CHAPTER 34 – SUBDIVISION CODE

<u>ARTICLE</u>

<u>TITLE</u>

<u>PAGE</u>

| 1 | GENERAL PROVISIONS | | | |
|---|--------------------|---|---|------|
| | Section 34-1-1 | - | Title | 34-1 |
| | Section 34-1-2 | - | Purpose | 34-1 |
| | Section 34-1-3 | - | Jurisdiction | 34-1 |
| | Section 34-1-4 | - | Instances When Plats Will Not be Required | 34-1 |
| | Section 34-1-5 | - | Interpretation | 34-2 |
| | Section 34-1-6 | - | Disclaimer of Liability | 34-2 |
| | Section 34-1-7 | - | Review and Expiration | 34-2 |

II DEFINITIONS

| Section 34-2-1 | - | Interpretation of Terms | 34-3 |
|----------------|---|-------------------------|------|
| Section 34-2-2 | - | Selected Definitions | 34-3 |

III PLATS AND PLANS

Division I - Preliminary Plats

| Section 34-3-1 | - | General Procedure | 34-10 |
|----------------|---|---|-------|
| Section 34-3-2 | - | Filing Procedure | 34-10 |
| Section 34-3-3 | - | Information Required | 34-10 |
| Section 34-3-4 | - | Plan Commission Action | 34-11 |
| Section 34-3-5 | - | Review by Village Board; Time Constraints | 34-11 |
| Section 34-3-6 | - | Rights and Privileges of Subdivider | 34-12 |
| Section 34-3-7 | - | Reserved | |

Division II - Improvements Plans

| Section 34-3-8 | - | Submission of Plans | <i>34-12</i> |
|-----------------|---|---------------------------|--------------|
| Section 34-3-9 | - | Information Required | <i>34-12</i> |
| Section 34-3-10 | - | Inspections Required | 34-13 |
| Section 34-3-11 | - | Filing "As-Built" Records | 34-13 |
| Section 34-3-12 | - | Reserved | |

Division III - Assurance for Completion of Required Improvements

| Section 34-3-13 | - | Approval of Final Plat - Improvements | 34-13 |
|-----------------|---|---------------------------------------|-------|
| Section 34-3-14 | - | Forms of Assurance | 34-14 |
| Section 34-3-15 | - | Amount of Bond or Deposit | 34-14 |
| Section 34-3-16 | - | Eligible Sureties | 34-14 |
| Section 34-3-17 | - | Term of Assurance, Extension | 34-14 |
| Section 34-3-18 | - | Release of Bond/Escrow Deposit | 34-14 |
| Section 34-3-19 | - | Failure to Complete Improvements | 34-14 |
| Section 34-3-20 | - | 34-3-21 Reserved | |

Division IV - Final Plats

| Section 34-3-22 | - | Village Board Approval | 34-15 |
|-----------------|---|--|-------|
| Section 34-3-23 | - | Filing, Time Limits | 34-15 |
| Section 34-3-24 | - | Information Required | 34-15 |
| Section 34-3-25 | - | Certificates Required | 34-16 |
| Section 34-3-26 | - | Administrative Review, Advisory Report | 34-18 |
| Section 34-3-27 | - | Action by Village Board | 34-18 |
| Section 34-3-28 | - | Changes in Approved Final Plats | 34-18 |
| Section 34-3-29 | - | 34-3-34 Reserved | |

<u>ARTICLE</u>

<u>PAGE</u>

| <u></u> | | | | TAOL | | | | | | |
|------------|--|--|--|-------|--|--|--|--|--|--|
| <i>III</i> | PLATS AND PLANS (CONTINUED) | | | | | | | | | |
| | Division V - Maintenance of Improvements | | | | | | | | | |
| | Section 34-3-35 | | | 34-18 | | | | | | |
| | Section 34-3-36 | | • | 34-18 | | | | | | |
| | 000000000000 | | mannenance Bond | 04-70 | | | | | | |
| | Division VI - Vacation | on a | of Plats | | | | | | | |
| | | | Vacation of Plats | 34-19 | | | | | | |
| | | | | 0110 | | | | | | |
| IV | ADMINISTRATIVE PROC | EDI | URES | | | | | | | |
| | Section 34-4-1 | | | 34-20 | | | | | | |
| | Section 34-4-2 | - | Subdivision Variances | 34-20 | | | | | | |
| | Section 34-4-3 | - | Review by Plan Commission | 34-20 | | | | | | |
| | Section 34-4-4 | - | Action by Village Board, Variance Standa | | | | | | | |
| | Section 34-4-5 | - | | 34-21 | | | | | | |
| | Section 34-4-6 | - | | 34-21 | | | | | | |
| | Section 34-4-7 | - | | 34-21 | | | | | | |
| | | | | | | | | | | |
| V | DESIGN AND IMPROVEN | | TSTANDARDS | | | | | | | |
| | Division I - General | | | | | | | | | |
| | Section 34-5-1 | | Applicability of Article | 34-22 | | | | | | |
| | Section 34-5-2 | | , , <u>,</u> | 34-22 | | | | | | |
| | Section 34-5-3 | - | Reserved | | | | | | | |
| | Division II - Lot Requirements | | | | | | | | | |
| | Section 34-5-4 | | | 34-22 | | | | | | |
| | Section 34-5-5 | - | | 34-22 | | | | | | |
| | Section 34-5-6 | - | | 34-22 | | | | | | |
| | Division III - Street | Division III - Street Design Standards | | | | | | | | |
| | Section 34-5-7 | - | | 34-23 | | | | | | |
| | Section 34-5-8 | - | Right-of-Way and Pavement Widths | 34-23 | | | | | | |
| | Section 34-5-9 | - | | 34-23 | | | | | | |
| | Section 34-5-10 | - | | 34-23 | | | | | | |
| | Section 34-5-11 | - | | 34-23 | | | | | | |
| | Section 34-5-12 | - | | 34-23 | | | | | | |
| | Section 34-5-13 | | | 34-24 | | | | | | |
| | Section 34-5-14 | | Reverse Curves | 34-24 | | | | | | |
| | Section 34-5-15 | | Improvements to Existing Streets | 34-24 | | | | | | |
| | Section 34-5-16 | | When Excess Right-of-Way Required | 34-24 | | | | | | |
| | | | 34-5-19 Reserved | 0727 | | | | | | |
| | Division IV - Street | | | | | | | | | |
| | Section 34-5-20 | | - | 34-24 | | | | | | |
| | Section 34-5-21 | | | 34-25 | | | | | | |
| | Section 34-5-22 | | Curb and Gutter | 34-26 | | | | | | |
| | Section 34-5-23 | | | 34-27 | | | | | | |
| | Section 34-5-24 | | Alley Improvements | 34-27 | | | | | | |
| | Division V – Blocks | | | | | | | | | |
| | Section 34-5-25 | | Block Width | 34-27 | | | | | | |
| | Section 34-5-26 | | Block Length | 34-27 | | | | | | |
| | Section 34-5-27 | | Crosswalks | 34-27 | | | | | | |
| | Section 34-5-28 | | Reserved | 57 21 | | | | | | |
| | 00000004-0-20 | - | | | | | | | | |

<u>ARTICLE</u>

34

<u>TITLE</u>

<u>PAGE</u>

| DIVISION CODE (CC rticle V - Design and | d Improvement Standards (Continued) |
|--|--|
| Division VI - Sidewa | |
| Section 34-5-29 | |
| | |
| Section 34-5-30 Section 34-5-31 | |
| | |
| Division VII - Street | |
| Section 34-5-32 | |
| Section 34-5-33 | |
| Section 34-5-34 | - Reserved |
| Division VIII - Stree | |
| Section 34-5-35 | - Specifications |
| Section 34-5-36 | - Reserved |
| Division IX - Utilities | S |
| Section 34-5-37 | - Utility Location and Easements Required |
| Section 34-5-38 | |
| Section 34-5-39 | - |
| Section 34-5-40 | |
| Section 34-5-41 | |
| Division X - Water F | Facilities |
| | - Potable Water Required |
| Section 34-5-43 | • |
| Section 34-5-44 | - |
| Division XI - Sanitai | ry Sewers |
| Section 34-5-45 | |
| Section 34-5-46 | |
| Section 34-5-47 | - |
| Section 34-5-48 | - Reserved |
| Division XII - Draina | age and Storm Sewers |
| | - Purpose and Intent |
| Section 34-5-50 | |
| Section 34-5-51 | • |
| Division XIII - Gene | ral Guidelines |
| Section 34-5-52 | - Applicability |
| Section 34-5-53 | - Affidavit of Disclosure of Property Interest |
| Section 34-5-54 | - Method of Evaluation |
| Section 34-5-55 | - Detention of Differential Runoff |
| Section 34-5-56 | - Flows From Upstream Areas |
| Section 34-5-57 | - Facilities in Floodplains |
| | - Land Credit for Detention Facilities |
| Section 34-5-58 | - Reserved |
| <i>Section 34-5-58</i> <i>Section 34-5-59</i> | |
| Section 34-5-59 | n Criteria |
| | |
| Section 34-5-59 Division XIV - Desigr | |
| Section 34-5-59 Division XIV - Desigr Section 34-5-60 | - General Requirements |
| Section 34-5-59 Division XIV - Desigr Section 34-5-60 Section 34-5-61 | General Requirements Other References |

<u>ARTICLE</u>

V

<u>TITLE</u>

<u>PAGE</u>

| DESIGN AND IMPROVEM Division XV - Plan R | | T STANDARDS (CONTINUED) virements | | | | | |
|---|-------------------------------------|--|-------|--|--|--|--|
| Section 34-5-65 | Section 34-5-65 - Plan Requirements | | | | | | |
| Section 34-5-66 | | Construction Alternatives | 34-35 | | | | |
| Section 34-5-67 | - | Reserved | | | | | |
| Division XVI - Inspec | ctio | n, Maintenance and Acceptance by Village | | | | | |
| Section 34-5-68 | - | Inspection | 34-35 | | | | |
| Section 34-5-69 | - | Maintenance | 34-35 | | | | |
| Section 34-5-70 | - | Acceptance | 34-35 | | | | |
| Section 34-5-71 | - | Reserved | | | | | |
| Division XVII - Penal | lties | s for Violation | | | | | |
| Section 34-5-72 | - | General | 34-36 | | | | |
| Section 34-5-73 | - | Corrective Actions | 34-36 | | | | |
| Section 34-5-74 | - | Penalty | 34-36 | | | | |