Sub-base
	2.5" Bituminous Binder Course	7" PC Concrete
	1.5" Bituminous Surface Course	
Bike Trails	6" CA-6 Crushed stone Base	4" CA-6 Crushed stone sub-base
	2" Bituminous Surface Course	5" PC Concrete

Note: The table above to be used as guidelines for various roadway classifications. Actual designs shall be subject to review and approval by Village Engineer.

TABLE A-3: DESIGN GUIDELINES

<b>Type</b>	Maximum Gradient	Minimum Gradient	Clear Sight Distance
Arterials Major collectors	6%	0.50%	As approved by the Village Engineer
Minor collectors	6%	0.50%	As approved by the Village Engineer
Residential Streets	8%	0.50%	As approved by the Village Engineer
Commercial, Industrial	5%	0.50%	As approved by the Village Engineer
Alley-Business*			As approved by the Village Engineer
Alley-Residential*			As approved by the Village Engineer

\*Standards for these streets shall be as indicated or as determined by the Planning and Zoning Commission and the Village Engineer. See [Appendix B](#): Roadway Specifications.



## APPENDIX B: ROADWAY SPECIFICATIONS

### (A) General.

- (1) All developments shall be provided with street pavements and appurtenances designed in accordance with this appendix.
- (2) All roadway improvements shall be installed in accordance with the material, installation and testing requirements of the "Standard Specifications for Road and Bridge Construction in Illinois," adopted by the Illinois Department of Transportation on January 1, 2007, and the latest edition of the "Supplemental Specifications and Recurring Special Provisions", unless otherwise modified in this section.
- (3) Specification references made herein for manufactured items, such as pipe, cement, aggregates, etc. refer to designations of the American Society for Testing and Materials (ASTM). Design references made herein refer to the American Association of State Highway and Transportation Officials (AASHTO).
- (4) All contractors constructing public roads in the Village of Romeoville shall be pre-qualified with the Illinois Department of Transportation. Bituminous and concrete plants supplying materials shall be IDOT-certified.
- (5) A permit is required prior to the start of any construction on Public Easement or Rights-of-Way that would cut, alter, grade or excavate the surface or support for the surface of any street, road, highway, parkway, curb, sidewalk or way within the Village of Romeoville. A permit may be obtained at the Department of Community Development, 15 Montrose Drive, Romeoville, IL 60446.

### (B) Basic Design Standards.

- (1) The design of roadways in the Village of Romeoville shall be in accordance with the general guidelines and typical cross sections found in [Appendix A: Street Design Guidelines](#). Variations from these guidelines are required to be approved by the Village in advance.
- (2) At the discretion of the Director of Public Works, a binder wedge will be required along the edge of exposed gutter if installation of the surface course is not anticipated within 30 days. The wedge will be the depth of the surface course at the gutter edge, transitioning to zero depth a minimum of 4 feet into the drive surface. This wedge is to ensure proper drainage and protection of the gutter edge from snowplow damage.

### (C) Material specifications. All pavement elements shall conform to the following specifications:

- (1) Bituminous concrete binder courses shall meet HOT-MIX ASPHALT BINDER COURSE II-19, N-50. Up to 25% RAP will be allowed in binder course.
- (2) Bituminous concrete surface courses shall meet HOT-MIX ASPHALT SURFACE COURSE II-19, Mix C N-50 for residential streets and bike trails, and HOT-MIX ASPHALT SURFACE COURSE II-19, Mix D N-50 for all other streets, unless approved in advance by the Village Engineer. Up to 15% RAP will be allowed in surface course.
- (3) Mix designs shall be submitted to Village thirty days prior to work.
- (4) Bituminous pavers shall have a minimum closed screed width of ten feet (10') and shall be equipped with electronic grade control.
- (5) All concrete roadway construction materials for curb and gutter, concrete pavement, lighting base foundations, etc. shall meet IDOT material requirements for Class SI concrete as applicable.

- (6) Thermoplastic materials used for pavement markings and roadway striping shall meet applicable articles of IDOT Standard Specifications. This work shall be undertaken in accordance with IDOT allowable calendar dates and weather conditions unless approved in advance by Village of Romeoville.
- (D) Testing and Acceptance.
- (1) Contractor shall notify the Public Improvement Coordinator, the Village Engineer and the materials testing firm forty-eight (48) hours prior to work or test being performed. If an existing street is to be partially or totally closed, the developer is to notify the Village of Romeoville Department of Public Works, Fire Department, Police Department, and all School Districts forty-eight (48) hours in advance prior to closing. Written approval by the Director of Public Works is required prior to any partial or total road closure.
  - (2) Pavement Observation Procedures (including bike paths) shall be as follows:
    - a. Proof roll Sub-grade — (Acceptable proof roll vehicle-14 ton (50,000 gross) Semi-truck 21 ton (73,000 gross)).
      1. Before curb and gutter is installed.
      2. One inch (1") rut and one inch (1") roll maximum.
      3. Repair sub-grade until an acceptable proof roll is obtained.
    - b. String-line Sub-grade.
      1. Plus one-half inch (+1/2") maximum.
    - c. Proof roll Sub-base (if applicable).
      1. No movement-rutting or rolling-allowed.
      2. Repair Sub-base and other underlying layers if necessary until an acceptable proof roll is obtained.
    - d. String-line Sub-base (if applicable).
      1. Plus one-fourth inch (+1/4") maximum.
    - e. Proof roll Aggregate base course (if applicable).
      1. No movement-rutting or rolling allowed.
      2. Repair aggregate base course and other underlying layer if necessary until an acceptable proof roll is obtained.
    - f. String-line Aggregate base course (if applicable).
      1. Plus one-fourth inch (+1/4") maximum.
    - g. Proof roll Bituminous base course (if applicable).
      1. No movement rutting or rolling allowed.
      2. Repair bituminous base course and other underlying layer if necessary until an acceptable proof roll is obtained.
    - h. Density Test Bituminous base course (if applicable).
      1. On-site density testing is performed by an independent testing firm acceptable to the Village Engineer and cores taken to check thickness per Village Engineer.
    - i. String-line Bituminous base course (if applicable).

1. Plus one-fourth inch (+1/4") maximum.
- j. Check Condition of Pavement/Aggregate Prior to base course.
  1. Bituminous material (prime coat) must be cured prior to placement of binder.
  2. Priming immediately in front of paver is NOT ALLOWED.
- k. Density test binder course.
  1. On-site density testing performed by an independent testing firm acceptable to the Village Engineer and if needed cores taken to check thickness.
  2. Repair bituminous binder course by removal and replacement for failed areas or a method acceptable to the Village Engineer.
- l. Check Conditions of Pavement binder course prior to surface course. The Developer is responsible for pavement maintenance including filling potholes when requested by the Village.
  1. Surface Course shall be installed as follows;
    - (a) Only after one winter season and seventy-five percent (75%) of occupancy permits issued.
    - (b) Surfacing shall be completed within three years of installation of the binder.
  2. Clean pavement and curbs prior to proof roll.
  3. Proof roll bituminous binder course. No movement-rutting or rolling allowed. Repair binder course by removal and replacement.
  4. If cracks are greater than one-half inch (1/2") wide and occur over twenty-five percent (25%) of the pavement, then repair bituminous binder course and other underlying layers until an acceptable proof roll is obtained.
  5. If cracks are less than one-half inch (1/2") wide and occur over twenty-five percent (25%) of the pavement, then repair bituminous binder course by HEATER SCARIFY, overlay method, or a method acceptable to the Village Engineer.
    - (a) If cracks are less than one-half inch (1/2") and less than twenty-five percent (25%) of the area, then repair binder and base course as necessary.
    - (b) If longitudinal and transverse cracking are less than ten percent (10%) of the length, then repair with mix for cracks.
    - (c) If longitudinal and transverse cracks are greater than ten percent (10%) of the length, then repair with crack fill acceptable to the Village Engineer.
  6. Remove and replace damaged curb and gutter. The minimum length of removal and replacement is ten feet (10').
    - (a) Two (2) Rebar dowels are required in replacement sections.
    - (b) Replacement curb requires dowel bars (2) at each end. Maximum diameter three-quarter inch (3/4").
    - (c) Any pavement disturbed by curb replacement shall be saw cut a minimum of eighteen inches (18") wide. Length to be determined by the Engineer.
    - (d) Bituminous driveway aprons disturbed by curb removal shall be saw cut a minimum twenty-four inches (24") wide and replaced full width.

- (e) Any concrete driveway aprons disturbed by curb removal shall be saw cut at the closest joint and replaced full width.
- 7. Remove cold patch and replace with hot mix. Place level binder in binder irregularities, trench settlement, etc.
- 8. Bituminous material (tack coat) will be placed only if the Village Engineer accepts the conditions of the pavement.
- 9. Bituminous surface course placed on pavement not accepted by the Village or Village Engineer will be removed and replaced.
- 10. Bituminous material (tack coat) must be cured prior to placement of surface. Priming immediately in front of the paver is not allowed.
- m. Density test bituminous surface course (if applicable).
  - 1. On-site density testing performed by an independent testing firm acceptable to the Village Engineer and cores taken to check thickness.
  - 2. Repair bituminous surface course by removal and replacement areas or a method acceptable to the Village.

MATERIAL TESTING REQUIREMENTS Village Will Observe All Testing Performed					
Test Items	Test	Who Performs Test	Number of Tests	Test Paid By	Test Ordered By
Sub-grade	Proof Roll	Contractor/ Testing Firm	Entire Project	Developer	Developer
	String-line	Contractor	Entire Project	Developer	Developer
Aggregate	Proof Roll	Contractor/ Testing Firm	Entire Project	Developer	Developer
	String-line	Contractor	Entire Project	Developer	Developer
Structural	Concrete	Testing Firm	Concrete	Developer	Developer
	See IDOT Stand		See IDOT Stand		
Bituminous	Rolling	Testing Firm		Developer	Developer
Concrete	Pattern			Developer	Developer
	Asphalt	Testing Firm		Developer	
	Temperature				
	Nuclear	Testing Firm		Developer	
	Density Test				

\* The thickness of the completed pavement will be verified by the cores. A minimum of four (4) core specimens per day are required.

All firms used for bituminous and concrete testing shall be approved or chosen by the Village Engineer at the Developer's cost. The testing firms shall be agreed upon at the pre-construction conference meeting. The developer shall notify the Engineer and the Village a minimum of 48 hours prior to any bituminous paving or concrete placement.

## ASPHALT TESTING REQUIREMENTS

Testing shall consist of all applicable site testing. Site testing shall include establishing a rolling pattern, asphalt temperature, nuclear density test, (a minimum of two sets and a maximum of six tests for streets less than 1500'), and any other testing deemed necessary by the Village Engineer. The testing company's technician shall provide verbal test results while paving, and written results within 48 hours to the Village Engineer.

If any individual street has an average density per IDOT requirements of less than minimum requirements, that street shall be deemed as having failed and further testing and/or replacement shall be required.

The Developer will supply the Engineer with a list of plants that will be used for work on site. The plant list will include a list of plant codes as they correlate to IDOT approved mixes. This list must be delivered to the Village Engineer 10 working day prior to asphalt being placed. The testing firm's inspector shall fill out the Village form, and return it to the Village Engineer, along with a copy of field and lab reports. The testing firm is responsible for all field and lab tests, and reports.

## CONCRETE TESTING REQUIREMENTS

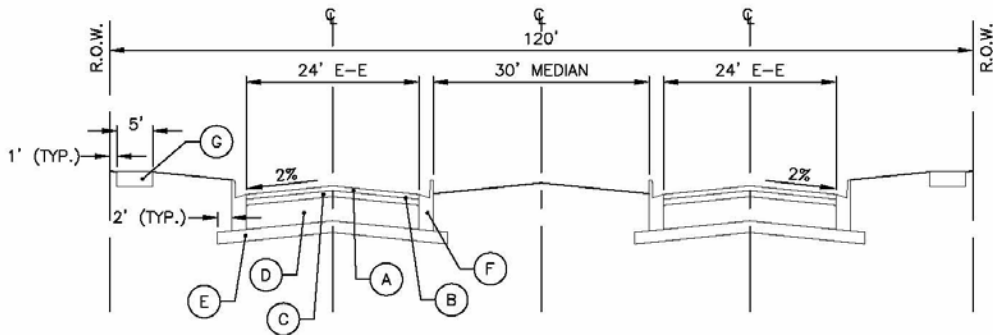
Structural concrete to be tested shall include but is not limited to; bridges, box culverts, beams, retaining walls, and items noted by the Village Engineer. Nonstructural items, such as curbs and sidewalks will be visually inspected by the Village, but may be subject to additional testing if warranted as determined by the Village. The Developer must notify the Village 48 hours prior to all Concrete placement.

The developer will supply the Village Engineer with a list of batch plants that will be used for work on the site. The batch plant list will also include a list of plant codes as they correlate to IDOT approved mixes. The list must be delivered to the Village Engineer prior to any concrete being placed.

The testing firm's inspector shall fill out the Village form, and return it to the Village Engineer, along with a copy of field and lab reports. The testing firm is responsible for all field and lab tests, making, picking up, and breaking of cylinders, and reports.

APPENDIX C: VILLAGE OF ROMEOVILLE STANDARD DETAILS

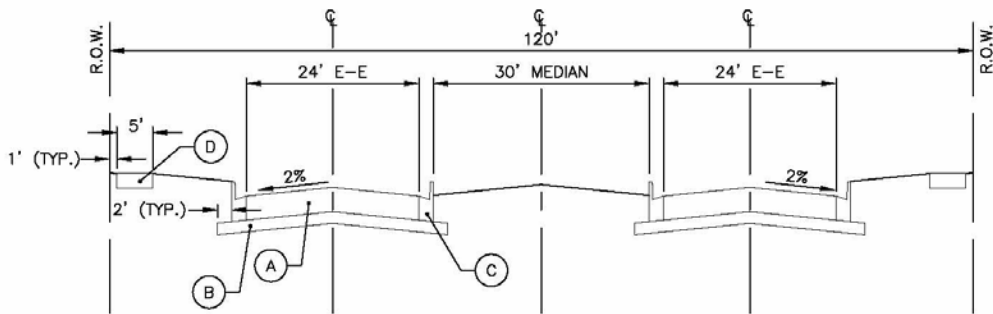
**TYPICAL SECTION  
SECONDARY ARTERIAL**



**LEGEND**

- |   |  |
|---|--|
| (A) HOT-MIX ASPHALT SURFACE COURSE, MIX. C, N50, 1 1/2" | (E) AGGREGATE SUB-BASE, TYPE CA-6, 4"                          |
| (B) BITUMINOUS MATERIALS (PRIME COAT)                   | (F) BARRIER CURB & GUTTER, TYPE B-6.24 (FLAG DEPTH @ E.P.=12") |
| (C) HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 2 1/2" | (G) PC CONCRETE SIDEWALK, 5" (WITH 4" AGGREGATE SUB-BASE)      |
| (D) HOT-MIX ASPHALT BASE COURSE, 8"                     |  |

**TYPICAL SECTION  
SECONDARY ARTERIAL  
(ALTERNATE)**



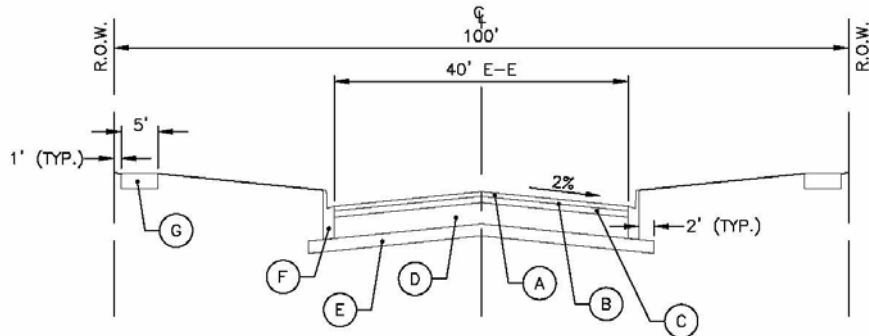
**LEGEND**

- |                                       |   |
|---------------------------------------|---|
| (A) PC CONCRETE W/WIRE FABRIC, 8"     | (C) BARRIER CURB & GUTTER, TYPE B-6.24 (FLAG DEPTH @ E.P.=8") |
| (B) AGGREGATE SUB-BASE, TYPE CA-6, 4" | (D) PC CONCRETE SIDEWALK, 5" (WITH 4" AGGREGATE SUB-BASE)     |

**VILLAGE OF ROMEOVILLE  
STANDARD DETAIL**

DATE ADOPTED:		
No.	Date	Remarks

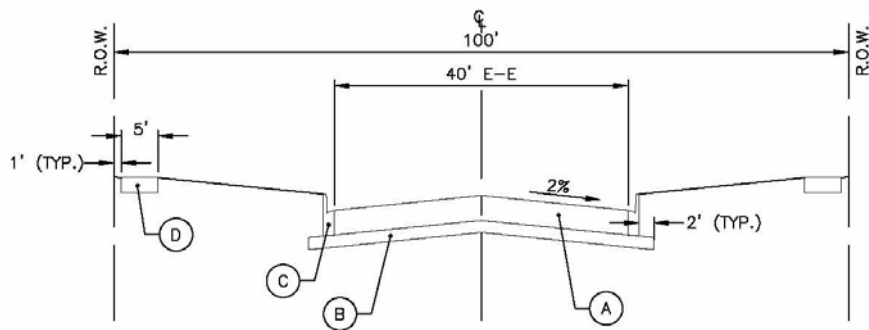
**TYPICAL SECTION  
MAJOR COLLECTOR**



**LEGEND**

- |  |   |
|--|---|
| (A) HOT-MIX ASPHALT SURFACE COURSE,<br>MIX. C, N50, 1 1/2" | (E) AGGREGATE SUB-BASE, TYPE CA-6, 4"                             |
| (B) BITUMINOUS MATERIALS (PRIME COAT)                      | (F) BARRIER CURB & GUTTER, TYPE B-6.12<br>(FLAG DEPTH @ E.P.=11") |
| (C) HOT-MIX ASPHALT BINDER COURSE,<br>IL-19.0, N50, 2 1/2" | (G) PC CONCRETE SIDEWALK, 5"<br>(WITH 4" AGGREGATE SUB-BASE)      |
| (D) HOT-MIX ASPHALT BASE COURSE, 7"                        |   |

**TYPICAL SECTION  
MAJOR COLLECTOR  
(ALTERNATE)**



**LEGEND**

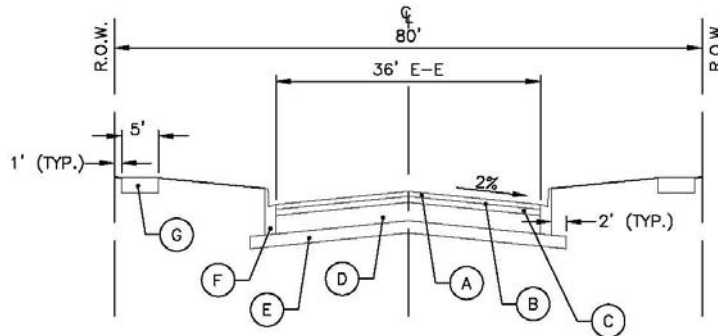
- |                                       |  |
|---------------------------------------|--|
| (A) PC CONCRETE W/WIRE FABRIC, 7"     | (C) BARRIER CURB & GUTTER, TYPE B-6.12<br>(FLAG DEPTH @ E.P.=7") |
| (B) AGGREGATE SUB-BASE, TYPE CA-6, 4" | (D) PC CONCRETE SIDEWALK, 5"<br>(WITH 4" AGGREGATE SUB-BASE)     |

**VILLAGE OF ROMEOVILLE  
STANDARD DETAIL**

DATE ADOPTED:		
No.	Date	Remarks



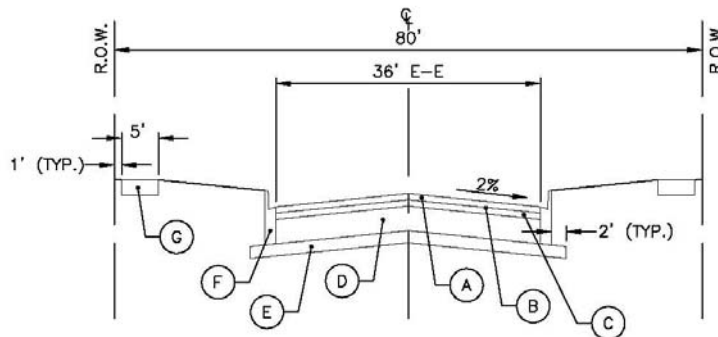
### TYPICAL SECTION MINOR COLLECTOR



#### LEGEND

- |  |   |
|--|---|
| (A) HOT-MIX ASPHALT SURFACE COURSE,<br>MIX. C, N50, 1 1/2" | (E) AGGREGATE SUB-BASE, TYPE CA-6, 4"                             |
| (B) BITUMINOUS MATERIALS (PRIME COAT)                      | (F) BARRIER CURB & GUTTER, TYPE B-6.12<br>(FLAG DEPTH @ E.P.=10") |
| (C) HOT-MIX ASPHALT BINDER COURSE,<br>IL-19.0, N50, 2 1/2" | (G) PC CONCRETE SIDEWALK, 5"<br>(WITH 4" AGGREGATE SUB-BASE)      |
| (D) HOT-MIX ASPHALT BASE COURSE, 6"                        |   |

### TYPICAL SECTION MINOR COLLECTOR (ALTERNATE)



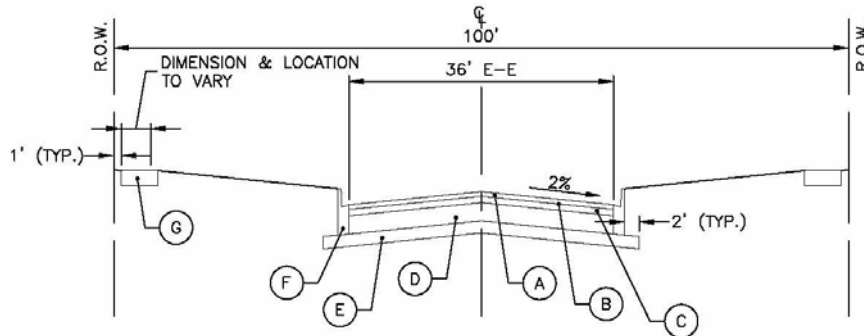
#### LEGEND

- |  |   |
|--|---|
| (A) HOT-MIX ASPHALT SURFACE COURSE,<br>MIX. C, N50, 2"     | (E) AGGREGATE SUB-BASE, TYPE CA-6, 4"                                 |
| (B) BITUMINOUS MATERIALS (PRIME COAT)                      | (F) BARRIER CURB & GUTTER, TYPE B-6.12<br>(FLAG DEPTH @ E.P.=12 1/2") |
| (C) HOT-MIX ASPHALT BINDER COURSE,<br>IL-19.0, N50, 4 1/2" | (G) PC CONCRETE SIDEWALK, 5"<br>(WITH 4" AGGREGATE SUB-BASE)          |
| (D) AGGREGATE BASE, TYPE CA-6, 8"                          |   |

### VILLAGE OF ROMEOVILLE STANDARD DETAIL

DATE ADOPTED:		
No.	Date	Remarks

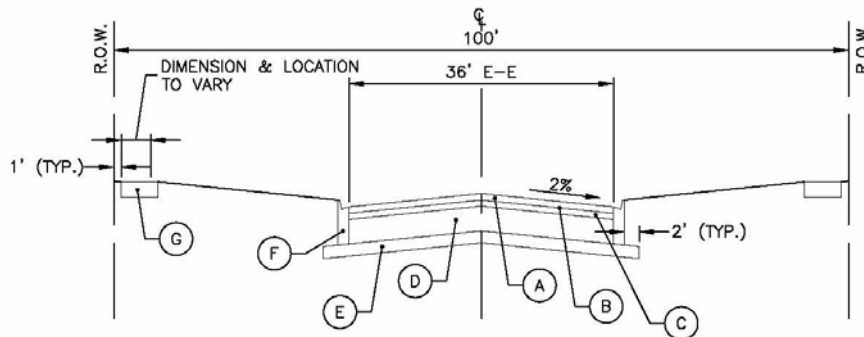
### TYPICAL SECTION COMMERCIAL DISTRICT



#### LEGEND

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>(A) HOT-MIX ASPHALT SURFACE COURSE, MIX. C, N50, 1 1/2"</li> <li>(B) BITUMINOUS MATERIALS (PRIME COAT)</li> <li>(C) HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 2 1/2"</li> <li>(D) HOT-MIX ASPHALT BASE COURSE, 6"</li> </ul> | <ul style="list-style-type: none"> <li>(E) AGGREGATE SUB-BASE, TYPE CA-6, 4"</li> <li>(F) BARRIER CURB &amp; GUTTER, TYPE B-6.12 (FLAG DEPTH @ E.P.=10")</li> <li>(G) PC CONCRETE SIDEWALK, 5" (WITH 4" AGGREGATE SUB-BASE)</li> </ul> |
|--|--|

### TYPICAL SECTION COMMERCIAL DISTRICT (ALTERNATE)



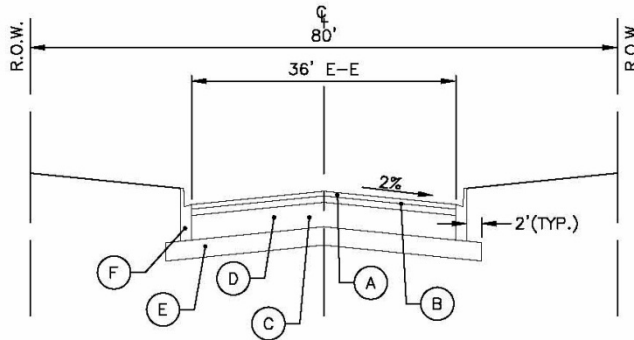
#### LEGEND

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>(A) HOT-MIX ASPHALT SURFACE COURSE, MIX. C, N50, 2"</li> <li>(B) BITUMINOUS MATERIALS (PRIME COAT)</li> <li>(C) HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 4 1/2"</li> <li>(D) AGGREGATE BASE, TYPE CA-6, 8"</li> </ul> | <ul style="list-style-type: none"> <li>(E) AGGREGATE SUB-BASE, TYPE CA-6, 4"</li> <li>(F) BARRIER CURB &amp; GUTTER, TYPE B-6.12 (FLAG DEPTH @ E.P.=12 1/2")</li> <li>(G) PC CONCRETE SIDEWALK, 5" (WITH 4" AGGREGATE SUB-BASE)</li> </ul> |
|--|--|

### VILLAGE OF ROMEOVILLE STANDARD DETAIL

DATE ADOPTED:		
No.	Date	Remarks

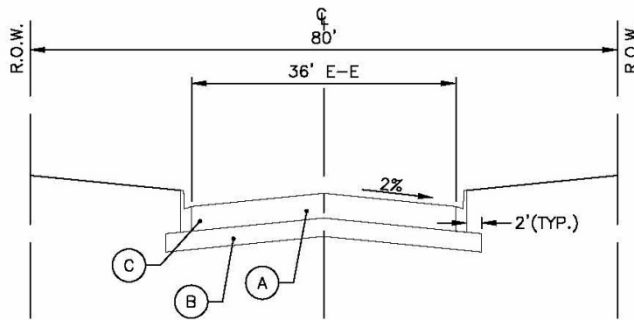
**TYPICAL SECTION  
INDUSTRIAL DISTRICT**



**LEGEND**

- |  |   |
|--|---|
| (A) HOT-MIX ASPHALT SURFACE COURSE,<br>MIX. C, N50, 1 1/2" | (E) AGGREGATE SUB-BASE, TYPE CA-6, 6"                             |
| (B) BITUMINOUS MATERIALS (PRIME COAT)                      | (F) BARRIER CURB & GUTTER, TYPE B-6.12<br>(FLAG DEPTH @ E.P.=12") |
| (C) HOT-MIX ASPHALT BINDER COURSE,<br>IL-19.0, N50, 2 1/2" |   |
| (D) HOT-MIX ASPHALT BASE COURSE, 8"                        |   |

**TYPICAL SECTION  
INDUSTRIAL DISTRICT  
(ALTERNATE)**



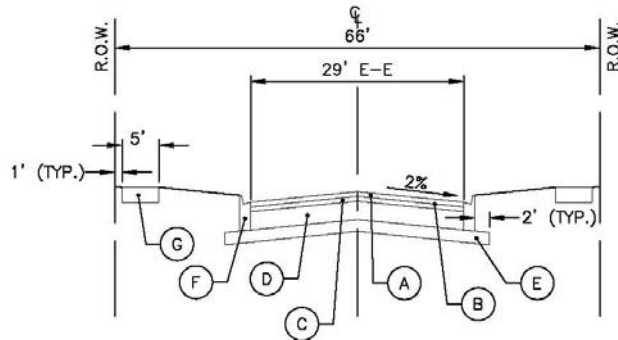
**LEGEND**

- |  |
|--|
| (A) PC CONCRETE W/WIRE FABRIC, 8"                                |
| (B) AGGREGATE SUB-BASE, TYPE CA-6, 6"                            |
| (C) BARRIER CURB & GUTTER, TYPE B-6.12<br>(FLAG DEPTH @ E.P.=8") |

**VILLAGE OF ROMEOVILLE  
STANDARD DETAIL**

DATE ADOPTED:		
No.	Date	Remarks

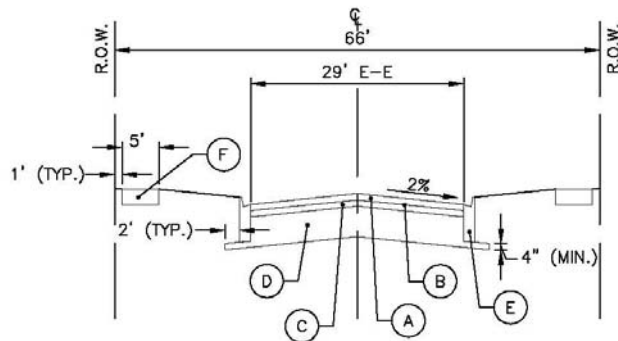
### TYPICAL SECTION LOCAL RESIDENTIAL



**LEGEND**

- (A) HOT-MIX ASPHALT SURFACE COURSE, MIX. C, N50, 1 1/2"
  - (B) BITUMINOUS MATERIALS (PRIME COAT)
  - (C) HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 2 1/2"
  - (D) HOT-MIX ASPHALT BASE COURSE, 6"
- (E) AGGREGATE SUB-BASE, TYPE CA-6, 4"
  - (F) BARRIER CURB & GUTTER, TYPE B-6.12 (FLAG DEPTH @ E.P.=10")
  - (G) PC CONCRETE SIDEWALK, 5" (WITH 4" AGGREGATE SUB-BASE)

### TYPICAL SECTION LOCAL RESIDENTIAL (ALTERNATE)



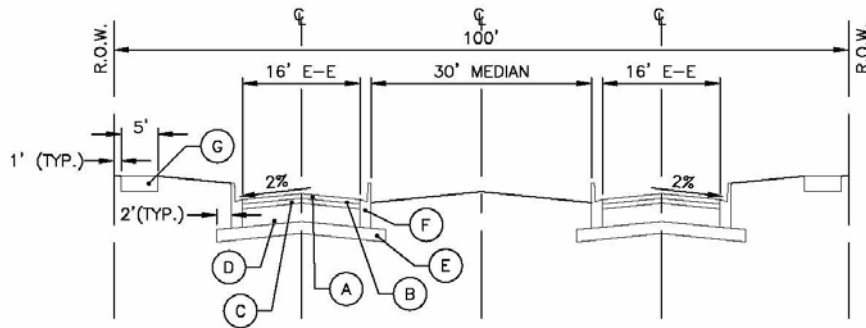
**LEGEND**

- (A) HOT-MIX ASPHALT SURFACE COURSE, MIX. C, N50, 2"
  - (B) BITUMINOUS MATERIALS (PRIME COAT)
  - (C) HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 4 1/2"
  - (D) AGGREGATE BASE, TYPE CA-6, 10"
- (E) BARRIER CURB & GUTTER, TYPE B-6.12 (FLAG DEPTH @ E.P.=10 1/2")
  - (F) PC CONCRETE SIDEWALK, 5" (WITH 4" AGGREGATE SUB-BASE)

### VILLAGE OF ROMEOVILLE STANDARD DETAIL

DATE ADOPTED:		
No.	Date	Remarks

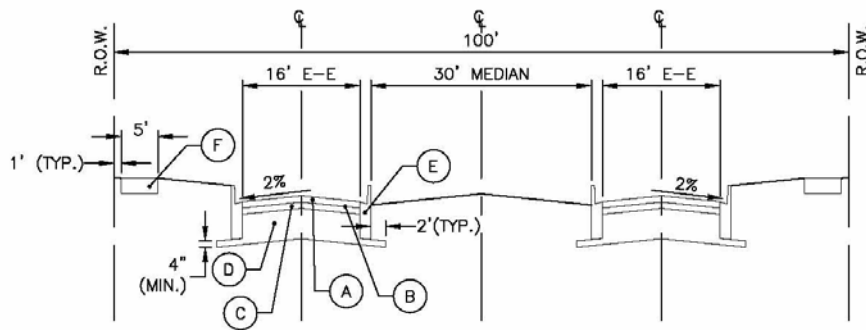
### TYPICAL SECTION MINOR COLLECTOR/BOULEVARD



**LEGEND**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>(A) HOT-MIX ASPHALT SURFACE COURSE, MIX. C, N50, 1 1/2"</li> <li>(B) BITUMINOUS MATERIALS (PRIME COAT)</li> <li>(C) HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 2 1/2"</li> <li>(D) HOT-MIX ASPHALT BASE COURSE, 6"</li> </ul> | <ul style="list-style-type: none"> <li>(E) AGGREGATE SUB-BASE, TYPA CA-6, 4"</li> <li>(F) BARRIER CURB &amp; GUTTER, TYPE B-6.12 (FLAG DEPTH @ E.P.=10")</li> <li>(G) PC CONCRETE SIDEWALK, 5" (WITH 4" AGGREGATE SUB-BASE)</li> </ul> |
|--|--|

### TYPICAL SECTION MINOR COLLECTOR/BOULEVARD (ALTERNATE)



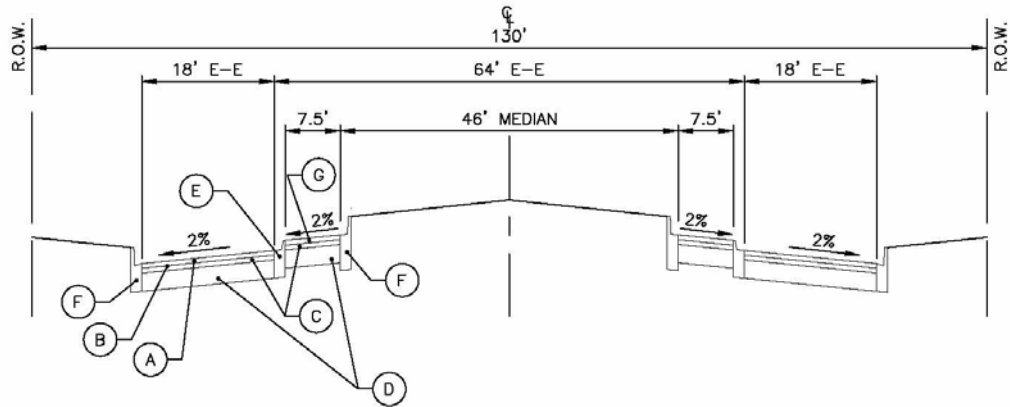
**LEGEND**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>(A) HOT-MIX ASPHALT SURFACE COURSE, MIX. C, N50, 2"</li> <li>(B) BITUMINOUS MATERIALS (PRIME COAT)</li> <li>(C) HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 4 1/2"</li> <li>(D) AGGREGATE BASE, TYPE CA-6, 8"</li> </ul> | <ul style="list-style-type: none"> <li>(E) BARRIER CURB &amp; GUTTER, TYPE B-6.12 (FLAG DEPTH @ E.P.=10 1/2")</li> <li>(F) PC CONCRETE SIDEWALK, 5" (WITH 4" AGGREGATE SUB-BASE)</li> </ul> |
|--|---|

### VILLAGE OF ROMEOVILLE STANDARD DETAIL

DATE ADOPTED:		
No.	Date	Remarks

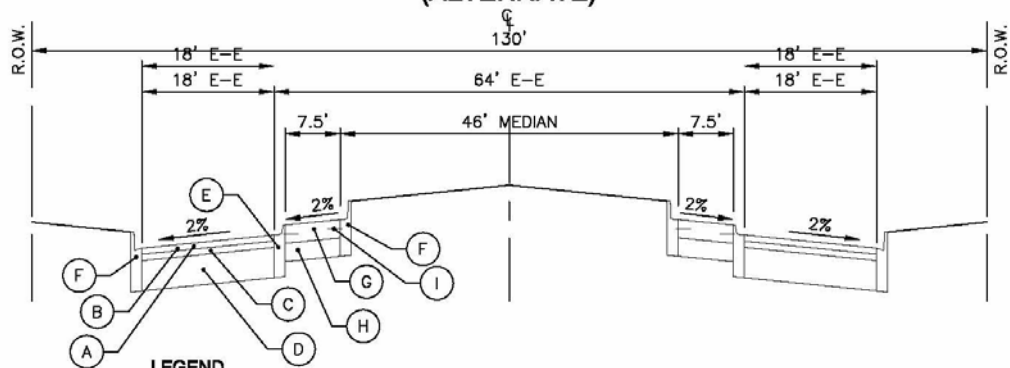
### TYPICAL SECTION RESIDENTIAL ROUNDABOUT



**LEGEND**

- |   |  |
|---|--|
| (A) BITUMINOUS SURFACE COURSE, SUPERPAVE, MIX. C, N50, 1 1/2" | (D) AGGREGATE SUB-BASE, TYPE CA-6, 6"  |
| (B) BITUMINOUS MATERIALS (PRIME COAT)                         | (E) MOUNTABLE CURB & GUTTER, TYPE M-3.12                                       |
| (C) BITUMINOUS BINDER COURSE, SUPERPAVE, IL-19.0, N50, 2 1/2" | (F) BARRIER CURB & GUTTER, TYPE B-6.12   |
|   | (G) BITUMINOUS SURFACE COURSE, SUPERPAVE, MIX. C, N50, STAMPED ASPHALT, 1 1/2" |

### TYPICAL SECTION RESIDENTIAL ROUNDABOUT (ALTERNATE)



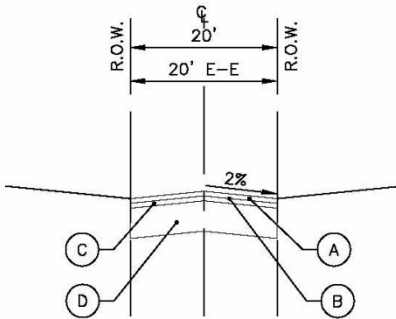
**LEGEND**

- |   |  |
|---|--|
| (A) BITUMINOUS SURFACE COURSE, SUPERPAVE, MIX. C, N50, 2"     | (E) MOUNTABLE CURB & GUTTER, TYPE M-3.12 |
| (B) BITUMINOUS MATERIALS (PRIME COAT)                         | (F) BARRIER CURB & GUTTER, TYPE B-6.12   |
| (C) BITUMINOUS BINDER COURSE, SUPERPAVE, IL-19.0, N50, 4 1/2" | (G) PC CONCRETE, STAMPED, 6"             |
| (D) AGGREGATE SUB-BASE, TYPE CA-6, 8"                         | (H) AGGREGATE BASE, TYPE CA-6, 6"        |
|   | (I) #5 REBAR 24" LENGTH @ 4' C-C         |

**VILLAGE OF ROMEOVILLE  
STANDARD DETAIL**

DATE ADOPTED:		
No.	Date	Remarks

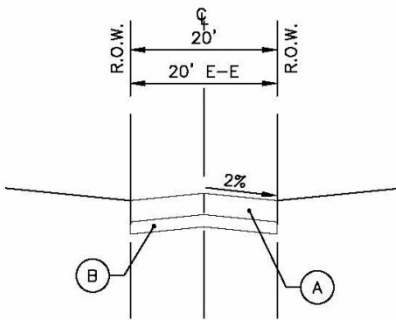
**TYPICAL SECTION  
ALLEYS**



**LEGEND**

- (A) HOT-MIX ASPHALT SURFACE COURSE, MIX. C, N50, 1 1/2"
- (B) BITUMINOUS MATERIALS (PRIME COAT)
- (C) HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 2 1/2"
- (D) AGGREGATE BASE, TYPE CA-6, 10"

**TYPICAL SECTION  
ALLEYS  
(ALTERNATE)**



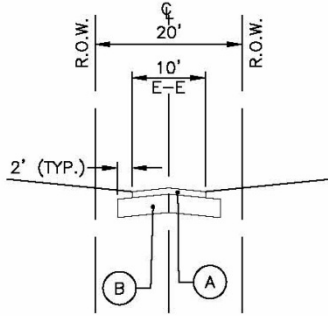
**LEGEND**

- (A) PC CONCRETE, 7"
- (B) AGGREGATE SUB-BASE, TYPE CA-6, 4"

**VILLAGE OF ROMEOVILLE  
STANDARD DETAIL**

DATE ADOPTED:		
No.	Date	Remarks

**TYPICAL SECTION  
BIKE TRAILS**

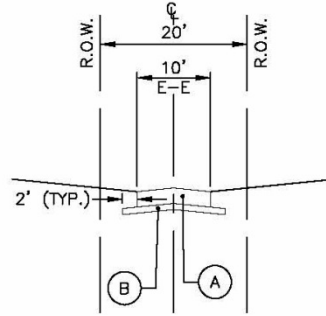


**LEGEND**

- (A) HOT-MIX ASPHALT SURFACE COURSE, MIX. C, N50, 2"
- (B) AGGREGATE BASE, TYPE CA-6, 6"

**NOTE:**  
DROP GATE AT EVERY INTERSECTION  
2' CLEAR ZONE ALONG EACH EDGE

**TYPICAL SECTION  
BIKE TRAILS  
(ALTERNATE)**

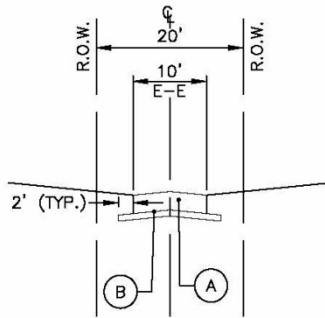


**LEGEND**

- (A) PC CONCRETE, 5"
- (B) AGGREGATE SUB-BASE, TYPE CA-6, 4"

**NOTE:**  
DROP GATE AT EVERY INTERSECTION  
2' CLEAR ZONE ALONG EACH EDGE

**TYPICAL SECTION  
EQUESTRIAN TRAIL**



**LEGEND**

- (A) LIMESTONE SCREENINGS, 6"
- (B) AGGREGATE SUB-BASE, TYPE CA-6, 2"

**NOTE:**  
DROP GATE AT EVERY INTERSECTION  
2' CLEAR ZONE ALONG EACH EDGE

**VILLAGE OF ROMEOVILLE  
STANDARD DETAIL**

DATE ADOPTED:		
No.	Date	Remarks



## RESIDENTIAL SUBDIVISION ROUNDAABOUT DETAIL

