

SUBDIVISION REGULATIONS ORDINANCE



COUNTY OF LASALLE

STATE OF ILLINOIS

April 9, 2009

SUBDIVISION REGULATIONS ORDINANCE

Adopted September 15, 1966 and re-passed December 10, 1968
Rules and Regulations Governing Subdivisions and Dedications in LaSalle County

Amended September 14, 1976

Edward Lambert, Chairman
Tom Walsh, County Clerk

Amended February 10, 2005

Glen P. Daugherty, Chairman
Mary Jane Wilkinson, County Clerk

Codified December, 1993

Jerald Johnson, Chairman
Mary Jane Wilkinson, County Clerk

Amended and Revised November 13, 2007

Jerry L. Hicks, Chairman
Joanne Carretto, County Clerk

Revised 1996

Ted Lambert, Chairman
Mary Jane Wilkinson, County Clerk

Amended April 9, 2009 (Ord # 09-22)

Jerry L. Hicks, Chairman
Joanne Carretto, County Clerk

Amended March 10, 1997

Joseph Hettel, Chairman
Mary Jane Wilkinson, County Clerk

Amended June 9, 1997

Joseph Hettel, Chairman
Mary Jane Wilkinson, County Clerk

Amended December 8, 1997

Joseph Hettel, Chairman
Mary Jane Wilkinson, County Clerk

Amended March 11, 1998

Joseph Hettel, Chairman
Mary Jane Wilkinson, County Clerk

Amended July 9, 1998

Joseph Hettel, Chairman
Mary Jane Wilkinson, County Clerk

Amended June 10, 2002

Joseph Hettel, Chairman
Mary Jane Wilkinson, County Clerk

Amended March 10, 2003

Glen P. Dougherty, Chairman
Mary Jane Wilkinson, County Clerk

Amended November 3, 2004

Glen P. Daugherty, Chairman
Mary Jane Wilkinson, County Clerk

Amended January 13, 2005

Glen P. Daugherty, Chairman
Mary Jane Wilkinson, County Clerk

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SUBDIVISION REGULATIONS ORDINANCE

BE IT ORDAINED by the County Board of LaSalle County, Illinois that the Resolution concerning the Rules and Regulations Governing Subdivision and Dedications in LaSalle County, as adopted September 15, 1966, as amended thereafter, is hereby repealed in its entirety and the following ordinance enacted in lieu thereof excepting that in cases where preliminary plats have been heretofore approved by the County Development, Air, Land and Water Pollution Control Committee of the LaSalle County Board, a period of 1 year will be granted to allow approval of final plats and completion of all work related thereto. The Rules and Regulations governing Subdivisions and Dedications in force at the time the preliminary plats were approved will apply thereto.

AN ORDINANCE, applicable to lands situated within the County but not including any municipality except where the subdivision standards of the municipality are lower than the standards of the County in the area up to 1 ½ miles of said municipality that has recorded and adopted an official plan for:

- A. establishing reasonable standards of design for subdivisions and for subdivisions of unimproved land and of areas subject to redevelopment;
- B. establishing reasonable requirements governing the location, width, course, and surfacing of public streets, highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, street lights, parks, playgrounds, school grounds, storm water drainage, water supply and distribution, and sanitary sewers and sewage collection and treatment;
- C. establishing procedures for approval and recording of plats;
- D. imposition of fees for processing plats;
- E. providing for enforcement and for imposition of penalties for violations in accordance with authority vested in the County under the provisions of the applicable Statutes of the State of Illinois, be and hereby is adopted as follows:

SECTION I. GENERAL

A. Title

This Subdivision Ordinance shall be known as and may be cited as "The LaSalle County Subdivision Regulations Ordinance."

B. Purpose

1. To insure sound, harmonious subdivision development and community growth, and to safeguard the interests of the homeowner, the subdivider, the investor, and the County.
2. To prevent scattered development beyond existing public utilities and prevent excessive development costs, securing adequate provisions for water supply, drainage, and sanitary sewage, and other health requirements.
3. To provide common grounds of understanding and a sound working relationship between the County and the subdivider.
4. To provide for the coordination of streets within new subdivisions with other existing or planned streets.
5. To provide for the preservation of significant natural features of the land such as wetlands, watercourses, floodplains, woodlands, and hillsides.
6. To provide for the provision of adequate and convenient open spaces for traffic, utilities, access for fire fighting apparatus, drainage, recreation, sites for schools and educational facilities, and related structures, light and air.

C. Jurisdiction

The Revised LaSalle County Subdivision ordinance will become effective on the date of approval by the LaSalle County Board. The revised ordinance will be affective to those subdivisions that have not had approval on the final plat. Subdivisions that have had the preliminary plat approved can request a variance. A preliminary plat approved under the old ordinance will only be good for one year and will not be extended.

Subdivisions located within 1 1/2 miles of corporate limits of Villages or Cities that have adopted and recorded an official plan in accordance with Chapter 65, 5/11-12-6 of the Illinois Compiled Statutes or the latest revision thereof, shall be subject to the more restrictive platting regulations as contained in Subdivision Regulations of LaSalle County or the applicable Village or City.

SECTION II. RULES AND DEFINITIONS

A. Rules

The language set forth in the text of this ordinance shall be interpreted in accordance with the following rules of construction:

1. the singular number includes the plural and the plural the singular;
2. the present tense includes the past and 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;
5. whenever a word or term defined hereinafter appears in the text of this ordinance, 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 sense as that word; and

6. the following words and terms, wherever they occur in this ordinance, shall be construed as herein defined.
7. the word "lot" shall include the words "plot", "piece", and "parcel";
8. the phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for" and "occupied for".

B. Definitions

1. A.D.T. Average Daily Trips – Number of vehicles passing a certain point in a day as determined by I.T.E. generation rates, see Attachment A.
2. Alley is a right-of-way which affords secondary means of access to properties abutting upon a street.
3. Arterial Street is a street which carries traffic from a minor street to collector streets or thoroughfares, including the principal entrance streets of residential developments and the principal streets for circulation within such a development. It must be situated so that it does not furnish access to more than 400 lots, present or future, and is no more than 1 mile in length.
4. Block is a tract of land bounded by streets, or by a combination of streets and public parks, railroad right-of-way, corporate boundary lines in the County, or natural boundaries.
5. Building – any structure built for the support, shelter, or enclosure of persons, chattels, or movable property of any kind.
6. Building Set Back Line is a line within a lot or other parcel of land, which denotes the area between such line and the adjacent street right-of-way line where a building and/or other obstructions are prohibited.
7. Collector Street is a street within a subdivision which carries traffic from a minor street to arterial streets or thoroughfares including the principal entrance streets for circulation within such a development. It must be situated so that the estimated A.D.T. will not exceed 1,000.
8. Common Collection Tile is an underground, enclosed conduit designed to carry treated sewage effluent exclusive of stormwater from 2 or fewer properties provided the combined treated sewage effluent is less than 1500 gallons per day and has surface discharge. An example of a common collector is a solid plastic pipe installed to carry treated sewage effluent from 2 discharging systems with a combined flow of less than 1500 gallons per day. Examples of what is not a common collector are road ditches, field ditches, curbs and gutters, grassed waterways, concrete or other lined drainage ways.
9. Community Public Sewer System – See: Sewer Systems.
10. Community Public Water System – See: Water Systems.
11. County is the County of LaSalle, Illinois.
12. County Board is the Chairman and the County Board of LaSalle County, Illinois.
13. County Clerk is the County Clerk of LaSalle County, Illinois.
14. County Development, Air, Land and Water Pollution Control Committee is a committee of the County Board having jurisdiction over plats and subdivisions.

15. County Engineer is the LaSalle County Superintendent of Highways.
16. County Health – is the County Health Department of LaSalle County, Illinois.
17. County Soil and Water Conservation – is the County Soil and Water Conservation District of LaSalle County, Illinois.
18. Cul-De-Sac is a minor street within a subdivision having one open end and being permanently terminated by a vehicle turnaround, with an A.D.T. not to exceed 350.
19. Datum Plane – a reference point from which elevations are measured. The datum plane is mean sea level as established by the United States Geological Survey (USGS).
20. Dry Hydrant-An arrangement of pipe permanently connected to a water source other than a piped, pressurized water supply system that provides a ready means of water supply for fire-fighting purposes and that utilizes the drafting (suction) capability of fire department pumbers.
21. Easement is a grant by a property owner for the use of a strip of land by the general public, a corporation, or a certain person or persons, for a specific purpose or purposes.
22. Frontage Road is a road which is parallel to and either adjacent to or within the right of way of any established highway or street.
23. Gross Land Area- the entire area of a development including lots, streets, and alleys, measured to the center line of any bounding streets.
24. Highway Commissioner is the Road District Commissioner
25. I.T.E. – Institute of Transportation Engineers.
26. Land Improvement is any sewage system, storm sewer system, water supply and distribution system, roadway, side-strip, sidewalk, pedestrian/bike way, no-access strip, off-street parking area, or other improvement which LaSalle County may require under this ordinance or is proposed by the owner and/or subdivider.
27. Lot is a parcel of land legally described as a distinct portion or piece of land of record.
28. Lot, butt, is a lot at the end of a block and located between 2 corner lots.
29. Lot, double frontage is a lot which has a pair of opposite lot lines along 2 substantially parallel streets.
30. Major collector street or highway is any street classified as a major collector street in the classification and general highway map of LaSalle County, Illinois, prepared by the Illinois Department of Transportation in cooperation with the U.S. Department of Transportation. A copy of this map is available for viewing at the LaSalle County Highway Department.
31. Minor Collector street or highway is any street classified as a minor collector street in the classification and general highway map of LaSalle County, Illinois, prepared by the Department of Transportation in cooperation with the U. S. Department of Transportation. A copy of this map is available for viewing at the LaSalle County Highway Department.
32. Minor street is a street within a subdivision serving a residential area, not to exceed 500 A.D.T. and which cannot be extended to serve another purpose.
33. Manufactured Home means a structure, transportable in one or more sections, which, in the traveling mode is eight body feet or more in width or forty body feet or more in length, or, when erected on site,

is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under this title [42 USCS S S 5401 et seq] or the latest revision thereof.

34. **Mobile Home** is a structure designed for permanent habitation and so constructed as to permit its transport on wheels, temporarily or permanently attached to its frame, from the place of its construction to the location, or subsequent locations, at which it is intended to be a permanent habitation and designed to permit the occupancy thereof as a dwelling place for 1 or more persons. The term "mobile home" shall include manufactured homes constructed after June 30, 1976, in accordance with the Federal "National Manufactured Housing Construction and Safety Standards Act of 1974" or the latest revision thereof.
35. **Mottling** - means a zone of chemical oxidation and reduction activity that appears in the soil as patches of red, brown, orange, and gray. Gray colors are normally associated with poor aeration and drainage and are considered an indication of a potential seasonal high water table.
36. **NRCS** – is the United States Department of Agriculture Natural Resources Conservation Service.
37. **"No-access" strip** is a land area along the lot line of a lot and abutting a public street or road within which no vehicular drive-way shall be permitted.
38. **Non-Community Water Well** – See: Water Systems.
39. **Outlot** – is an unbuildable lot. The final plat of any subdivision that includes an outlot shall contain a notation on the plat indicating that no building may be erected on said outlot.
40. **Owner or subdivider** shall include any person, firm, association, partnership, private corporation, public or quasi-public corporation, or a combination of any of them, or other legal entity having sufficient proprietary interest in the land sought to be subdivided or divided to commence and maintain proceedings under the provisions of this ordinance.
41. **Pedestrian/Bike way** is a right-of-way across or within a block designated for pedestrian or bicycle use.
42. **Preliminary Plat** is a tentative map or plan of a proposed subdivision as described in Section IV.
43. **Private Sewage Disposal System (Alternative)** – See Sewer Systems.
44. **Private Sewage Disposal System (Standard)** – See: Sewer Systems.
45. **Private Water Well** – See: Water Systems.
46. **Roadway** is the total width of pavement and shoulders within a street right-of-way intended for vehicular traffic, including all curb and gutter facilities.
47. **Semi-Private Water Well** – See: Water Systems.
48. **Sewer Systems:**
 - a. *Collection system* shall mean an underground, enclosed conduit installed and constructed for the purpose of collecting treated effluent from individual private sewage disposal systems within a subdivision, that is operated and maintained under permit from the Illinois Environmental Protection Agency.

- b. *Community Public Sewer System* shall mean any sewage handling or treatment facility operating and maintained by a public agency or public utility under permit from the Illinois Environmental Protection Agency, not including the use of private sewage disposal systems on individual lots.
- c. *Private Sewage Disposal System (Alternative)*: shall mean any sewage handling or treatment facility receiving domestic sewage from less than fifteen (15) people or population equivalent and having a ground surface discharge.
- d. *Private Sewage Disposal System (Standard)*: shall mean any sewage handling or treatment facility receiving domestic sewage and having no ground surface discharge.

49. Sidewalk is that portion of the street designated for pedestrian use.

50. Side-strip is the unpaved strip of land within a street right-of-way and is parallel to the roadway.

51. Soil Boring: means an observation pit, dug by hand or backhoe, or an undisturbed soil core taken intact and undisturbed by a probe.

52. Soil Classifier: a certified soil classifier of the Illinois Soil Classifiers Association (ISCA) or a certified soil classifier with the American Registry of Certified Professionals in Agronomy, Crops and Soils (ARCPACS) or an associate member of the (ISCA) or the (ARCPACS) provided that direct supervision is provided by a certified soil classifier who reviews and signs all soils investigation reports.

53. Street is a right-of-way which affords primary means of access by pedestrians, and vehicles to abutting highway, road, boulevard, easement, or however otherwise designated.

54. Street width is the shortest distance between the right-of-way lines of a given street.

55. Subdivision is (a) a described tract of land which is to be, or has been divided into 2 or more lots, parcels, or tracts or (b) any map, plat, or division of land or use of land when a new street is involved, for the purpose of transfer of ownership, transfer of rights of usage of certain elements of land or improvements thereon, or building development. The term subdivision shall include any plat prepared under the provision of the Illinois Condominium Act where said plat includes any new street or roadway, or which includes provisions for any building or other development which involves new water supply or sewage collection and treatment system, or which may reasonably be expected to effect drainage or stormwater runoff. The term subdivision shall not include the condominium conversion of an existing building or structure. The term subdivision includes resubdivision and, where it is appropriate to the context, relates to the process of subdividing or to the land subdivided. A subdivision shall not include the following:

- a. The division or subdivision of land into lots, parcels or tracts of 2 or more acres in size and rectangular in shape which does not involve any new streets or easements of access, providing that the lots, parcels or tracts of land created have a minimum frontage of 150 feet along any existing street at the right-of-way line and at the building set-back line of said lot, parcel or tract and subject to the conditions and limitations that follow. Any lot, parcel or tract created under this exception a. shall meet the following limitations and conditions:
 - (1) No more than 2 lots, parcels or tracts shall be divided, subdivided or sold from the same larger tract of land as determined by the dimensions and configuration of the larger tract on the effective date of this Ordinance Amendment (June 10, 2002) under this exception a. Any sale of a single lot permitted by subpart letter i. below (commonly known as the first time split) shall not be considered in determining the 2 lot, parcel or tract maximum permitted by this exception a. Any further divisions, subdivision or lot sales from the same larger tract of land as determined by the dimensions and configuration of the larger tract on the effective date of this Ordinance Amendment (June 10, 2002) made subsequent to the 2

lots, parcels or tracts permitted herein shall be considered a subdivision for the purposes of this Ordinance and shall be required to meet all conditions, regulations and standards thereof. The 2 lots, parcels or tracts permitted by this exception a. are not required to be contiguous.

- (2) Any lot, parcel or tract divided under this exception a. shall require a plat or survey be made by an Illinois Registered Land Surveyor and that said plat be recorded in the office of the LaSalle County Recorder of Deeds.
- b. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easement of access.
- c. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- d. The conveyance of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities and other pipe lines, which does not involve any new streets or easements of access.
- e. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- f. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- g. Conveyances made to correct description in prior conveyances.
- h. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- i. The sale of a single lot of less than 2 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor and a plat thereof recorded in the office of the LaSalle County Recorder of Deeds, provided however that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land as determined by the dimensions and configuration of the larger tract on the effective date of the Amendatory Resolution of 1973.

56. Subdivision design standards are the basic land-planning principles established as guides for the preparation of preliminary plats.

57. Subsurface Drain: means a tile installed with or without gravel in permeable soil to lower a seasonal or perched water table.

58. Thoroughfare is any street within a subdivision which has an A.D.T. in excess of 2,000.

59. Watercourse: means a drainage way identified on the U.S. Geological Survey maps as a permanent or intermittent stream.

60. Water Systems:
a. *Community Public Water System*: shall mean a water supply system which has at least fifteen (15) service connections used by permanent residents, or regularly serves twenty-five (25) or more permanent residents daily for at least sixty (60) days a year and is regulated by the Illinois Environmental Protection Agency.

- b. *Water Well (Private)*: shall mean a water well which serves an owner-occupied single family residence or dwelling.
- c. *Water Well (Shared)*: shall mean a water well which serves more than one (1) lot.
- d. *Water Well (Semi-Private)*: shall mean a water well which is not a public water supply, yet which serves a segment of the public other than an owner-occupied single family residence or dwelling.
- e. *Water Well (Non-Community)*: shall mean a public water supply which is not a community water supply, that has at least fifteen (15) service connections used by non-residents, or regularly serves twenty-five (25) or more non-resident individuals daily for at least sixty (60) days per year.

61. Water Table (Seasonal): means the highest level to which the soil is saturated, as may be indicated by mottling.

62. Wetland: means the areas that have a predominance of hydric soils and that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of hydrophytic vegetation typically adapted for a life in saturated soil conditions.

SECTION III. GENERAL PROCEDURES

Before subdividing any tract or parcel of land in the unincorporated areas in the County an owner or subdivider shall first submit a letter of intent, a preliminary plat and then a final plat to be acted upon by the County authorities in accordance with the requirements of this ordinance.

Prior to the preparation of the preliminary plat it is recommended that:

- (1) a letter of intent shall be submitted to the County Clerk when the owner or subdivider begins planning to subdivide. The County Clerk will distribute copies to the appropriate agencies. A pre-application conference will be set up at this time to review the concept plan and minimum requirements.
- (2) the owner or subdivider consult with the County Development, Air, Land and Water Pollution Control Committee of the LaSalle County Board to secure information relative to the requirements of the subdivision ordinance and other applicable County ordinances and,
- (3) subsequently submit to the County Development, Air, Land and Water Pollution Control Committee a sketch plan of the proposed subdivision prepared on a topographic survey of the area showing the street system, arrangement of the lots, and location of public use areas that may be required to be reserved.

If the land subdivided is located within the contiguous territory of a municipality which is affected by an official plan, then said plat or portion thereof located in the area designated shall be approved by said municipality prior to the approval by the LaSalle County Development, Air, Land and Water Pollution Control Committee for its recommendation.

SECTION IV. PRELIMINARY PLAT

The preliminary plat and required accompanying maps shall be drawn on tracing paper or tracing cloth having a maximum dimension of 24 inches by 36 inches and in a manner that clear and legible prints can be made and shall show the following:

A. Identification and Description

1. Proposed name of the subdivision - not a duplication of a name of any plat heretofore recorded in the County.
2. Location by section, township, and range, or by other approved legal description.
3. The preliminary plat of subdivision, prior to submitting to the County Clerk, shall, in addition to the signature of the person who drafted such instrument, contain the permanent property index number immediately under the property description of the parcel conveyed on the face of the instrument.
4. Boundary line survey on an accompanying map which is prepared and certified by professional land surveyor, and topographic survey data on an accompanying map which indicates source of survey data.
5. Name and address of the owner and subdivider of the proposed subdivision and designer of such subdivision, including, cases where title of the property is held in trust, the owners of beneficial interests in land trusts.
6. Graphic scale - shall not have a greater differentiation than 1 inch equals 100 feet.
7. Basis of bearings, north point (describe datum meridian).
8. Date of preparation.
9. Seals and signatures of the Surveyor and the Engineer.

B. Existing Conditions

1. Boundary line of proposed subdivision in accordance with A-3 above.
2. Total acreage therein.
3. Existing zoning districts in proposed subdivision and adjacent tracts.
4. Location, widths, and names of all existing or previously platted streets or other rights-of-way showing type of improvement (if any), railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, and easements within the tract and to a distance of 100 feet beyond the tract.
5. Location and size of existing sewer lines, water mains, culverts, tiles (including, but not limited to, all existing farm and storm drainage tiles) or other underground facilities within the tract and to a distance of 100 feet beyond the tract (unless, in the opinion of the County Engineer, a greater \ distance is required for review) also indicating such data as locations and surface and invert grade elevations of catch basins, manholes and fire hydrants. All existing farm and storm drainage tiles shall be located by means of silt tracking and hand probing or electronic radar tile location devices along with silt trenching and hand probing by persons qualified to do such work. All existing drain tile lines encountered during the investigation shall be repaired to their original condition. One (1) mylar and four (4) copies of a topographical boundary map locating these lines must be submitted showing the following:
 - a. Location of each silt trench and each trench identified to correspond with the tile investigation reports;
 - b. Location of each drain tile with a flow direction arrow and tile size;
 - c. A Summary of the tile investigation report showing trench identification number, tile size, material and quality, percentage of tile filled with water, percentage of restricted siltation, depth of ground cover and soil texture at grade;

- d. Name, address and phone number of person conducting tile location investigation.
- e. In the event that off-site farm or storm drainage tiles are utilized or such tiles are connected to on-site but outlet off-site, the subdivider shall meet the requirements of this Section 5 for the entire length of the tile relied upon or as necessary to establish that said drainage or storm water system will function and outlet appropriately. Said report shall also be accompanied by the written permission, easements granted to subdivider or other legal proof that subdivider has the legal right to utilize said farm or storm drainage tiles.
- 6. Location map, drawn at a scale of not less than 1 inch equals 1 mile, showing boundary lines of adjoining unsubdivided or subdivided land within an area bounded by nearest streets or other natural boundaries, identifying type of use of surrounding land and showing alignments of existing streets.
- 7. A copy of topographic data shall be submitted simultaneously with the subdivision plat, which shall be a study or studies which shall show topographically and by profile the elevation of the land prior to the commencement of any change in elevations as part of any phase of subdividing, and additionally if it is contemplated that such elevations, or the flow of surface water from such land, will be changed as a result of any portion of such subdivision development, then such study or studies shall also show such proposed changes in the elevations and the flow of surface water from such land.

The topographical and profile studies (drainage overlay) required hereunder may be prepared as a subsidiary study or studies separate from, but of the same scale and size as the final plat, and shall be prepared in such a manner as will permit the topographical study or studies to be used as overlays to the final plat and shall contain the following information:

- a. All elevations shall be referenced to United States Geological Survey data.
- b. Existing contours at vertical intervals of not more than 2 feet, (except in unusual topographical conditions) indicating the locations and elevations of benchmarks used to determine said contours.
- c. Location of water courses, marshes, wetlands¹ indicating whether any part is located within a special flood hazard area as identified by the Federal Emergency Management Agency, and if so the 100-year flood elevation and other significant features.
- d. Soil boring data and separate test related to proposed roads may be required at locations and depths as determined by the County Superintendent of Highways.
- e. Finished grade elevations or contours at two (2) foot intervals of the proposed site.
- f. Rim and invert elevations of all existing and proposed drainage structures.
- g. Size, slope and location of drainage channels and/or sewers.

¹NOTE: Water courses, marshes and wetlands (the USDA-NRCS Wetland Inventory Maps, U.S. Fish and Wildlife Service National Wetlands Inventory) or a delineation map prepared by a certified wetlands delineation specialist may be used.

Existing wetlands may be subject to state and federal laws and regulations. Any proposed disturbance of wetlands must be approved by the appropriate agencies prior to the submittal of the final plat. The appropriate agencies may be contacted using the Protecting Illinois Waters application packet.

- h. Size, shape, invert and location of downstream receiving drainage structure including capacities of downstream channels.
- i. All subdivisions shall be designed so that the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision. The subdivider shall submit written documentation as to its legal right to utilize said public area or drain.
- j. Signature block required for topography and profile study as follows:

STATE OF ILLINOIS)
COUNTY OF LASALLE)

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Dated this _____ day of _____, _____

(Engineer) _____ Certification # _____ Expiration Date _____

(Owner or Attorney)

- 8. Locations of or references to locations of existing monuments or survey markers used in preparation of survey and grade elevation of each monument and marker. Sufficient ties to locate all major points on the perimeter survey and existing monuments used in the description of the land.
- 9. Location and results of soil borings at a depth not less than five (5) feet, when sanitary disposal is to be provided by septic systems. Soil investigations shall be made on the property by an Illinois Registered Professional Engineer, Certified Soil Classifier, or a Licensed Sewage Installation Contractor in accordance with the LaSalle County Private Sewage Disposal Ordinance. Based on soil investigation results, the LaSalle County Health Department may request the owner or subdivider to furnish a sketch of the proposed type of septic systems to be used in the subdivision. Refer to LaSalle County Private Sewage Disposal Ordinance.
- 10. Determination of soil characteristics on sites proposed for development with private sewage disposal systems may be based on soil data collected by a qualified soil classifier. Site characteristics to be described include zones of estimated seasonal high water saturation, depth of mottling, depth of bedrock, drainage ability, and estimated permeability range for each soil type found within the proposed development.

C. Subdivision Design Features

1. Layout of street showing right-of-way widths. All streets shall be numbered in accordance with the rural numbering system adopted by LaSalle County.
2. Location and width of alleys, pedestrian/bike ways, utility easements.
3. Existing and proposed center line profiles of each street.
4. Typical cross-section of streets together with an indication of the proposed storm-water runoff.
5. Layout, total number of lots, and scaled dimensions on the lot containing the minimum width and depth and on the lot containing the maximum width and depth. Area in square feet for each lot shall also be provided.
6. All lots should be labeled with their expected use, including outlots, examples; multi-family dwellings, shopping centers, churches, industry or other non-public uses exclusive of single family dwellings.
7. Mobile homes will not be allowed.
8. Minimum front and side street building setback lines - indicating dimensions.
9. Areas (other than those listed in C-1, C-2, and C-3 above), if any, intended to be dedicated or reserved for non-residential purposes - indicating in each the approximate acreage. Such areas shall be designated by letter or number.
10. Source of water supply and type of sewage treatment, location of sites for community sewage treatment plant.
11. The Preliminary Plat must comply with the latest edition of the LaSalle County Surface Erosion Sediment and Stormwater Control Ordinance.
12. No land will be approved for a subdivision which is subject to periodic flooding unless said lots are marked as potential flood areas and unless the 100 year high water mark is designated on the plat or which contains inadequate drainage facilities or other topographic conditions which may increase danger to health, life or property or aggravate erosion or flood hazard unless the subdivider agrees to make improvements which will make such land safe for development and occupancy.
13. Streets in flood areas shall be elevated above the 100 year flood level.
14. A minimum 40' wide right of way dedication strip shall be provided the length of the abuttal of the proposed subdivision to any existing roadway right-of-way.
15. A minimum 10' wide utility easement shall be shown behind all roadway right-of-way lines.
16. No land will be approved for a subdivision which would cause harm to public health and safety. If, based on the Natural Resource Inventory report of the LaSalle County Soil and Water Conservation District, the County Development, Air, Land and Water Pollution Control Committee determines that the subdivision as proposed would cause harm to public health and safety, the Committee shall inform the developer of the reasons for their determination.
17. Existing wetlands may be subject to state and federal regulations. Any proposed disturbance of wetlands must be approved by the appropriate agencies prior to the submittal of the final plat. The appropriate agencies may be contacted using the "Protecting Illinois Waters" application packet.

D. Review Process

1. The owner or subdivider shall file an application for approval of the preliminary plat with the County Clerk. Eight (8) copies of the preliminary plat and the required filing fee shall accompany the application. The County Clerk shall retain 1 copy in a permanent file in their office.
2. The County Clerk shall immediately refer 1 copy of the preliminary plat to:
 - a. The County Development, Air, Land and Water Pollution Control Committee
 - b. The County Health Department
 - c. The County Highway Department
 - d. The LaSalle County Enforcement Officer
 - e. The LaSalle County Soil and Water Conservation District
 - f. The LaSalle County Department of Environmental Services and Land Use
 - g. The Highway Commissioner(s) of the Road District(s) involved.

Plats complete with approval of the township(s) and the municipality, if appropriate, and proper filing fee must be in the hands of the County Clerk in sufficient time for the governmental bodies to have 15 working days prior to the County Development, Air, Land, and Water Pollution Control Committee meeting.

3. The County Development, Air, Land and Water Pollution Control Committee shall notify the owner or subdivider and all affected governmental bodies as to the time and place of their meetings, at which he will be afforded an opportunity of being heard.
4. The County Engineer and the Highway Commissioner of the road district involved shall transmit their detailed recommendations in writing to the County Development, Air, Land and Water Pollution Control Committee.
5. The LaSalle County Soil and Water Conservation District shall transmit in writing a Natural Resource Inventory Report to the County Development, Air, Land and Water Pollution Control Committee. The NRI report shall be required before the approval or disapproval of said plat. The SWCD has 20 working days to complete the NRI Report.
6. The County Development, Air, Land and Water Pollution Control Committee shall approve or disapprove the preliminary plat within 35 days from the date of their meeting at which it was first presented, or the date of filing by the applicant of the last item of required supporting documents, whichever date is later, unless such times are extended by mutual consent.
7. The County Development, Air, Land and Water Pollution Control Committee may approve or disapprove said plat. If approved, the same shall be indicated on the plat, as provided for hereinafter and if it disapproves said plat, it shall so indicate in the form of a written statement setting forth the reason for disapproval and specifying with particularity the aspects in which the proposed plat fails to conform to this ordinance with a copy furnished to the applicant.
8. Validity of the preliminary plat approval shall be for one (1) year from the date of such approval. In the event that the owner or subdivider has not submitted an application of the final plat within one (1) year, the Enforcement Officer shall report to the County Development, Air, Land and Water Pollution Control Committee that the preliminary plat approval has expired and said Committee may revoke or extend the preliminary plat approval with such conditions as the Committee deems necessary.

E. Approval by Municipality or Township

If the land subdivided is located within the contiguous territory of a municipality which is affected by an official plan, then said plat or portion thereof located in the area designated shall be approved by said municipality, prior to the approval by the LaSalle County Development, Air, Land and Water Pollution Control Committee for its recommendation.

F. Notice of Approval of Preliminary Plat

Upon approval of the preliminary plat by the County Development, Air, Land and Water Pollution Control Committee, the following notices of approval shall be stamped upon 3 prints thereof and required signatures affixed.

1. one print shall be sent to the County Enforcement Officer.
2. one print shall be retained by the County Clerk for filing.
3. one print shall be returned to the subdivider.

"Notice is hereby given that the preliminary plat of a subdivision shown hereon has received approval by the County Development, Air, Land and Water Pollution Control Committee acting as a legal agent of and for the Board of LaSalle County, Illinois, and upon compliance by the subdivider with requirements of qualifications governing, the approval of the County Development, Air, Land and Water Pollution Control Committee will receive the final plat for consideration when submitted by the subdivider in such form and within such time as required by this ordinance."
The County Development, Air, Land and Water Pollution Control Committee of the LaSalle County Board.

Date _____ 20_____

By _____

Chairman

County Development, Air, Land and Water Pollution Control Committee

ATTEST _____
County Clerk

The (Municipality) of _____, Illinois

Date _____ 20_____

By _____
Executive of (Municipality)

ATTEST _____
(Municipal) Clerk

SECTION V. PLANS AND SPECIFICATIONS FOR LAND IMPROVEMENTS

After the approval of the preliminary plat and prior to filing an application for approval of a final plat, the subdivider shall submit any required or proposed land improvements. These improvement plans must be signed and sealed by the Engineer preparing them and must receive sign-offs from the Highway Commissioner, County Engineer and County Health Department before acted on by the County Development, Air, Land and Water Pollution Control Committee.

The County Engineer and the other governmental bodies heretofore referred to shall approve such preliminary plans and specifications or set forth the revisions necessary for approval. Based upon the conditions of approval of the preliminary plans and specifications the subdivider shall have prepared, signed and sealed by a registered engineer, final plans and specifications covering such required land improvements. Such plans and specifications shall be approved by the County Engineer, Highway Commissioner, the County Development, Air, Land and Water Pollution Control Committee and such approval shall be certified on the final plat. All road and street plans shall meet the current standards of the State of Illinois as provided by the policies of the Bureau of Local Roads and Streets of the Division of Highways, Department of Transportation.

SECTION VI. FINAL PLAT

A. General

1. The final plat shall contain all information required on the preliminary plat as herein set forth in Section IV, except those required therein in subsection B – paragraphs 2 through 7 and subsection C - paragraph 4.
2. A final plat shall be accurately drawn with black waterproof drawing ink on transparent linen tracing cloth, or equal, having a maximum dimension of 24 inches by 36 inches in a manner that clear and legible transparent or contact prints or photostatic copies can be made, and show the following:

B. Submittal of Application

1. Within 1 year after approval of the preliminary plat by the County Development, Air, Land and Water Pollution Control Committee, the owner or subdivider shall file an application for approval of the final plat with the County Clerk. In case application for approval of a final plat is made for a part or parts of an approved preliminary plat, the County Development, Air, Land and Water Pollution Control Committee may extend the time for application of approval of final plats for other parts of the approved preliminary plat until a later date or dated beyond the foregoing 1 year period.
2. The procedure to be followed prior to approval of the final plat by the County Board shall be the same as it is for the preliminary plat. The application for final plat approval shall include the original drawing, drawn with ink on linen tracing cloth or its equivalent, 1 transparency print and 6 contact prints of the final plat, 7 copies of all supporting maps, plans and other drawings, and all other required documents. The County Clerk shall distribute these copies as outlined in Section IV-D-2. The final plat shall retain the design characteristics of the approved preliminary plat except that the County Development, Air, Land and Water Pollution Control Committee may require such changes or revisions as are deemed necessary in the interests and needs of the County, in keeping with the provisions of this ordinance, or such changes as may be required by the City or Village Plan Commission when the subdivision is within the jurisdiction of a municipality with subdivision regulations or zoning ordinance.
3. When the subdivider or owner, submitting the application for final approval, has filed with the County Clerk all drawings, maps and other documents required by this ordinance to be furnished in support thereof, and when all such material meets all requirements of this ordinance and other applicable ordinances of the County, and the final plat and all other supporting documents have been reviewed and approved by the various governmental agencies involved, the County Board shall act upon the proposed plat within 65 days from the date of filing the last required document or other papers or within 65 days of the recommendation of the County Development, Air, Land and Water Pollution Control Committee of the final plat, whichever date is later, or a period of time beyond such 65 day period that is mutually agreed upon by the applicant and the County Board.

4. The original final plat in exact form as approved by the County Board with a copy of the Soil and Water Conservation District NRI report shall be filed for record by the County Clerk in the County Recorder of Deeds office. The County Clerk shall secure 7 print copies of the recorded plat for the County Files. The subdivider shall pay recording fees and the cost of the print copies. The plat shall be recorded within 60 days of approval by the County Board. After 60 days the approval becomes void.
 - a. one contact print of the final plat, when applicable, 1 copy of the accompanying covenants, and 1 copy of the supporting documents, shall be delivered to the County Development, Air, Land and Water Pollution Control Committee
 - b. one contact print and all specifications, drawings, and estimates shall be delivered to the County Engineer. The Engineer's Estimate of Cost shall include the estimated cost for construction staking, construction inspection and testing, and the preparation of As-Built plans.
 - c. one contact print and all specifications and plans shall be delivered to the Highway Commissioner of the road district involved
 - d. one contact print and 1 copy of supporting documents shall be delivered to the Supervisor of Assessments
 - e. one transparency print and 1 contact print and all of the supporting documents shall be retained by the County Clerk
 - f. one contact print, when applicable, 1 copy of the accompanying protective covenants, and 1 copy of the supporting documents shall be delivered to the LaSalle County Soil and Water Conservation District.
 - g. one contact print and 1 copy of the supporting documents shall be delivered to the LaSalle County Health Department
 - h. one contact print and 1 copy of the supporting documents shall be delivered to the LaSalle County Department of Environmental Services and Land Use.

C. Additional Delineation

All final plats shall clearly set forth additional delineation as follows:

1. Accurate angular and lineal dimensions for all lines, angles, and curvatures, with functions used to describe all boundaries including perimeter survey of tract, streets, alleys, easements, areas to be reserved for public use, and other important features. Error of closure of boundary - line surveys shall not exceed 1 in 10,000 (1 foot for each 10,000 feet of perimeter survey). Angular error shall not exceed plus or minus 20 seconds. Lot lines to show dimensions in feet and hundredths, and when an angle occurs in any lot line between lot corners, the measurement of the angle shall be shown in degrees, minutes, and seconds. The final plat shall show accurately the location of all permanent lot markers as actually installed.
2. An identification system for all blocks and lots using the coordinate system adopted by the county for all lot numbers and streets. The use of any other road name or lot numbering system is not allowed.
3. True angles and distances to the nearest established street lines and official monuments (not less than 3), which shall be accurately described in the plat by location, size, and elevation.
4. Municipal, township, or section lines accurately correlated to the lines of the subdivision by distances and angles.
5. Accurate location of all monuments which shall be placed at all block corners, angle points, and at

intermediate points as shall be required by the County Engineer, and installed in such a manner that they may be located by a licensed surveyor. All U.S.G.S., State, or other official bench marks, monuments, or triangulation stations in or adjacent to the property shall be preserved in precise position until relocated by the governmental agency responsible.

6. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use or for the exclusive use of property owners within the subdivision.
7. Protective covenants, or filed as an accompanying document.
8. It shall be clearly designated on the final plat of each residential subdivision that all lots (except those which are not buildable or are dedicated to public or common use) are to be used only for single-family swellings, unless the Development Committee has approved the use of certain lots for two-family or multi-family dwellings, in which case the final plat shall designate such uses.

In the case of lots approved for two-family or multi-family dwellings, the developer's contributions for schools (see Section VI. E.) as well as ADT volumes for the designation of cul-de-sacs, minor streets, collector streets, arterial streets, and thoroughfares (see Section II. B.) shall be calculated based upon the number of units approved for lots on the final plat. (see Attachment A)

9. A note should be provided stating "No drainage will be allowed into the roadway ditch".
10. All streets shall only use LaSalle County Rural Road numbers for road designations in accordance with the rural numbering systems adopted by LaSalle County and shall not use street names.

D. Certificates

The application for approval of the final plat shall not be deemed completed until the following certificates, other than the County Clerk Certificates, have been duly executed:

1. OWNER'S CERTIFICATE (*)

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

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 thoroughfares, streets, alleys, and public services; and hereby also reserves easements for public utilities not for blanket coverage but confined to specific utilities easements as shown on plat.

Title

Address

Dated this _____ day of _____, 20____.

(*) Corporate owner's certificate should be accompanied by a corporate form of acknowledgement. If there is a developer (contract purchaser) they shall also sign.

2. NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

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 me this day in person and acknowledged that they signed the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 20 ____.

Notary Public (SEAL)

3. SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

This is to certify that I, _____, Professional Illinois
Land Surveyor No. _____, have surveyed and subdivided the following property:

as shown by the 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 County Board relative to plats and subdivisions have been complied with in the preparation of this plat.

Also, I do further certify that no part of the property covered by this plat or subdivision is situated within 500 feet of any surface drain or water course serving a tributary area of 640 acres or more.

When the Surveyor's Certificate shows that said plat is situated within 500 feet of any surface drain or water course serving a tributary course of 640 acres or more, a letter of approval from the Illinois Department of Transportation, Division of Water Resources shall accompany the final plat, at time of delivery to the office of the County Recorder for recording.

Also, I do further certify that no part of the property covered by this plat or subdivision (is) or (is not) situated within a special flood hazard area as shown on flood insurance rate map community panel no. _____ dated _____.

Given under my hand and seal at _____, Illinois, this _____ day
of _____, 20 ____.

Professional Illinois Land Surveyor

4. COUNTY ENGINEER

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, _____, County Engineer of LaSalle County, Illinois, have reviewed the land improvements described in the annexed plat, and the plans and specifications therefore, and find them in substantial compliance with the minimum requirements set forth by the LaSalle County Subdivisions Regulation Ordinance this _____ day of _____, 20 ____.

County Engineer

5. ROAD DISTRICT COMMISSIONER

Plans and specifications for streets and alleys approved by Road District Commissioner this _____ day of _____, 20 ____.

Road District Commissioner

6. ILLINOIS REGISTERED PROFESSIONAL ENGINEER AND LAND OWNER

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, _____, of _____, Illinois, a Professional Engineer duly licensed under the law of the State of Illinois, and I, _____, owner of _____ Subdivision, do certify that, to the best of our knowledge and belief, _____ Subdivision has been designed so that there is no change in the drainage of surface water by the construction of this subdivision or, if changed, adequate provision has been made so that the adjoining land will not be damaged.

Dated this _____ day of _____, 20 ____.

Illinois Registered Professional Engineer

Owner of Subdivision

7. COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, _____, County Clerk of LaSalle County, Illinois do hereby certify that there are no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat according to the records in my office and that the required bond has been filed.

Given under my hand and seal at Ottawa, LaSalle County, Illinois,
this _____ day of _____, 20 ____.

County Clerk

8. CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, _____, County Treasurer of the County of LaSalle do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat according to the records in my office.

Dated at Ottawa, LaSalle County, Illinois, this _____ day of _____, 20 ____.

County Treasurer

9. PLAT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

Recommended by the County Development, Air, Land and Water Pollution Control Committee and approved by the County Board of LaSalle County, Illinois, this _____ day of _____, 20 ____.

COUNTY BOARD OF LASALLE COUNTY

By _____
Chairman

ATTEST

Clerk

10. MUNICIPAL CERTIFICATE

For subdivisions lying within 1½ miles of a municipality.

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

Approved this _____ day of _____, 20 ____.

Municipality

By _____
Executive of Municipality

ATTEST

Municipal Clerk

11. COUNTY HEALTH DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, _____, Director of the Public Health Department for the County of LaSalle, Illinois hereby certify that the land improvements described in the annexed plat, and the plans and specifications therefore meet the minimum requirements of said County for sewage disposal systems and potable water supplies.

Dated at Ottawa, LaSalle County, Illinois, this _____ day of _____, 20 _____.

Director, Public Health

E. Developer Contributions

1. Dedication of Land or Cash Contributions

a. As a condition of approval of a final plat of a subdivision or of a final plan for a planned development, each sub divider or developer is required to dedicate land for school sites to serve the immediate and future needs of the residents of the development, or cast contributions in lieu of actual land dedication, or a combination of both at the option of the County in accordance with this Section.

- (1) With concurrence from the affected school district(s), whether land, cash in lieu of land or a combination of both shall be required; and
- (2) If any municipality having a 1.5 mile planning jurisdiction, pursuant to 65 ILCS 5/11-13-1 et. Seq., wishes to exercise such jurisdiction relative to a required land dedication or cash contribution to the affected district(s), whichever Ordinance requires the larger land dedication or cash contribution, that of the County or the municipality, shall prevail.

2. Criteria for Land Dedication

a. Calculation of acreage. The number of students to be generated by a subdivision of planned development shall bear directly upon the amount of land required to be dedicated for schools sites. The land dedication requirement shall be determined by the following:

- (1) The estimated number of children to be generated by the subdivision of planned developments in each school classification as determined by reference to paragraph 5 of this section; divided by
- (2) the maximum recommended number of students to be served according to each school classification site as determined in paragraph b of this subsection; of this subsection multiplied by

(3) the said minimum recommended number of acres for a school site of each school classification as stated in paragraph b of this subsection. The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the estimated increased children in each such school classification.

b. School Classification

(1) School classification and size of school sites within the County shall be determined in accordance with the following criteria:

Classification by Grades	Maximum Number of Students for each Classification	Minimum Number Acres of Land for Each School Site Classification
Elementary K-5	600	11
Middle School	750	28
High School	1500	45

(2) The number of acres required for a school site is based upon State Office of Education standards as adopted by the State Board of Education as follows:

Elementary School	Minimum 5 acres	plus 1 acre per 100 students;
Middle School	Minimum 20 acres	plus 1 acre per 100 students;
High School	Minimum 30 acres	plus 1 acre per 100 students.

c. Location. The comprehensive school plan, County plan and/or the standards adopted by the affected school district(s) shall be used as a guideline in location sites. Additional guidelines which may be considered in locating sites include, but are not limited to, centrality of location within proposed development, size, of subdivision, proximity of site to other schools, parks and municipal services, topography, geology, soils and shape of site, accessibility of site, safety and other environmental and use conditions.

3. Criteria for Cash Contribution

a. Applicability; use. Where the development size results in the dedication of a school site too small to be practical or when the available land is inappropriate for a school site, the County shall require the subdivider or developer to pay a cash contribution in lieu of the land dedication required. The cash contribution in lieu of school sites shall be made payable to the affected school district(s) and used to specifically and uniquely benefit the residents of the development form which the contribution was donated. Such cash contributions shall be used and collected only for:

- (1) The acquisition of land for a school site to serve the immediate or future needs of children from that subdivision or development.
- (2) The construction of new buildings.
- (3) The construction of additions to existing school structures.
- (4) The alteration, renovation, modification or rehabilitation of existing school structures.
- (5) The leasing of school facilities to meet needs when building is not possible or feasible.
- (6) The administrative expenses of application for disbursement, and use of the cash contributions.
- (7) The purchase of real estate from the developer making the contribution under this section for vocational training as set forth in and under the authority of 105 ILCS 54/10-23.3 of the Illinois School Code. When a purchase is made from the contributing

developer for such purposes said developer will transfer the site agreed upon to the purchasing school district for a purchase price not to exceed the price that results from the application of fair market value set forth in paragraph (c) of this subsection to the size of the site.

- b. Determination of amount; method of payment. The total cash contribution to be required shall be determined at the time the final plat of a subdivision or final plat of a subdivision or final plan of a planned development is approved. Prior to execution of said final plat or plan, the developer or subdivider shall provide the County with a receipt as proof of payment, or other such written documentation proving security for the payment as determined, as signed by the chief executive officer, or his or her duly appointed designee, of the affected school district(s). Security for payment shall be in the form of an irrevocable letter of credit in the amount as determined from an acceptable banking institution or a certificate of deposit with a federally insured or savings and loan association.
- c. Determination of fair market value of land.
 - (1) The cash contributions in lieu of land shall be based on the "fair market value" of so much of the land as would have been dedicated and fully improved in accordance with minimum standards for improvements as set forth in this Ordinance. The "fair market value" of such improved land shall be determined by the governing board of the school district(s) affected. In the event more than one school district is affected and said school districts do not reach agreement as to the "fair market value" of such improved land, said school districts submit evidence in favor of their position to the County Development Committee. Final determination of said "fair market value" shall be made by the County Development Committee based upon the information submitted by the school districts.
 - (2) Such "fair market value" figure shall be used in making any calculation herein unless the subdivider or developer files a written objection thereof. In the event of any such objection, the objecting party shall, at its cost and by a Member of the Appraisal institute(M.A. I.), submit an appraisal showing the "fair market value: of the land as improved in the development or other evidence thereof. Final determination of said "fair market value: shall be made by the County Development Committee based upon the information submitted by the subdivider or developer, and/or by other interested persons or entities.

4. Density Formula

- a. The Table of Estimated Ultimate Population Per Dwelling Unit referenced in paragraph 5 is generally indicative of projected trends in family size for new construction and shall be used in calculating the amount or required dedication and acres of land or the cash contributions in lieu thereof unless a written objection is filed thereto by the subdivider or developer. In the event a subdivider or developer files a written objection to said table, he shall submit his own demographic study showing the estimated population to be generated from the subdivision or planned development and in the event, the final determination of the density formula to be used in such calculations shall be made by the County Development Committee based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted for consideration. 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 fees in lieu thereof, as stated herein, is subject to periodic review and amendment if necessary.
5. Table of Estimated Ultimate Population per Dwelling Unit. The Table of Estimated Ultimate(Table 1) Population per Dwelling Unit, located on page 25, shall be used in connection with the provisions of this Section.

TABLE 1
TABLE OF ESTIMATED ULTIMATE POPULATIONS PER DWELLING UNIT

	TYPE OF UNIT	PRE-SCHOOL Pre-School 0-4 YRS	ELEMENTARY K-6 5-11 YRS	JUNIOR HIGH 7-8 12-13 YRS	TOTAL K-8 5-13 YRS	HIGH SCHOOL 9-12 14-17 YRS
DETACHED SINGLE FAMILY	2 bedroom	0.102	0.122	0.041	0.163	0.020
	3 bedroom	0.254	0.338	0.143	0.501	0.146
	4 bedroom	0.413	0.474	0.303	0.777	0.307
	5 bedroom	0.231	0.317	0.231	0.548	0.212
ATTACHED SINGLE FAMILY	1 bedroom	0	0	0	0	0
	2 bedroom	0.091	0.094	0.077	0.171	0.037
	3 bedroom	0.229	0.232	0.043	0.275	0.067
	4 bedroom	0.346	0.321	0.117	0.490	0.183
APARTMENTS	Efficiency	0	0	0	0	0
	1 bedroom	0	0	0	0	0
	2 bedroom	0.041	0.080	0.027	0.119	0.038
	4 bedroom	0.063	0.203	0.078	0.320	0.093

NOTE: There are only three significant categories provided in this chart. Because of the similarity of yields of all types of attached single-family dwelling units, only one category is provided. The same is true with apartments; thus, only one category. Because of the relatively short history of some newer types of detached and attached single-family units, individual evaluations may be necessary.

6. Combining Sites with Adjoining Development. Where the subdivision or planned development is less than forty (40) acres, a school site which is to be dedicated should, where possible, be combined with dedications from adjoining developments in order to produce usable school sites without hardship on a particular developer.
7. Topography and Grading of Site. The slope, topography and geology of the dedicated school site as well as its surroundings must be suitable for its intended purpose. Grading on sites dedicated shall not differ greatly from the surrounding land.
8. Construction of Improvements on Sites. All school sites shall be dedicated in a condition ready for full service of electrical, water, sewer, and streets, (including enclosed drainage and curb and gutter) as applicable to the location of the site, or acceptable provision made therefore. The sidewalks and trees normally included within the definition of "improved" sites may be deleted due to the delay time between dedication of any such school site and construction of school facilities thereon.
9. Maintenance of Dedicated Land. Upon the proposal being accepted by the involved school districts, a said school district shall assume the responsibility of maintaining the dedicated land in accordance with state, County and municipal laws.
10. Annual Review of Requirements. By January 1 of each year, the Regional Superintendent of Schools in conjunction with the County Environmental and Land Use Department staff shall review the provisions of this ordinance and any plans submitted by school districts concerning donations of land, or cash contributions in lieu thereof. The County Environmental and Land Use Department shall forward its finding to the County Development Committee.

F. Professional Assistance

During the plan review process and during installation and acceptance of the required improvements, the LaSalle County Development, Air, Land and Water Pollution Control Committee may engage professional assistance other than the staff, in order to properly review or observe the improvement proposed by the applicant. The applicant shall be notified in writing that such professional assistance will be engaged. Prior to such review or observation, the applicant may meet with the Enforcement Officer in order to discuss the activity. In addition, the applicant and the county shall enter an agreement whereby the applicant shall reimburse the county for costs associated with such professional review assistance.

SECTION VII. AGREEMENTS

A. Land Improvements

The land improvements required by Section XI hereof shall be completed within 2 years by the owner or subdivider in accordance with plans and specifications approved by the County Engineer and the County Development, Air, Land and Water Pollution Control Committee.

1. The owner or subdivider shall employ a registered professional engineer to insure that the improvements are constructed in accordance with the approved plans and specifications and the regulations of this ordinance. This same engineer shall submit at the time of the acceptance of the improvements on the as-built plans, an "as-built engineer's certificate" in a similar form as the example below along with all inspection certificates for the material incorporated into the improvements.

AS-BUILT ENGINEERS CERTIFICATE

(Signed by engineer to certify all improvements have been built in accordance with final plat. Certificate to be shown on as-built plans and submitted at time of acceptance of improvements. This is as-built engineer's certificate for final plans.)

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, _____, a Registered Professional Engineer in the State of Illinois, do hereby certify that I have made an inspection of the subdivision improvements constructed in _____. I further certify that all improvements have been made substantially in accordance with the approved plan and that said improvements are as shown on the attached as-built plan.

Dated this ____ day of _____, 20 ____.

(SEAL)

P.E. No.

2. The land surveyor shall certify on the as-built plans that all permanent monuments and lot pins are in place before the streets are accepted. The form for this is below:

SURVEYOR'S MONUMENT AND PIN CERTIFICATE

(To be filed on the as-built plans at the time of acceptance of subdivision improvements.)

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, _____, of _____, Illinois do hereby certify that I am a land surveyor licensed under the law of the State of Illinois and that I have reset all permanent monuments destroyed in construction work and have set pins at all lot corners of _____ and that said permanent monuments and lot pins are in place as of this date.

Illinois Registered Land Surveyor and No.

(SEAL)

B. Completion Security Requirements

1. General Requirements

Prior to the approval of the final plat, by the County Board the subdivider must submit to the County Engineer a construction guarantee in the form of a completion bond or letter or credit. The purpose of such construction guarantee is to ensure:

- a. the satisfactory installation of said improvements in accordance with the approved plans and specification, and according to good engineering and construction practices, and
- b. satisfactory completion of said improvements within the prescribed time limit.

Upon approval of the bond or letter of credit by the County Development Committee, the bond or letter of credit shall be delivered to the County Clerk, and shall be substantially in the form that is set forth herein.

At the time bonds or letters of credit are submitted to the County Engineer, the subdivider shall notify the County Engineer in writing of the name and address of the professional engineer who will establish lines and grades and exercise general supervision as construction progresses.

Each security shall be accompanied by an agreement in substantially the form as provided herein, and executed by subdivider, and approved in writing by the LaSalle County Development Committee, wherein the subdivider agrees to make and install the improvements in accordance with the plans and specifications accompanying the final plat and specifying completion date in accordance with this Ordinance, and to further agree to maintain roads in the new subdivision until they are accepted by the County Engineer and the appropriate Township Highway Commissioner.

2. Amount of Security

The construction guarantee required of the subdivider shall be in an amount equal to 120% of the subdivider's engineer's estimated cost of the required improvements, upon approval of said estimate by the County Engineer. The subdivider's engineer's estimated cost of the required improvements shall, in addition to the actual cost of construction, of the required improvement, include, but not be limited to, the estimated cost for construction staking, construction inspection and testing, and the cost of preparing the as-built plans.

3. Release of Security

The construction guarantee shall not be completely released until the subdivision improvements have been completed and accepted by the County Engineer, the LaSalle County Public Health Department, and the Road District Commissioner, nor until the streets or highways have been incorporated into the township road system by the Road District Commissioner and so reflected in township records acknowledged by the Township Clerk. A construction guarantee may be reduced and partially released only by authorization of the County Development Committee and recommendation of the County Engineer as follows:

- a. Upon completion of the subgrade and base course of a street, alley or parking area, in an amount up to 90% of the estimated cost of installation of the subgrade and base course.
- b. Upon completion of any other improvement, but only to the extent that the amount of funds remaining will always equal at least 120% of the estimated costs of the uncompleted work, as determined by the County Engineer, however in no case shall more than 90% of the original total construction guarantee be released prior to one year after satisfactory completion of the required improvements.

4. The County Engineer shall not provide a final complete release of a construction guarantee prior to the satisfactory installation of all required improvements, as determined:
 - a. One year after the completion of all improvements required for the approved final plat;
 - b. After submission of the project engineer's certification, if improvements include either a system for community water distribution or sanitary sewer system, or both, or written verification from the County Engineer when such project engineer's certification is not required, that the project installation has been observed in the field and completed in substantial compliance with the plans and specification and with all applicable ordinances and laws;
 - c. After the submission of one (1) reproducible print and four (4) copies of record drawings which shall be drawings prepared by the project engineer, which shall show improvements, and shall clearly designate any and all changes from the approved plans and specifications;
 - d. After the County Engineer's acceptance of the improvements.

5. Letter of Credit Form

When a letter of credit is used to meet this section, it shall be in substantially the following form:

Irrevocable Standby Letter of Credit

TO: LaSalle County Clerk

We have authority to issue letters of credit. Our letter of credit operations are regulated by the Illinois Commissioner of Banks and Trusts or our deposits are insured by the Federal Deposit Insurance Corporation or Federal Savings & Loan Insurance Corporation. (Omit language which does not apply)

We hereby issue our Irrevocable Standby Letter of Credit No. _____ on behalf of (name of Developer), developer of (name of Subdivision) in the total amount of \$ _____. This Irrevocable Standby Letter of Credit is issued in place of a bond guaranteeing construction of subdivision improvements, maintenance of subdivision roads prior to acceptance by the appropriate township highway commissioner, and payment of all inspection fees payable to the County by reason of such construction. The subdivision improvements are set forth in the drawings and specifications attached hereto and made a part thereof.

In the event of the non-performance by the beneficiary to complete these improvements by, (date when work is to be completed), as more specifically set forth in the attached Agreement Accompanying Completion Guarantee, the LaSalle County Clerk on behalf of the County of LaSalle may draw the total amount of this Irrevocable Standby Letter of Credit, upon receipt of a duly executed statement of the County Clerk certifying the following:

I certify that the amount of any drawing hereunder represents invoiced amounts which remain unpaid, and that payment has not been received from (name of Developer) or from any other source.

All drafts should bear the following clause:

Drawn under (name of bank) Irrevocable Standby Letter of Credit No. _____ dated _____, and issued for infrastructure improvements to (name of Subdivision), in _____ Township, LaSalle County, Illinois.

We hereby agree that this Irrevocable Standby Letter of Credit is effective as of _____ and shall expire on _____, four years from the date hereof, or earlier upon written release by the County Development Committee as recommended by the LaSalle County Engineer. This Irrevocable Standby Letter of Credit shall remain in effect without regard to any default in payments owed us by the beneficiary. The consideration for this Irrevocable Standby Letter of Credit is provided by agreements between the financial institution and the beneficiary herein and the approval of the (name of Subdivision) plat by the LaSalle County Board.

(Name of Bank)

By: _____
(Name of Officer, Title)

Signature to be properly notarized

6. Completion Bond Form

If a Completion Bond is used to meet the requirements of this section, a bond in substantially the following form shall be used:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT: WE, _____ as principal and as surety, are firmly bound to the County of LaSalle, Illinois in the penal sum of \$ _____, lawful money of the United States of America, for the payment of such sum, well and truly to be made, we bind ourselves, successors and assigns, jointly and severally, by these presents.

The condition of the above obligation is such that:

WHEREAS, the Development Committee of the LaSalle County Board has obtained, according to law and ordinances of the County of LaSalle, Illinois, recommended approval of the Plat of _____, being a subdivision of land in the County of LaSalle, Illinois, conditioned upon:

- a. that by _____ date the making certain land improvements to-wit: as more fully described in plans dated _____ and prepared by _____ and the attached Agreement Accompanying Completion Guarantee
- b. the execution and delivery of this bond; and

WHEREAS, (Name of Subdivider) is desirous of assuring the County of LaSalle that he/she/it will complete the construction of the improvements as indicated in the plat of said subdivision and the aforescribed plans and Agreement, all in accordance with the ordinances of the County of LaSalle relating thereto. The estimated cost thereof being \$ _____.

NOW, THEREFORE, if the said (name of Subdivider) shall well and faithfully and in a good and workmanlike manner construct and install said improvements, in accordance with the laws and ordinances of the County of LaSalle, and in conformity with said the plans referred to hereinabove, and within the time period set forth in the aforementioned agreement, and pay all inspection fees payable to said County by reason of such construction, then this obligation shall be null and void, but otherwise the same shall remain in full force and effect, and in the event the undersigned shall fail to complete the said improvements in accordance with said plat and plans and the ordinances of the County of LaSalle relating thereto as aforesaid within the period specified, the estimated sum or costs of such improvement yet remaining to be completed, not to exceed the penal sum heretofore stated, shall be the penal sum under this bond and shall be immediately due and payable to the County of LaSalle, Illinois, as liquidated damages for the failure of the undersigned to make and perform the covenants and agreements hereinabove set forth on his part to be made and performed.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20 ____.

Principal

Surety

7. Form of Agreement Accompanying Completion Guarantee

The following form of agreement shall be used to accompany the completion bond or irrevocable standby letter of credit, as the case may be:

This agreement made this _____ day of _____, 20 ___, hereinafter called the developer, and the County of LaSalle, a body politic and corporate, hereinafter called the County.

The developer is the owner of certain lands lying within LaSalle County, Illinois, and intends to develop and improve said lands.

The developer has submitted to the County of LaSalle, Illinois, a Final Plat of Subdivision, said subdivision being known as _____ Subdivision

The developer has contemporaneously herewith submitted plans and specifications for required land improvements, and has retained _____, a Professional Engineer, to establish lines and grades for all earth-work and drainage and to exercise general supervision as construction progresses all pursuant to the provisions of the LaSalle county Subdivision Ordinance.

The developer desires to evidence his agreement to make and install the required land improvements pursuant to the provisions of said regulations, and to maintain subdivision roads until accepted by the appropriate township highway commissioner.

IT IS HEREBY AGREED, in consideration of the approval by the County Board of LaSalle County, Illinois, of the Final Plat of Subdivision of _____ Subdivision, as follows:

- a. The developer does hereby agree and undertake to make and install all improvements made and specified and approved by the Development Committee of the LaSalle County Board, according to the provisions of the LaSalle County Subdivision Ordinance in accordance with the following schedule:
 - (1) All work except the bituminous surface and seeding, by (Date).
 - (2) The bituminous surface and seeding, by (Date).
 - (3) Other improvements (specify) by (Date).
- b. The developer does further agree to deliver herewith to the County of LaSalle a Completion Bond or Irrevocable Standby Letter of Credit in the amount of \$ _____, that being 120% of the estimated cost of the aforesubscribed improvements, to guarantee the completion of all improvements referred to in paragraph #1 above in accordance with the plans and specifications submitted and approved by the Development Committee of the County Board of LaSalle County, to guarantee payment of all inspection fees payable to the County by reason of such construction, and to further guarantee maintenance of subdivision roads until they are accepted by the appropriate township highway commissioner. It is understood that in the event that said improvements are not installed on or before the dates set forth in paragraph #1, said securities shall be in default and the County of LaSalle shall be entitled to present demands for delivery of the funds secured through the security.

IN WITNESS WHEREOF, the developer and the County of LaSalle have caused this agreement to be executed the day and year written above.

COUNTY OF LASALLE, ILLINOIS, a body politic and corporate

BY: _____
CHAIRMAN OF THE COUNTY BOARD

ATTEST:

County Clerk

Developer

BY: _____
(Capacity of Party Signing For Developer)

8. NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, _____ a Notary Public in and for said County, in the state aforesaid, do hereby certify that _____, (Developer) personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the above instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 20 ____.

Notary Public

9. COUNTY CLERK CERTIFICATE

The County Clerk shall not certify the approval of the County Board on the final plat until the required bond, or letter of credit, has been filed as required by this Section.

SECTION VIII. SUBDIVISION DESIGN STANDARDS

A. Street Plan

Approval of design standards shall be considered on the basis of their relation to: existing and planned streets; reasonable circulation of traffic within the subdivision and adjoining lands; topographic conditions; runoff of storm water; public convenience and safety; and appropriate relation to the proposed uses of the area to be served. Whenever a municipality has adopted an official plan for an area lying within 1 ½ miles of its corporate limits, any of such major street system lying within or adjacent to the subdivision shall be dedicated to its proper width as shown on the official plan of the municipality.

The street arrangement shall be such as to not impose undue hardship upon the owners of the adjoining property when they plat their own land and seek to provide for convenient access thereto. Reserve strips controlling access to streets shall not be permitted. The County Engineer shall determine when and where access to adjacent and adjoining parcels shall be provided.

The arrangement of rights-of-way in a subdivision shall provide for continuation of the existing streets or rights-of-way in adjoining areas, unless the County Engineer deems such continuations undesirable for reasons of topography and design. Where subdivision streets or rights-of-way are continuations or extensions of existing streets or rights-of-way, the width thereof shall be to standards and dimensions set forth in Section XI except in no case shall the street or right-of-way in the subdivision be of less width than the existing roadway section.

Where, in the opinion of the County Engineer, it is desirable to provide future street access to adjoining areas, the streets and rights-of-way in the subdivision shall be extended to the property line. All temporary dead-end streets shall be terminated in a cul-de-sac to standards and dimensions set forth in Section XI unless the County Engineer deems one to be unnecessary. Such required design for road termination shall be determined during preliminary plat approval. In no case shall access be restricted to any parcel or part of a parcel of abutting ground by subdividing the land.

Residential lots will not be allowed direct access to any Federal Highway, or State unless written permission is given by the Illinois Department of Transportation. Direct access to County Highways will be governed by the LaSalle County Highway Access Regulation Ordinance, current edition. Access to any public road not mentioned above will be determined by the responsible governing body.

Direct access may not be allowed on streets and highways whenever conditions exist which can create a hazard to the traveling public as determined by the County Engineer.

B. Streets

1. An arterial street may be required by the County Development, Air, Land and Water Pollution Control Committee and/or municipality, when applicable:

- a. in a residential subdivision containing 20 acres or more in area
- b. in any subdivision as an existing or planned arterial street in an adjacent subdivision
- c. in any manufacturing or business subdivision

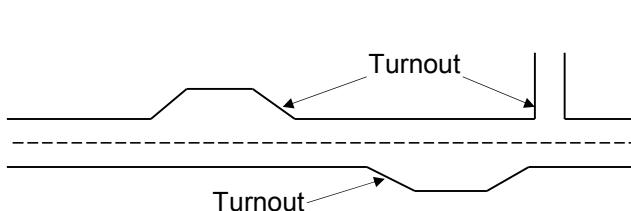
When roadway pavements are divided by a median strip, the minimum right-of-way width shall be 100 feet. Greater minimum right-of-way widths for major and secondary thoroughfares that are Federal, State, or County roads shall be provided, if required by governmental authorities having jurisdiction.

2. Minor streets shall be so aligned that their use by through traffic will be discouraged.
3. Street jogs with centerline offsets of less than 125 feet shall be avoided.
4. It must be evidenced that all street intersections and confluences encourage safe and efficient traffic flow and, in general, be at or near right angles avoiding acute angles. An intersection of more than 2 streets shall be avoided unless specific conditions of design indicate otherwise.
5. Alleys are not permitted in residential subdivisions unless deemed necessary and required by the County Development, Air, Land and Water Pollution Control Committee. Alleys may be provided in business or manufacturing subdivisions.
6. A cul-de-sac street, is a minor street within a subdivision having one open end and being permanently terminated by a vehicle turnaround, with an A.D.T. not to exceed 350.
7. Parking shall be provided on all streets in manufacturing and business subdivisions.
8. Provisions shall be made for vehicular and pedestrian access to residential property abutting a major collector either by:
 - a. providing a frontage road
 - b. by backing lots to the collector and providing access by an arterial minor, or cul-de-sac street 1 lot depth removed and with a no-access strip along the rear lot line.

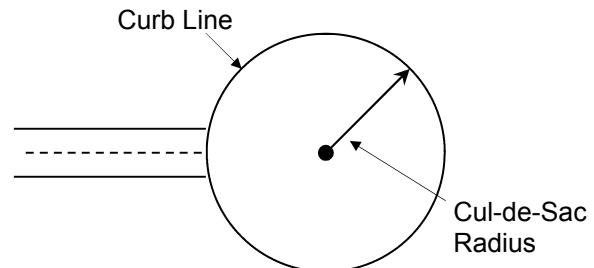
These standards are established for the purpose of providing protection for the residential properties and to provide for traffic safety and the efficient use of the collector for its intended function of accommodating through traffic.

9. Streets in flood areas shall be elevated above 100 year flood level.
10. All streets at or near the perimeter of the subdivision shall extend to the subdivision boundary. Buffer or reserve strips also known as "spite or hate strips" that prohibit access to the street shall not be permitted. A preliminary or final plat that includes said strips shall not be approved.

11. Dead end roads in excess of 300 feet in length shall be provided with turnout and turnarounds as approved by the County Development, Air, Land and Water Pollution Control Committee. Every dead-end fire service access road more than 300 feet in length shall be provided with a turnaround at the terminus having a minimum radius of 50 feet to the center line. The County Development, Air, Land and Water Pollution Control Committee shall be authorized to approve, as an alternative, a "hammer head T" turnaround ability. See examples below.



Examples of Acceptable Turnouts



Cul-de-Sac Radius Measurement
for Fire Apparatus Turns

C. Alleys and Pedestrian Ways

1. Alleys, when permitted in residential subdivisions as herein regulated, shall be in accordance with IDOT Bureau of Local Roads & Streets Administrative Policy Manual, Design Manual and Highway Standards.
2. Pedestrian ways, when permitted and approved by the County Development, Air, Land and Water Pollution Control Committee, shall be not less than 12 feet wide.

D. Frontage Roads – will be considered by the County in special circumstances.

E. Existing Adjacent Roads-When land adjacent to an existing road or street is subdivided and the existing road is not improved to a standard as high as that required for proposed subdivision streets, the subdivider shall be required to improve the entire width of the local road or street to the minimum standards prescribed for subdivision roads or streets or to the requirements of the Illinois Department of Transportation Administrative Policies Manual of the Bureau of Local Roads and Streets, whichever standard is greater, for the projected Average Daily Traffic (ADT), as determined by a traffic study, whichever standard is greater. The improvement made shall be adjacent to said road or street, and continuing to the nearest local road or street already improved to such standard.

When warranted by a traffic study, or as determined by the County Engineer, turning lanes (consisting of a taper and full width auxiliary lane) for either right or left turns into an abutting property shall be provided at the developer's expense.

F. Existing Adjacent Infrastructure-When it is determined that any other existing infrastructure is inadequate, then improvements to any one or all of such facilities shall be required.

G. Easements

1. Utility distribution or transmission installation serving the subdivision, and, when required, storm water drainage ways, shall be located in easements as designated on the subdivision plat of record. Such easements shall be located along rear lot lines or side lot lines at locations of extensions of utility installation between blocks, or continuity of drainage ways. They shall occupy not less than the rear 10 feet of lot depth or 10 feet of lot width adjoining the applicable side lot line, or may be of a greater width if recommended by the County Development, Air, Land and Water Pollution Control Committee. Additional easements at other locations may be recommended by specific conditions by the County Engineer and required by the County Development, Air, Land and Water Pollution Control Committee.

2. Where a subdivision is traversed by a natural drainage way, channel, or stream, there shall be provided a drainage easement, conforming substantially with the areas bordering such water course that are subject to flooding. The boundaries of such areas subject to flooding shall be as designated by the County Engineer.

H. Block Standards

1. In residential subdivisions, the maximum length of blocks containing lots less than 150 feet in width shall be 1,800 lineal feet, and the maximum length of blocks containing lots 150 feet and over in width shall be 2,000 lineal feet. No blocks shall be less than 900 lineal feet in length unless recommended and approved by the County Development, Air, Land and Water Pollution Control Committee. Pedestrian ways leading to schools, parks, and other common destinations may be required by the County Development, Air, Land and Water Pollution Control Committee.
2. Minimum and maximum block length in manufacturing and business subdivisions shall conform to requirements indicated in H-1, except that change in maximum length of blocks shall be permitted if approved by the County Development, Air, Land and Water Pollution Control Committee.
3. 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 land uses.
4. Where a subdivision borders upon or is traversed by railroad or thoroughfare right-of-way, the County Development, Air, Land and Water Pollution Control Committee may require a street (on 1 or both sides of such right-of-way), 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 lot lines, or off-street parking, business or other uses as permitted by applicable zoning ordinance regulations.

I. Lot Standards

1. General
 - a. In general, lots should be as nearly rectangular in shape as practicable.
 - b. Side lines of lots shall be at right angles or radial to the street line, or substantially so.
 - c. In the subdividing of any land, due regard shall be shown for all natural features such as tree growth, water courses, historic spots, or similar conditions.
 - d. All lots shall but upon a street.
 - e. Square footage of lot area shall be exclusive of road right-of-way.
2. Residential Subdivision
 - a. The minimum area of residential lots shall be 8500 square feet.
 - b. The minimum depth of residential lots shall be 120 feet for interior lots.
 - c. The minimum width of residential lots shall be as indicated in Tables 2 and 3 (page 35 and 36).
 - d. The width of corner lots shall be increased in width by 20 percent over the width of typical interior lots, except that corner lots need not exceed 90 feet in width, if 90 feet is greater than the width of the typical lot in the subdivision.
 - e. The frontage of any lot on a turnaround of a cul-de-sac shall not be less than forty (40) feet.
 - f. In subdivisions of less than 50 lots, residential lots of less than 20,000 square feet shall be served by a community public water system and a community public sewer system. Lots between 20,000 square feet and 43,559 square feet shall be served as follows:

- (1) Lots having a community public water system may use private sewage disposal systems. If a community public sewer system is provided, private water wells are permissible.
- (2) Lots one acre (43,560 square feet) and over may use private water wells and private sewage disposal systems providing all existing laws of the State of Illinois regulating wells and septic systems are observed.
- (3) Lots which cannot be served by standard private sewage disposal systems due to unacceptable soil and/or other adverse conditions shall have an area of $\frac{3}{4}$ acre (32,670 square feet) or greater and must utilize a collection system. Drainage tiles, subsurface drains and/or common collection tiles may be required if ponding or nuisance conditions are likely to occur.

g. In subdivisions of 50 or more lots, Residential lots of 2 acres or less shall be served by a community public water system and a community public sewer system.

Lots over 2 acres may use private water wells and private sewage disposal systems providing all existing laws of the State of Illinois regulating wells and septic systems are observed.

Lots which cannot be served by standard private sewage disposal systems due to unacceptable soil and/or other adverse conditions shall have two (2) acres (87,120 square feet) or greater. Drainage tiles, subsurface drains and/or common collection tiles may be required if ponding or nuisance conditions are likely to occur.

- h. All residential lots are intended for and shall be limited to the use of single-family dwellings, unless specifically approved for two-family or multi-family dwellings, in which case, said use shall be clearly designated on the final plat.
- i. The front setback line shall be not less than 70 feet from the centerline of a township street or road, 85 feet from the centerline of a County Highway and 100 feet from the centerline of a Federal or State highway, as per resolution of the LaSalle County Board. The setback line along the side of the lot shall not be less than 10 feet from the side lot line; provided, however, that in case of a corner lot, the side yard setback line along the side street be the same as the appropriate front setback stated above.
- j. Double-frontage lots are not permitted, except where lots back upon a public road and a no-access strip is provided along the rear lot line.

TABLE 2
Minimum Improvements in Subdivisions of Less than 50 Lots:

Lot Size (sq. ft.)	Lot Width at Setback Line	Water Supply	Sewage Disposal	Street Curb & Gutter	* Sidewalk
8,500 – 19,999	70	Public	public	yes	yes
20,000 – 29,999	100	Private public	public private	*	*
30,000 – 43,559	125	Private public	public private	*	*
One acre or more**	150	Private	private	*	*

* See item 7, page 37; Table 4, page 45; Table 5, page 46; Note 12, page 49

** Lots utilizing a collection system may be $\frac{3}{4}$ acre (32,670) in area.

TABLE 3
Minimum Improvements in Subdivisions of 50 or More Lots:

Lot Size (sq. ft.)	Lot Width at Setback Line	Water Supply	Sewage Disposal	Street Curb & Gutter	* Sidewalk
8,500 – 19,999	70	public	public	yes	yes
20,000 – 29,999	100	public	public	*	*
30,000 – 43,559	125	public	public	*	*
1-2 acres	150	public	public	*	*
Over 2 acres	150	private	private	*	*

* See item 7, page 37; Table 4, page 45; Table 5, page 46; Note 12, page 49

3. Industrial and Business Subdivision

- a. The minimum depth of lots in industrial and business subdivisions shall be 200 feet.
- b. The minimum width of lots in industrial and business subdivisions shall be 100 feet.
- c. All lots for industrial or business developments shall abut a public street.
- d. Double-frontage lots are permitted if lot depth is 400 feet or more, or where lots back upon a public road and a no-access strip is provided along the rear lot line.
- e. Lot size shall be sufficient in size to accommodate off-street parking.

4. Later Development

Any owner of a larger tract who created a subdivision and creates additional lots out of the larger tract within 5 years will have the additional lots treated as if it were a continuation of the original subdivision and the provisions of this ordinance for public water and/or central sewage systems shall apply. Where conditions warrant, variances of the above requirements may be granted by a majority vote of the LaSalle County Board.

SECTION IX. PUBLIC USE AREAS

When an area of land for public use (in addition to streets, alleys, pedestrian ways, and utility easements) shall be required by the County Development, Air, Land and Water Pollution Control Committee to be located in whole or in part in a subdivision, the subdivider may subdivide said area on the plat but shall designate on the preliminary plat and final plat that such land is reserved for public use. If such land is not acquired or arrangements made for acquisition by the County, a school board, or other governmental body within 2 years after the date of recording the final plat, such land may thereafter be used by the subdivider for a use permitted at its location by zoning regulations or, if applicable, in accordance with more restrictive protective covenant requirements, but may not be further subdivided except in accordance with this ordinance.

SECTION X. ACCEPTANCE OF STREETS

If any plat of subdivision contains public streets or thoroughfares which are herein dedicated as such, the approval of the plat by the County Board shall not constitute an acceptance thereon or therein, irrespective of any act or acts by an officer, agent, or employee of the County with respect to such streets or improvements. The acceptance of such streets or thoroughfares shall be made only after the following conditions have been met:

- A. They have been approved and accepted by the Road District Commissioner involved and the approval of same has been entered into the township record by the township clerk.
- B. The "as-built" plans, "as-built" Engineer's Certificate and the "Surveyor's Monument and PIN Certificate" have been received by the County Engineer.
- C. The County Engineer has determined that all improvements required upon such streets or thoroughfares in connection with the approval of the final plat of the subdivision have been completed in accordance with the provisions of this ordinance.

SECTION XI. REQUIRED LAND IMPROVEMENTS

Before a final plat of subdivision is approved by the County Board, the owner or subdivider shall submit to the County Engineer and the LaSalle County Public Health Department completed plans for utilities and improvements and the Public Health Department shall certify in writing to the County Development, Air, Land and Water Pollution Control Committee that such improvements and utilities meet the minimum requirements of the County, State, and other authorities having jurisdiction, and comply with the following:

A. Standards and Specifications of Design for Required Land Improvements

Design, dimensions, materials, and methods of construction of improvements shall conform to the following general requirements:

1. For storm drainage the subdivision shall meet the following:
 - a. The "Standard Specifications for Road and Bridge Construction" adopted by the State of Illinois, Division of Highways, latest edition thereof;
 - b. The design of the drainage system shall consider and show:
 - (1) Watershed area of which the subdivision is a part.
 - (2) Calculations as to volume and frequency of water to be handled based on a 50 year storm event.
 - (3) A scheme of culverts, field tiles, storm drains and storm water management facilities sufficient in size to eliminate flooding or uncontrolled ponding of water either on-site or off-site.
 - (4) The use of existing drainage channels whenever possible and legal for subdivider to use.
2. For community public sewer system, Chapter 3 of the regulations of the Illinois Pollution Control Board, IEPA & other regulations of the State of Illinois and the LaSalle County Board.
3. For community public water system, Chapter 6 of the regulations of the Illinois Pollution Control Board, IEPA & other regulations of the State of Illinois and the LaSalle County Board.
4. For private sanitary sewer system, State of Illinois Private Sewage Disposal Licensing Act and Code (Bulletin 4.005), other State regulations and regulations of the LaSalle County Board; and the LaSalle County Health Department.
5. For private water supply system, State of Illinois Water Well Construction Code and State of Illinois Water Well Pump Installation Code and regulations of the LaSalle County Board; and the LaSalle County Health Department.
6. For subgrade and preparation of streets, the "Standard Specifications for Road and Bridge Construction", latest edition thereof;
7. For surface course and base course of streets, curbs and gutters, and sidewalks, the aforementioned "Standard Specifications for Road and Bridge Construction", latest editions thereof.

B. Sanitary Sewage Disposal

1. Private Sewage Disposal Systems

a. Regulations

Individual sewage disposal systems shall conform to the "Private Sewage Disposal Licensing Act and Code", State of Illinois Department of Public Health 2003 or the latest revision thereof. The work shall also conform to applicable County regulations, including but not limited to the LaSalle County Sewage Disposal Ordinance enacted April 11, 1988, amended November 22, 1996, March 11, 1998, August 10, 2000, December 8, 2003, and October 11, 2007 or the latest revision thereof.

b. Registered Contractor Required

All private sewage disposal systems within subdivisions approved after April 1988 shall be installed only by a Registered LaSalle County Individual Sewage System Contractor. One exception would be the installation by the owner occupant as long as he/she meets the standards provided in the "Private Sewage Disposal Licensing Act and Code", 2003 or the latest revision thereof, the LaSalle County Private Sewage Disposal Ordinance enacted April 11, 1988, or the latest revision thereof. All private sewage disposal systems which shall be subject to inspection by the County Inspector prior to the same being covered. For purposes of clarification, a septic tank system is an individual sewage disposal system.

The requirements for obtaining LaSalle County registration can be obtained from the LaSalle County Health Department.

c. Installation Procedures

The LaSalle County Private Sewage Disposal Ordinance requires that:

- (1) Subdivisions located within 1000 feet of a community public sewer system shall utilize said sewer system if allowed by controlling authority.
- (2) Prior to construction of a home, the lot owner shall submit to the contractor and the County Health Department, a scaled plan view of the lot showing all proposed improvements. The plan shall show the results of a soil investigation in accordance with the Illinois Department of Public Health Private Sewage Disposal Licensing Act and Code, 2003 or latest edition thereof. The plans for the disposal system proposal must be submitted under the signature of the County registered contractor who will install the system, or by the owner/occupant. It shall contain details of materials to be used, dimensions and relative elevations.
- (3) Any soil investigations or soil information shown on the subdivision plat shall be of a general nature only. The design of the system is to be based on actual tests run by the contractor, or owner/occupant.
- (4) Rules for individual sewage disposal systems shall be enforced by adding a protective covenant which covers the above listed items to the covenants of all subdivisions using individual sewage disposal systems.
- (5) For lots in the development utilizing surface discharges of treated effluent, the effluent shall be discharged to one of the following:
 - (a) A collection system which is in accordance with 35 Ill. Adm. Code 309.202 (a) and (b) and a National Pollutant Discharge Elimination System (NPDES) permit issued by the Illinois Environmental Protection Agency (IEPA).

- (b) A common collector tile which meets all requirements of Article II, Section H (5)(e)(2), of the LaSalle County Health Ordinance.
- (6) For lots in the development utilizing standard private sewage disposal systems, the designated area for sewage disposal must be indicated. A sufficient area of suitable ground shall be provided on each lot utilizing a standard private sewage disposal system for a replacement subsurface seepage system. This alternative area shall be designated and shall not be used for any other purpose.

d. Later Development

Any owner of a large tract who created a subdivision and creates additional lots out of the larger tract within 5 years will have the additional lots treated as if it were a continuation of the original subdivision and the provisions of this ordinance for public water and/or central sewage systems shall apply. Where conditions warrant, variances of the above requirements may be granted by a majority vote of the LaSalle County Board.

2. Community Public Sewer System

- a. Community public sewer systems, including sewer stub terminals at the outside of curb lines or edge of pavement for each lot shall be installed to serve all lots in a subdivision containing lots less than 20,000 square feet in area. If lots 20,000 to 43,559 square feet in area are not served by a community public water system, community public sewer system shall be provided and the same procedure followed as heretofore described for lots 20,000 square feet and less. Such installation shall be in accordance with LaSalle County standards and specifications.
- b. Community public sewer systems shall be constructed in accordance with standards approved by the Illinois Pollution Control Board and County regulations. All sewer designs, plans, and specifications shall be submitted to the County Development, Air, Land and Water Pollution Control Committee, the County Public Health Department and the County Engineer for approval and file. Where sanitary sewer systems are provided in a subdivision, septic tanks shall be prohibited. Wherever 2 sewer lines connect and there is a difference of vertical elevation or more than 2 feet, there shall be constructed a drop-type manhole in accordance with accepted procedure.
- c. Where community public sanitary sewer mains of larger capacity than necessary are recommended by the County Development, Air, Land and Water Pollution Control Committee and approved by the County Board to serve the subdivision as delineated in the preliminary plat, an alternate bid shall be requested and received for any changes required or requested by the County Board in excess of the normal requirements and the County Board shall be required to pay the additional cost resulting there from. The County Board shall have the right to accept or reject the alternate bids.

C. Storm Sewer System

The provisions of the LaSalle County Surface Erosion Sediment and Stormwater Control Ordinance when enacted shall apply.

- 1. In a subdivision containing lots less than 20,000 square feet in area, underground storm sewer systems shall be planned and constructed as required throughout the subdivision to carry off storm water from all inlets and catch basins and be connected to an approved out-fall. In subdivisions containing lots 20,000 square feet or more in area where storm sewers are not installed, adequate facilities recommended by the County Engineer and approved by the County Development, Air, Land and Water Pollution Control Committee for the removal of surface water shall be provided throughout the entire subdivision.
- 2. Storm drainage inlets shall be placed in street gutters at intersections and elsewhere as required by the terrain, but shall not be spaced more than 500 feet along the gutter.

3. Any outfall sewer that drains into an open ditch or natural watercourse shall have a head wall and apron conforming to current State Department of Transportation or Division of Waterways standards. It shall be the duty and responsibility of the subdivider to protect and preserve all existing drainage systems from any dangers resulting from the land use change.
4. Storm water shall not be directed into the sanitary sewer system and no connections between the storm and sanitary sewer systems will be permitted at any time before, during, or after construction.
5. Where storm sewer mains of larger capacity than necessary are recommended by the County Development, Air, Land and Water Pollution Control Committee and approved by the County Board to serve the subdivision as delineated in the preliminary plat an alternate bid shall be requested by the County Board in excess of the normal requirements and the County Board shall be required to pay the additional cost resulting there from. The County Board shall have the right to accept or reject the alternate bids.

D. Water Systems

1. Private Water Well Supply

The LaSalle County Potable Water Ordinance requires that:

a. Regulations

Private water wells shall conform to the Illinois Department of Public Health "Water Well Construction Code", 1994, the Illinois Department of Public Code", 1992, the Illinois Department of Public Health "Drinking Water Systems Code", 1990. The work shall also conform to applicable County regulations, including but not limited to the LaSalle County Potable Water Supply Ordinance enacted April 11, 1988, or the latest revision thereof.

b. Licensed Contractor Required

All private water wells within subdivisions shall be installed by a Illinois Department of Public Health Licensed Well Contractor or the owner, as long as the requirements of the Illinois Department of Public Health "Water Well Construction Code", 1994, "Well Pump Installation Code", 1992, the Illinois Department of Public Health "Drinking Water Systems Code", 1990, and the LaSalle County Potable Water Supply Ordinance, 1988, or the latest revision thereof, are met. All private water wells shall be subject to inspection by the County Inspector prior to being utilized.

c. Installation Procedures

(1) Subdivisions located within 1000 feet of a community public water supply shall utilize said water supply if allowed by the controlling authority.

(2) No shared wells will be allowed.

2. Community Public Water Supply

- a. Public or community water supply and distribution systems, including water stub terminals extended to each lot shall be installed to serve all lots in a subdivision containing lots less than 20,000 square feet in area, except individual wells shall be permitted in such subdivisions located within the County only after being specifically approved by the County Development, Air, Land and Water Pollution Control Committee when it is determined that connection with a public or community water supply system is not practicable.
- b. All water distribution systems shall be constructed in accordance with standards approved by the State of Illinois and the following:

- (1) there shall be no physical connection between a water supply which is suitable for drinking and one which is not suitable for drinking;
- (2) consideration shall be given to water reclamation and reuse in commercial and industrial tracts for the purpose of conservation and relief of demands on existing residential supply;
- (3) where community water is not available a statement from a professional well drilling company shall be presented by the subdivider stating that an adequate water supply is available, or will be, in advance of occupancy for development of individual lots and that local utilities can satisfactorily serve the area by the utility easements shown;
- (4) anti-syphoning and/or check valves shall be installed between commercial or industrial and residential water supplies;
- (5) water transmission mains shall be a minimum of 6 inches in diameter, and shall include installation of shutoff valves and fire hydrants, and shall be free from dead-end mains wherever possible; and
- (6) the required water supply and distribution system shall also include the installation of fire hydrants at intervals not exceeding 500 feet within the street rights-of-way, at locations and of the type and manner of installation in accordance with LaSalle County specifications. All hydrants within 4,000 feet of commercial, industrial, public, multiple family, and church buildings shall be equipped with a steamer connection.

c. Where water mains of larger capacity are recommended by the County Development, Air, Land and Water Pollution Control Committee and approved by the County Board to serve the future growth in the vicinity of the subdivision, an alternate bid shall be requested and received for any changes required or requested by the County Board in excess of the normal requirements, and the County Board shall be required to pay the additional cost resulting there from.

The County Board shall have the right to accept or reject the alternate bids.

3. Dry Hydrants

- a. Definition-Dry Hydrant-An arrangement of pipe permanently connected to a water source other than a piped, pressurized water supply system that provides a ready means of water supply for fire-fighting purposes and that utilizes the drafting (suction) capability of fire department pumbers.
- b. Requirements-In a subdivision of 20 lots or more and, if requested in writing by the local fire fighting agency having jurisdiction over the territory where the subdivision is located, the subdivision shall be required to install dry hydrants as required by this Section XI.D. The fire fighting jurisdiction requesting the dry hydrants shall agree in writing to maintain said dry hydrants for their useful life.
- c. Dry Hydrant Design and Location-to ensure safety of design, functionality, installation, maintenance and proper appropriation of financial resources, the local fire fighting agency having jurisdiction shall approve all aspects of construction, design, type of materials, pipe, and system fittings.
- d. Design Criteria-The local fire fighting agency having jurisdiction shall determine which materials are best suited to meet fire flow needs and installation conditions, but in all cases the following minimum requirements shall be met:
 - 1. In no case shall less than schedule 40 pipe and component fittings be used.
 - 2. All dry hydrant systems shall be designed and constructed to provide a minimum flow of 1000 gpm (3708L.min) at draft.
 - 3. Dry hydrants systems shall be designed and constructed so that slope and piping configuration does not impede drafting capacity.

4. All exposed surfaces and all underground metal surfaces shall be protected to prevent deterioration.
5. Subject to alternative engineering practices, no more than the equivalent of two 90-degree elbows shall be used in the total system.
6. Dry hydrant(s) shall be designed and constructed to include a suitable protective cap. Steamer connection(s) shall be compatible with the fire department's hard suction hose size and shall conform to NFPA 1963, [Standard for Fire Hose Connections].
7. An acceptable system design formula shall be developed that reflects the various requirements outlined in this standard and the adequacy of the water source to be used to supply the dry hydrant.
8. Available site pressure shall be determined using the following formula: Available site pressure (ASP) is equal to the adjusted atmospheric pressure above sea level (AAP) minus the pressure changes associated with static (SL), minus vapor pressure (VP), minus minimum pump pressure, which is expressed as the following equation:

$$\text{ASP} = \text{AAP} - \text{SL} - \text{VP} - 5$$

where:

ASP=available site pressure (psi)
 AAP=adjusted atmospheric pressure (psi)
 SL=static life (psi)
 VP=vapor pressure (psi)

9. Dry hydrant system piping shall be supported and/or stabilized using approved engineering design practices. Thrust blocks, or equivalent protection, shall be employed at elbows and other system stress points.
10. In addition to strength of materials and structural support criteria, design shall address appropriate aggregates and soil materials to be used to back fill/cover piping during installation.
11. All connections shall be clean and the appropriated sealing materials shall be used according to manufacturer's specification so as to ensure that all joints are airtight.
12. System strainers shall be constructed to permit required fire flow, in accordance with approval engineering practices.
- e. Access to Water Sources and Dry Hydrants Locations-locations for, and the immediate area around, dry hydrants shall provide for fire fighter safety and meet the following requirements:
 1. Dry hydrants shall be located to be accessible under all weather conditions.
 2. System and site accessibility criteria shall be located to be accessible under all weather conditions.
 3. System and site accessibility criteria shall ensure that hydrant can be reached with one or two 10 feet (3.05m) lengths of hard suction.
 4. Dry hydrants have a minimum clearance of 20 feet (6.6 m) on each side and be located a minimum of 100 feet (30 m) from any structure. Highway or road traffic shall not be impaired during the use of the dry hydrant.

5. Dry hydrants shall be protected from damage by vehicular and other perils, including freezing and damage from ice and other objects.
6. Dry hydrants locations shall be made visible from the main roadway during emergencies by reflective marking and signage approved by the local fire fighting agency. All identification signs shall be approved by the LaSalle County Environmental Service Department prior to installation if they are to be located on the right-of-way or are subject to state laws.
7. Vehicle access shall be designed and constructed to support the heaviest vehicle.
8. Consideration shall be given to the measurement of water supply capacity when designing and installing dry hydrant systems. There shall be not less than 2 feet (0.6 m) of water above the strainer and 1 foot (0.3 m) to 18 inches (0.45 m) below the strainer depending on bottom condition of the body of water.
9. The local fire fighting authority having jurisdiction shall ensure the installation meets all design criteria and the process is conducted in a safe manner.
10. The proximity of any underground and overhead utilities to selected site(s) shall be identified and appropriate measures shall be taken to ensure the safety of personnel prior to installation.
11. During installation, no one shall be allowed into or close to the trench without adequate safety measures.

E. House Services

House services for sewer and water shall be constructed to connect each lot or building site with the utility service mains for each utility required in the provisions of this ordinance as follows:

1. Such house services shall extend from the main to the property line. Upon establishing ownership all sewer and water connections from the mains to the terminal facilities shall be the responsibility of the property owner.
2. House water service for each single-family residence shall be minimum 1 inch, type K, copper or approved equal or 1 inch plastic pipe which shall comply with applicable ASTM standards and shall be of a type approved by the National Sanitation Foundation, and shall be terminated at a shutoff valve and box of a type recommended by the County Engineer and the LaSalle County Public Health Department and approved by the County Development, Air, Land and Water Pollution Control Committee and located 14 feet 6 inches beyond the outside curb lines of the proposed roadway pavement. In no case shall the buffalo box be located in the sidewalk or driveway, or buried underground. It shall be encased in a concrete box 1 foot square with 4 inch thick walls. The top of the box shall remain visible at all times.
3. Upon completion of the construction of all such house sewer and water service connections with the utility mains, 3 accurate maps showing the exact location of all such sewer and water mains, together with manholes, shutoff valves, and similar facilities being part thereof, by distances in feet from street lines, and of all such house service connections in distances in feet from side lot lines as recommended by the LaSalle County Public Health Department and approved by the County Development, Air, Land and Water Pollution Control Committee, shall be filed with the County Clerk and the Township Road Commissioner.
4. The connection from the main to the sanitary house drain shall be 6 inches vitrified tile or better material.

F. Streets

If the Township Road Commissioner requires, then streets leading to a subdivision must be paved with a minimum type A-3. In addition, this street must also meet the requirement of the Illinois Department of Transportation Administrative Policies Manual of the Bureau of Local Roads and Streets for the projected Average Daily Traffic (ADT) produced as a result of the subdivision.

1. Grading

- a. All trees that cannot be saved, stumps, boulders, and similar items shall be removed.
- b. Before any paving work is commenced, all street grading shall be properly completed as shown on the grading plan and approved by the County Engineer.
- c. After grading of streets is completed and approved, and before any base course of the roadway pavement is laid, all of the underground work, such as water, sewer, and gas mains, house service connections therewith, and all underground conduits for electric and telephone lines, shall be completely installed in place and approved if they are in the limits of the traveled way.
- d. When considered necessary by the County Engineer, settlement of all trench backfill shall be accelerated by means of water introduced through holes jetted into backfilled trenches to a point approximately 2 feet above the top of the sewer pipe. The holes shall be jetted not greater than 6 feet apart unless otherwise directed by the County Engineer. The jetting process shall conform to the standards set forth in the State of Illinois Standard Specifications for Road and Bridge Construction. Any depressions which develop within the street right-of-way due to the settlement of backfilling material shall be refilled and repaved at the subdivider's expense for the trenching, in a manner acceptable to the County Engineer.
- e. The surface course of the roadway pavement shall not be laid until backfilling of all trenches dug across the roadway has completely settled or compacted to the satisfaction of the County Engineer. Said trenches shall be backfilled with suitable material, and brought to the required grade. The surface course shall not be laid until the base has been compacted to 90% of optimum density.
- f. Borings, at least 3 every 500 feet, on request of the County Engineer, shall be taken under County supervision after the paving has been completed and after the subdivider has requested acceptance of the street.

2. Roadway Pavement

- a. Roadway pavement shall be installed in accordance with the specifications recommended by the Department of Transportation Standard Specifications for Road and Bridge Construction, in accordance with the latest revision thereof. Soil and/or boring tests shall be taken to determine base thickness and materials. The following table of material types and thickness for various streets shall be used as a general guide only and final specifications shall be determined by tests which are the responsibility of the owner or subdivider.
- b. Final design shall be approved by the County Engineer.

TABLE 4

Pavement Types and Minimum Thicknesses		
<u>Base Course</u>	<u>Residential</u>	<u>Manufacturing or Business</u>
Crushed Stone	8 inches	10 inches
Crushed Gravel	9 inches	11 inches
Pozzolanic Mix	6 inches	8 inches
<u>Bituminous</u>		
<u>Concrete Surface</u>		
Binder & surface course	3 inches	4 inches
<u>Portland Cement</u>		
<u>Concrete Pavement</u>	6 inches	8 inches
<p>*NOTE: shall be in accordance with IDOT Bureau of Local Roads & Streets Administrative Policy Manual, Design Manual and Highway Standards.</p> <p>Cul-de-sac streets shall be in accordance with the Typical Design Standards. Roadway pavements in other variations of the circular type terminus shall be as recommended by the County Engineer and approved by the County Development, Air, Land and Water Pollution Control Committee.</p>		

3. Access Driveways

Access driveways in residential subdivisions shall be a maximum of 20 feet in width. Access driveways in business or industrial subdivisions shall be a maximum of 35 feet in width. Culverts for all access driveways shall be a minimum of 12 inch diameter and not less than 20 feet in length and shall be installed by the property owners after obtaining permission from the proper authority.

4. Side Strips

Side strips, having a width in accordance with street cross-section design shall be required on both sides of all streets. They shall be graded and prepared for seeding by the subdivider. Median strips in streets shall be considered as side strips unless paved. All median strips shall be bordered by a roll-type curb and gutter with storm draining inlets where applicable, as approved or unless otherwise directed by the County Engineer.

5. Curbs and Gutters

Concrete curb and gutter when required shall be constructed in accordance with the Typical Design Standards.

6. Drainage Swales

Drainage swales shall be used in alleys only and shall be constructed in accordance with the Typical Cross Sections.

7. Public Sidewalks

- Sidewalks shall be installed on both sides of the street, or may be on 1 side of a street if recommended and approved by the County Development, Air, Land and Water Pollution Control Committee in residential subdivisions containing lots less than 20,000 square feet in area located within 1 ½ miles of any city or village when specifically required by the city or village. (See Tables 2 & 3, page 35 and 36 and Note 12, Page 49)

- b. Sidewalks shall be separated from public streets by a side strip and shall be constructed in accordance with the following:
 - (1) all sidewalks shall be constructed of Portland cement concrete with a 28 day compressive strength of 3,000 pounds. Minimum slump, 3 inches. All concrete shall be air entrained. Other admixtures shall be approved by the County Engineer.
 - (2) residential districts; minimum width is 4 feet; minimum thickness is 4 inches
 - (3) commercial districts; width 5 feet, thickness 5 inches.

8. Street Lighting System

A street lighting system shall be required in business and manufacturing subdivisions. The street lighting system shall be so designed and constructed to produce an illumination intensity of 1.5 foot candles on the pavement throughout the subdivision.

9. Street Signs

Street signs shall be furnished by LaSalle County so as to identify every street within the subdivision. The subdivider shall include with the required completion bond, cash deposit, or other guarantee covering other required land improvements, the actual cost and installation fee of such signs as determined by the County.

10. Vegetating

All disturbed areas outside of the pavement width shall be vegetated. These areas shall be vegetated in accordance with I.D.O.T. Standards of Specifications or equal. The growth of vegetation shall be considered established by approval of the County Engineer.

G. Pedestrian/Bike Ways

Paved walks having a width of not less than 5 feet, shall be installed in accordance with applicable specifications as herein set forth in Section F7.

H. Public Utilities

- 1. The utility lines shall be located in easements along rear lot lines or side lot lines at locations of extensions of utility installations between blocks. Installations of such facilities shall be made in compliance with the applicable orders, rules and regulations of the Illinois Commerce Commission now or hereafter effective and the subdivider shall be responsible for compliance with rules and regulations, now and hereafter effective and filed with said Commission pursuant to the Illinois Public Utilities Act, of any public utility whose services will be required for the subdivision with respect to the provisions of such facilities.
- 2. Underground telephone, electric and gas service shall be placed within easements or dedicated public ways in a manner which will not conflict with other underground services. Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public.
- 3. A 10 foot utility easement shall be placed behind and parallel to the designated right-of-way line.

I. As-Built Plans

Upon completion of the installation of improvements in a subdivision, 1 set of tracings on cloth or equal suitable for use in reproduction, which shows all improvements as actually installed in the field, shall be filed with the County Engineer with the "As-Built Engineer's Certificate" and the "Surveyor's Monument and PIN Certificate".

J. Contractors/Subcontractor Requirements

Any contractor or subcontractor completing land improvements under this Section XI shall show evidence of satisfactory completion of work of similar size and complexity and that said evidence shall be in the form of prequalification in the applicable work areas by the Illinois Department of Transportation or other confirmation as required by the County Engineer.

TABLE 5

MINIMUM STANDARDS RESIDENTIAL SUBDIVISIONS WITH LOTS LESS THAN 20,000 SQ. FT .									
Street Type	Max ADT	Right-of-Way	Pavement Width See Note 1	Shoulder Width See Note 2	Curb & Gutter	Sidewalk See Note 12	Earth Slope See Note 14	Horizontal Alignment	Vertical Alignment
Cul-de-sac	350	80'	27'	---	Yes	No	2:1 Min.	See Note 5	Min = 0.4% Max = 7.0% See Note 9
Minor	500	80'	27'	---	Yes	No	2:1 Min.	See Note 5	Min = 0.4% Max = 7.0% See Note 9
Collector	1,000	80'	37'	---	Yes	Yes	3:1 Min.	See Note 3	Min = 0.4% Max = 7.0% See Note 9
Arterial	2,000	100'	See Note 4	---	---	---	---	---	---
Thoroughfare	Over 2,000	180' with Frontage Rd. 120' without Frontage Road	See Note 4	---	---	---	---	---	---
Frontage Road		60'	See Note 11	---	---	---	---	---	---

1. Pavement width is measured from back to back of curb, if provided, or outer edge of pavement.
2. Measured from outer edge of finished surface or back of curb. See applicable Typical Cross Section.
3. Where there is a deflection in Horizontal Center Lines within a given block of any given point in excess of 10°, a curve shall be inserted with a radius of not less than 300 feet.
4. The Design Standards shall be in accordance with IDOT's policies and standards and approved by the County Engineer.
5. Where there is a deflection in Horizontal Center Lines within a given block of any given point in excess of 10°, a curve shall be inserted with a radius of not less than 100 feet.

TABLE 6

MINIMUM STANDARDS RESIDENTIAL SUBDIVISIONS WITH LOTS MORE THAN 20,000 SQ. FT.									
Street Type	Max ADT	Right-of-Way	Pavement Width See Note 1	Shoulder Width See Note 2	Curb & Gutter	Sidewalk See Note 12	Earth Slope See Note 14	Horizontal Alignment	Vertical Alignment
Cul-de-sac	350	66'	27' See Note 7 22' See Note 8	8' See Note 6	No See Note 10	No	2:1 Min.	See Note 5	Min = 0.4% Max = 7.0% See Note 9
Minor	500	66'	27' See Note 7 22' See Note 8	8' See Note 6	No See Note 10	No	2:1 Min.	See Note 5	Min = 0.4% Max = 7.0% See Note 9
Collector	1,000	80'	37' See Note 7 24' See Note 8	8' See Note 6	No	No	3:1 Min.	See Note 3	Min = 0.4% Max = 7.0% See Note 9
Arterial	2,000	100'	37' See Note 7 24' See Note 8	10' See Note 6b	---	See Note 4	---	---	---
Thoroughfare	Over 2,000	180' with Frontage Rd. 120' without Frontage Road	See Note 4	---	---	---	---	---	---
Frontage Road		60'	See Note 11	---	---	---	---	---	---

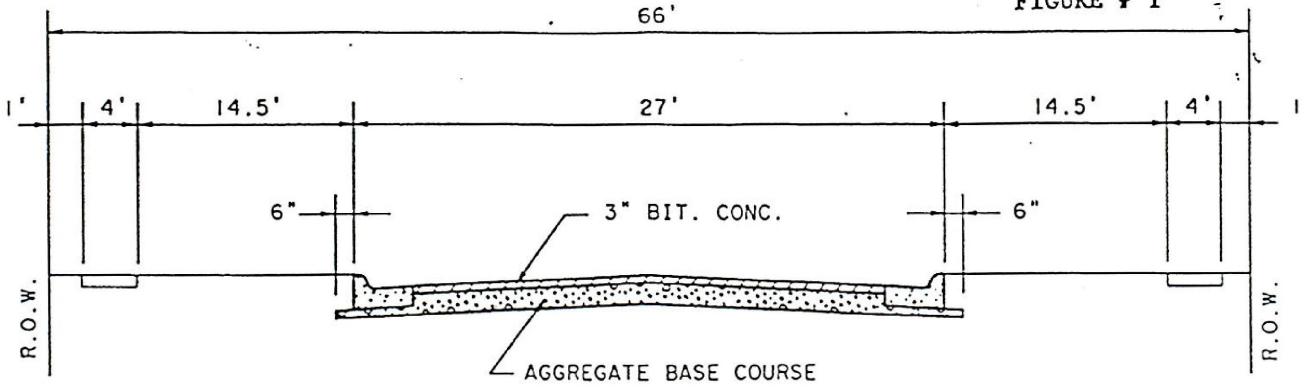
6. If curb and gutter are not provided, a 4' gravel or crushed stone wedge shoulder shall be provided.
- 6a. If curb and gutter are not provided, a 6' aggregate shoulder 4" compacted shall be provided.
- 6b. If curb and gutter are not provided, an 8' aggregate shoulder 6" compacted shall be provided.
7. When curb and gutter are provided.
8. When curb and gutter are not provided.
9. Different Connecting Street Grades shall be connected with Vert. Curves. Minimum Length shall provide a stopping sight distance of not less than 300 feet measured from an eye level 4' high, with a clear view of an obstacle not over 2' high.
10. Curb and gutter are required on any street or where the Grade exceeds 7%.

TABLE 7

MINIMUM STANDARDS MANUFACTURING AND BUSINESS SUBDIVISIONS									
Street Type	Max ADT	Right-of-Way	Pavement Width See Note 1	Shoulder Width See Note 2	Curb & Gutter	Sidewalk See Note 12	Earth Slope See Note 14	Horizontal Alignment	Vertical Alignment
Cul-de-sac	350	See Note 4	---	---	---	---	---	---	---
Minor	500	See Note 4	---	---	---	---	---	---	---
Collector	1,000	See Note 4	---	---	---	---	---	---	---
Arterial	2,000	See Note 4	---	---	---	---	---	---	---
Thoroughfare	Over 2,000	See Note 4	---	---	---	---	---	---	---
Frontage Road		60'	See Note 11	---	---	---	---	---	---

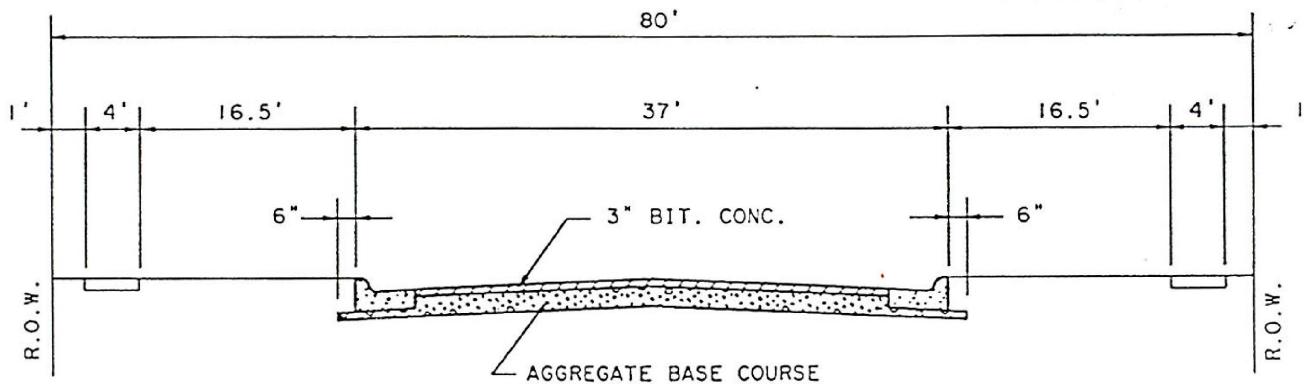
11. The minimum improvements for the design of a Frontage Road shall be based on the Design Requirements for the class of service it is going to render and be laid out in such a manner as to provide for a minimum of 10 feet or Right-of-Way on the Thoroughfare side to allow for a shield for light and noise deflection. Also the Terminus of a Frontage Road shall not be located within 100 feet of the Right-of-Way of a Thoroughfare, which it parallels.
12. Only required within 1½ miles of a city or village, whether specifically required by the city or village.
13. Sufficient right-of-way shall be provided to allow for the entire road cross section from the top of the backslopes on both sides of the roadway.
14. The Committee may require flatter slopes in certain situations.

FIGURE # 1



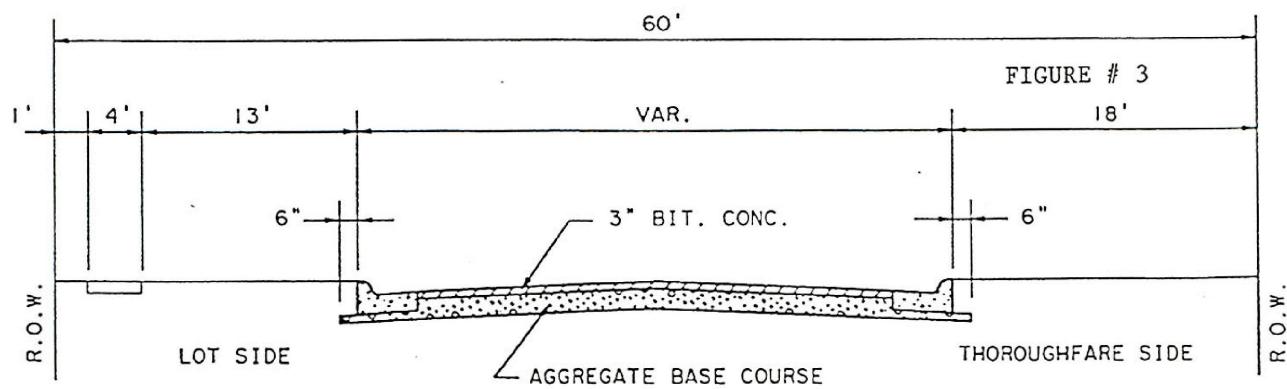
MINOR & CUL-DE-SAC STREET RL-1 LESS THAN 20,000 SQ.FT.

FIGURE # 2



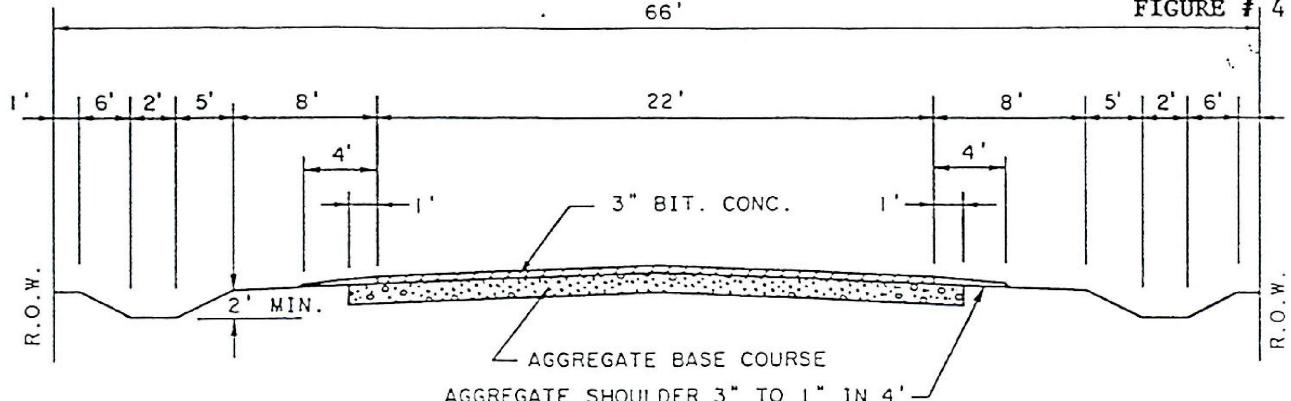
COLLECTOR STREET RL-2 LESS THAN 20,000 SQ.FT.

FIGURE # 3



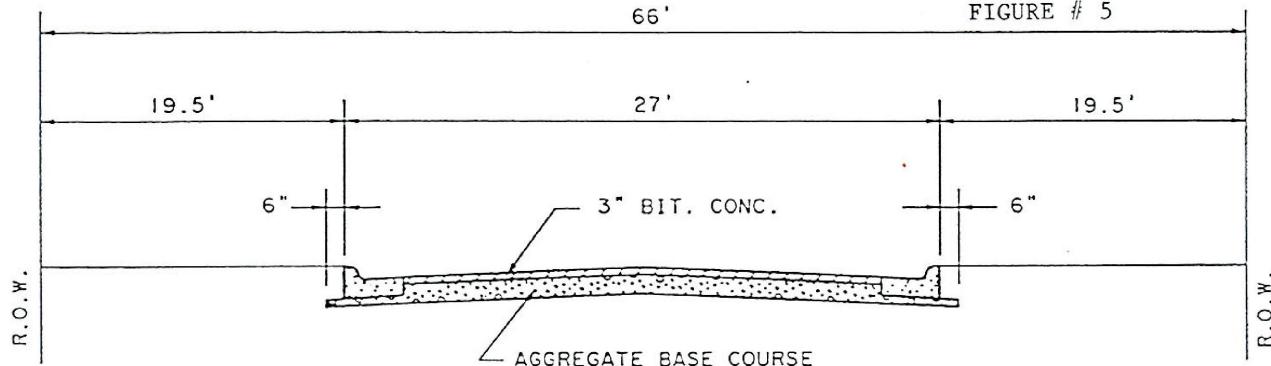
FRONTAGE ROAD RL-3 LESS THAN 20,000 SQ.FT..
SEE NOTE •11

FIGURE # 4



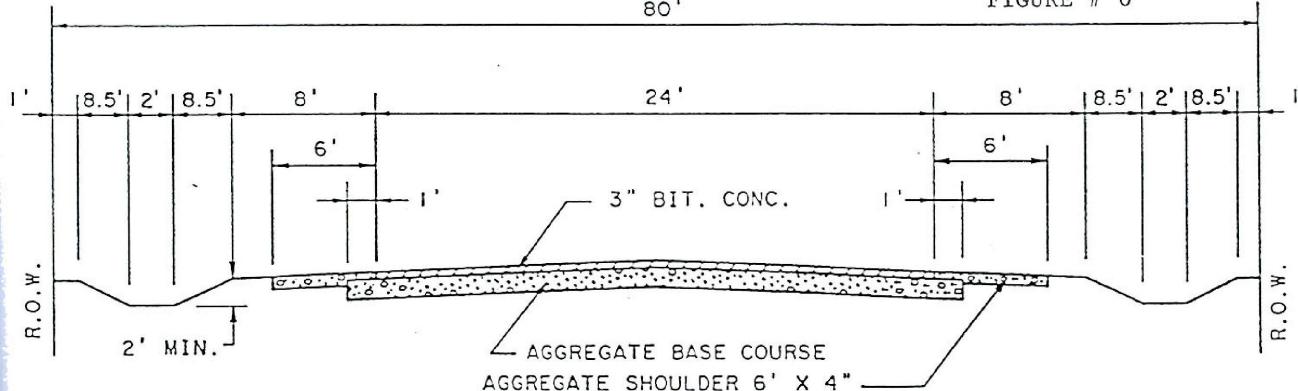
CUL-DE-SAC & MINOR STREET RM-1 MORE THAN 20,000 SQ.FT.

FIGURE # 5

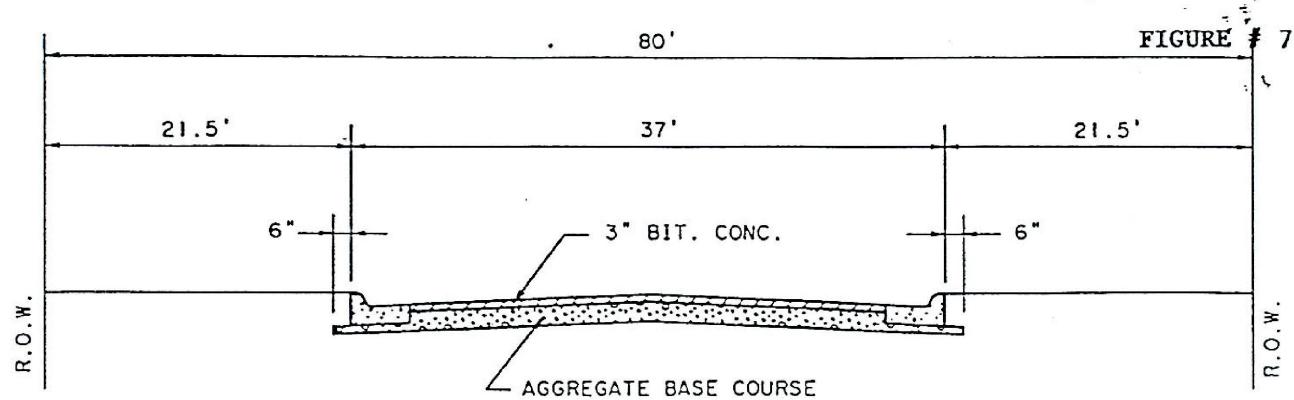


CUL-DE-SAC & MINOR STREET RM-2 MORE THAN 20,000 SQ.FT.

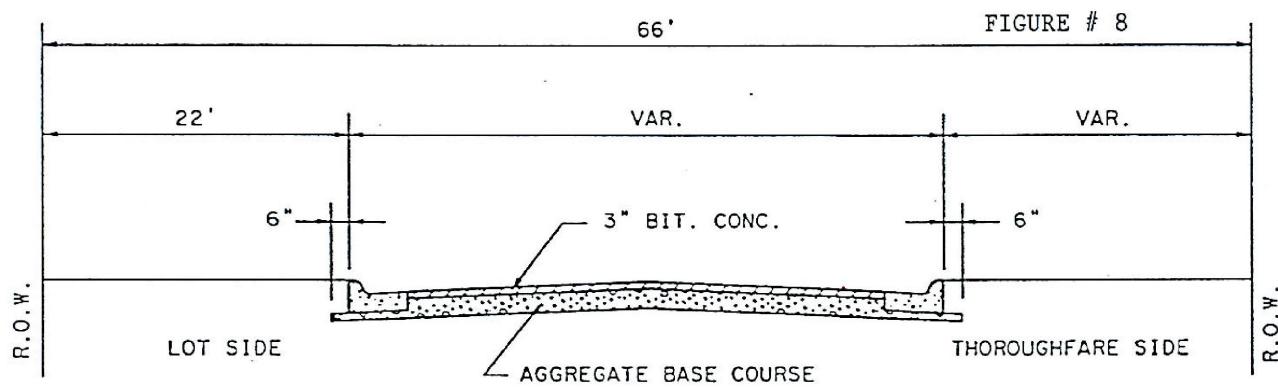
FIGURE # 6



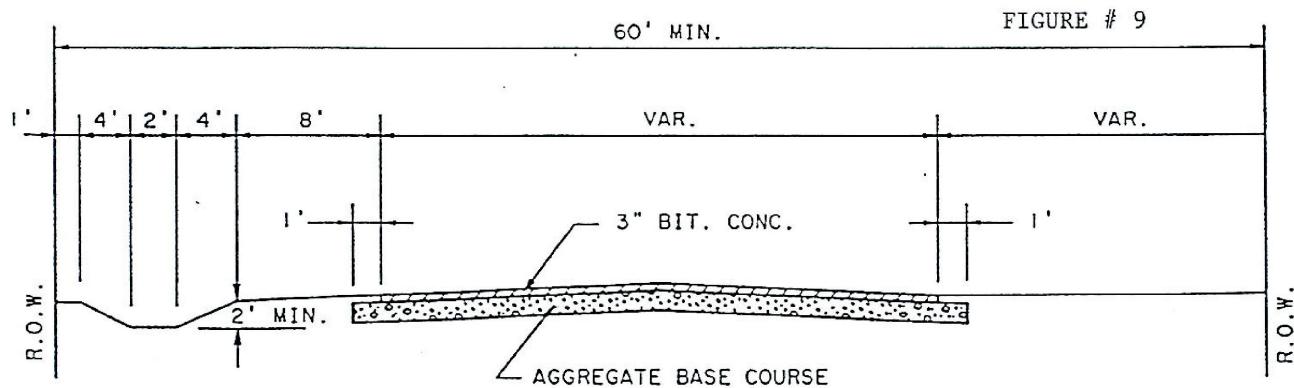
COLLECTOR STREETS RM-3 MORE THAN 20,000 SQ.FT.



COLLECTOR STREETS RM-4 MORE THAN 20,000 SQ.FT.

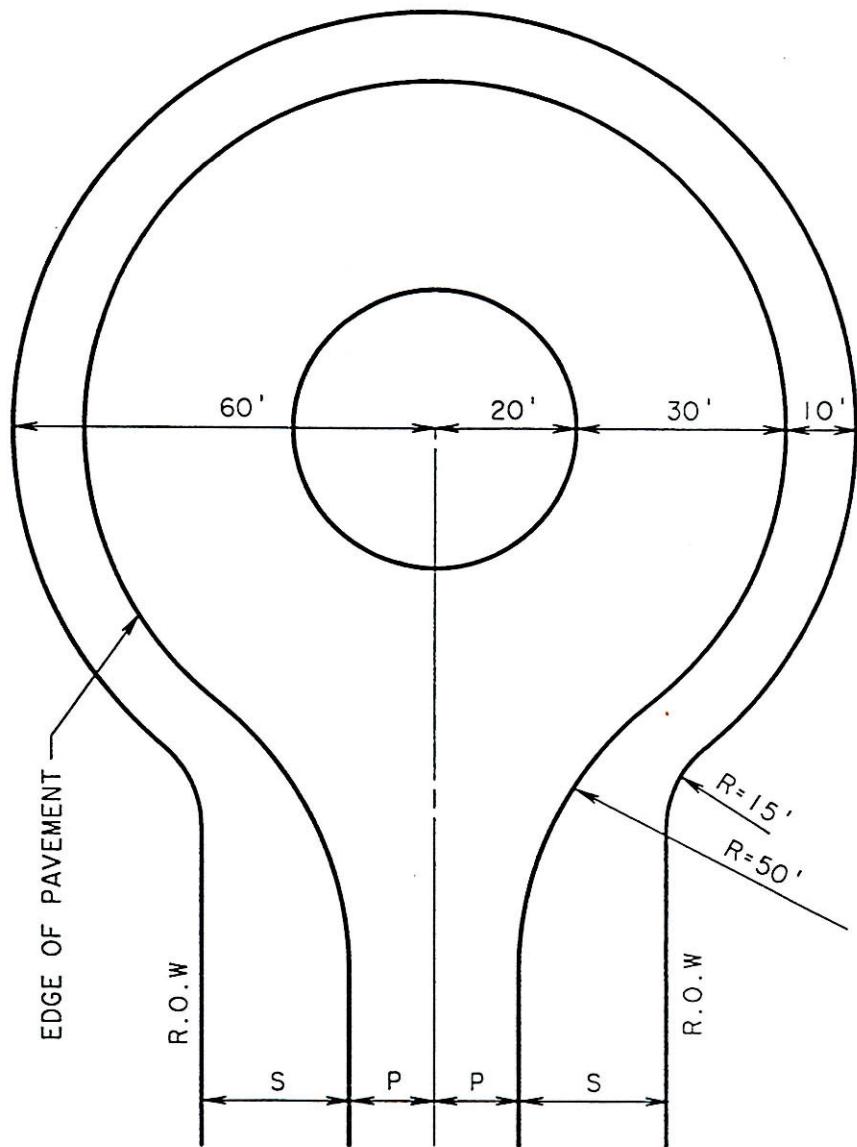


FRONTAGE ROAD RM-5 MORE THAN 20,000 SQ.FT.
SEE NOTE *11



FRONTAGE ROAD RM-6 MORE THAN 20,000 SQ.FT.
SEE NOTE *11

FIGURE * 10



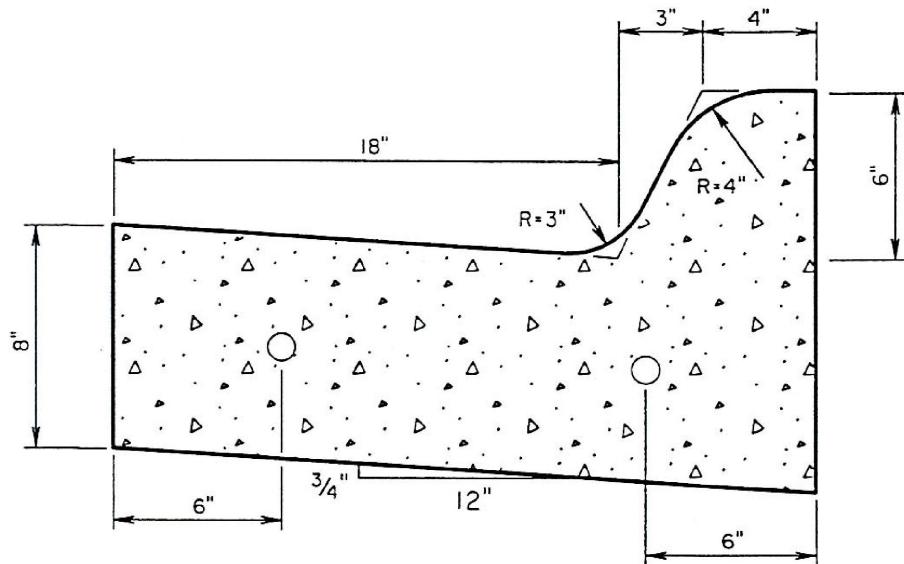
NOTE:

FOR DIMENSION "S" & "P" SEE APPLICABLE CROSS SECTIONS FOR REQUIRED CUL-DE-SAC STREET.

FOR CUL-DE-SAC WITHOUT CURB & GUTTER; AN ADDITIONAL 10 FT. ADDED TO THE RADIUS IS REQUIRED FOR A 5' SHOULDER WHICH MUST BE PROVIDED. (RADIUS = 70' MIN.)

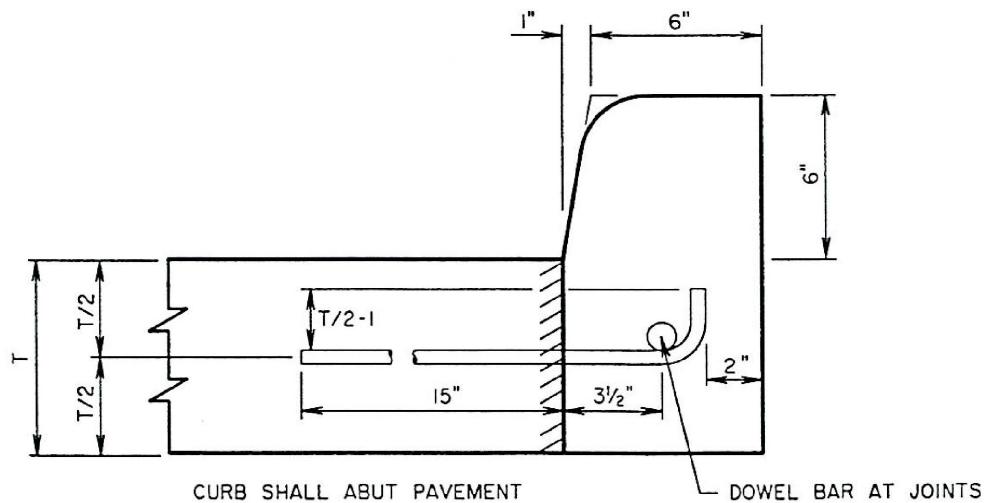
CUL-DE-SAC WITH CURB & GUTTER DETAIL

FIGURE * 11



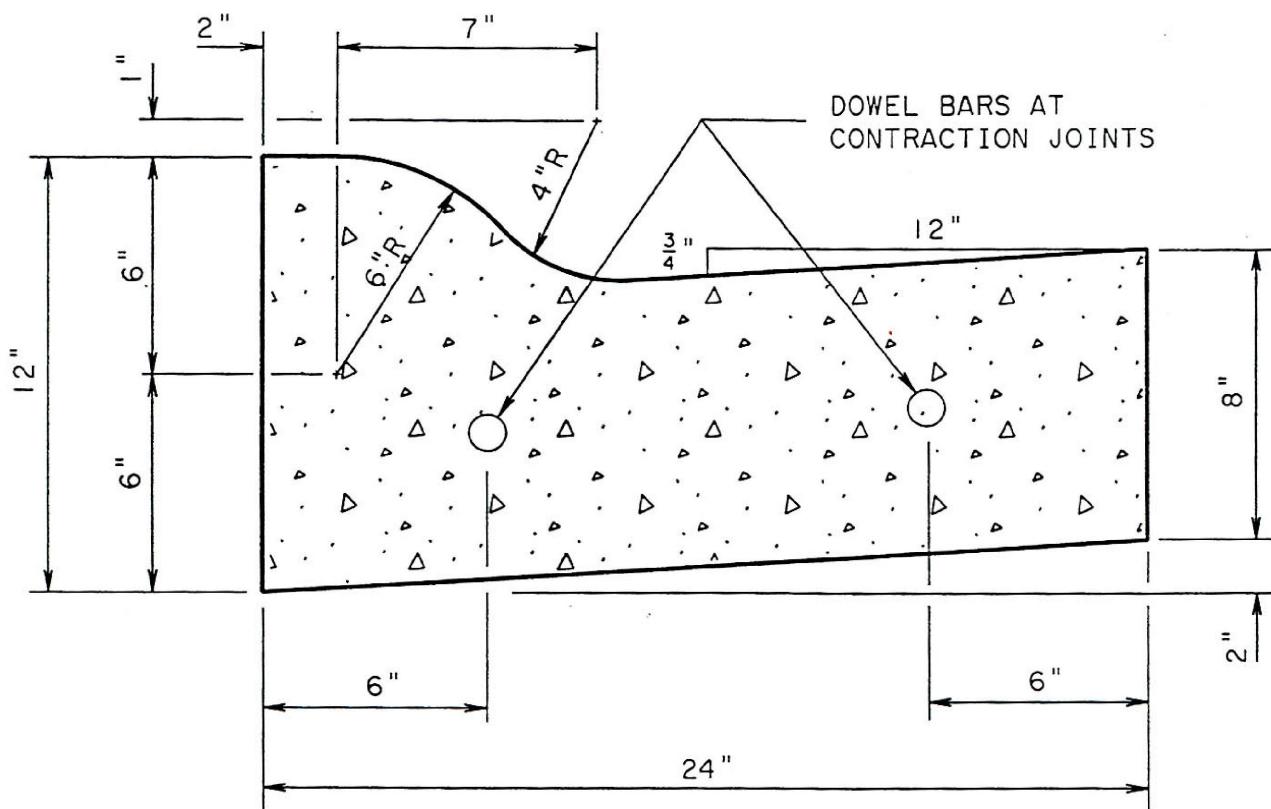
FOR USE WITH FLEXIBLE PAVEMENT

FIGURE * 12



FOR USE WITH CONCRETE PAVEMENT

FIGURE * 13



CURB AND GUTTER ALTERNATE

SECTION XII. FEE FOR FILING PRELIMINARY PLAT

In order to cover the costs of examining the plat and the other expenses incidental to the approval of a subdivision, the subdivider shall pay a fee at the time of application for approval of a preliminary plat. Such fee will be based on the estimated number of lots created. At the time of the application for approval of the final plat, the required fee will be recalculated on the basis of the actual number of lots created. An adjustment of the fee will be made and the subdivider will pay an additional amount or receive a refund if the adjusted fee differs from the original fee. There will be no refund of any portion of the fee if the subdivider fails to apply for final approval of the subdivision. If because of failure of the subdivider to submit a final plat within 12 months after receiving approval of a preliminary plat, it is necessary to resubmit a preliminary plat for approval, the subdivider shall be required to pay the fee currently in effect at the time of resubmission.

The amount of the fee to the County for the submittal of a preliminary plat of a subdivision or resubmission under this ordinance shall be \$100.00 for each lot within the subdivision, with a minimum fee of \$1,000.00.

In addition, at the time of the filing, a fee of \$200.00 plus \$50.00 per lot shall be paid for the services of the LaSalle County Public Health Department. This check shall be made payable to the LaSalle County Public Health Department.

For the review and NRI report of the LaSalle County Soil and Water Conservation District a fee of \$350.00 up to 5 acres and \$20.00 per acre over 5 acres or fraction of an acre will be charged. Checks for this shall be made payable to the LaSalle County Soil and Water Conservation District.

The above fees shall be paid to the County Clerk at the time of submission of a preliminary plat. No plats shall be forwarded for review without payment of fees having been made.

SECTION XIII. COUNTY ENGINEER

A fee of \$100.00 or 1.5% of the cost of the improvements (whichever is greater) shall be charged for the review of plans and specifications as well as inspection by the County Engineer, and shall be paid by the owners or subdivider. The cost of improvements shall include, but are limited to, the costs of construction staking, construction inspection and testing and the cost of preparing the as-built plans. Such payment shall be made by check, made payable to the LaSalle County Highway Department and said check shall be delivered to the County Clerk at the time of application for approval of a final plat.

All required land improvements to be installed under the provisions of this ordinance shall be inspected during the course of construction by the County Engineer or other County employee duly appointed by the County Board.

SECTION XIV. BUILDINGS WITHIN PROPOSED MAJOR STREET RIGHTS-OF-WAY

After the effective date of this ordinance, no permanent building or structure shall be erected within the rights-of-way of thoroughfares as shown on the official map of a city or village which has been accepted and recorded with the County Recorder of Deeds.

SECTION XV. CONSTRUCTION PERMIT

The *LaSalle County Building Permit Ordinance* shall apply.

No Building Permit shall be issued by any governing official for the construction of any building, structure or improvement to the land or any lot within a subdivision as defined herein, which has been approved for platting, or replatting, until all requirements of this ordinance have been complied with.

SECTION XVI. RESERVED (*Occupancy Permit*)

SECTION XVII. VARIANCES

The County Development, Air, Land and Water Pollution Control Committee may recommend and the County Board may approve variances from the requirements of this ordinance in specific cases which in its opinion, does not adversely affect the intent of the ordinance.

Variance requests shall be made in writing and a variance fee of \$100 made payable to the LaSalle County Treasurer shall be submitted to the Enforcement Officer 5 working days prior to the County Development, Air, Land and Water Pollution Control Committee hearing the variance request. The County Development, Air, Land and Water Pollution Control Committee will not hear any request for a variance until the written request and \$100 variance fee is submitted to the Enforcement Officer.

SECTION XVIII. ENFORCEMENT

No plat of any subdivision shall be entitled to record in the Recorder's Office or have any validity until it shall have been approved in a manner prescribed in this ordinance. The County Board, by resolution, may appoint the enforcing officer of this ordinance, and it shall be his duty to enforce the provisions hereof. The enforcing officer may call upon any information and assistance as he may deem necessary for the observance of enforcement of this ordinance, and it shall be the duty of such department or officer to furnish such information and assistance whenever required. In the absence of an enforcement officer, the County Development, Air, Land and Water Pollution Control Committee shall assume his duties.

SECTION XIX. RECORD OF PLATS

All of such plats of subdivision, after the same have been submitted and approved as provided in this ordinance, shall be filed and kept by the County Clerk among the records of the County.

SECTION XX. VALIDITY

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

SECTION XXI. VIOLATION PENALTY

Any person, firm or corporation violating any of the provisions of this ordinance shall be fined not more than \$500.00 for each offense, plus the costs of the action, and each day that such offense continues shall be deemed to be a separate offense.

SECTION XXII. REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts in conflict with the provisions of this ordinance are hereby repealed.

SECTION XXIII. AVAILABILITY OF COPIES OF ORDINANCE

The County Clerk is hereby directed to obtain and have available at all times a sufficient number of copies of this ordinance to furnish the needs of the general public and be empowered to charge a fee to cover the cost of publication of this ordinance. Said fee shall be the sum of \$25.00 per copy. The Clerk shall keep a record of the name and address of all those who obtain a copy of this ordinance. The Clerk shall mail to them a copy of each amendment to this ordinance (other than a complete revision) as adopted by the County Board.

SECTION XXIV. EFFECT

This ordinance shall be in full force and effect from and after its passage and publication according to law.

“However, preliminary plats approved by the County Development Air, Land and Water Pollution Control Committee prior to the effective date of this Ordinance shall remain valid for a period of one (1) year from the date of approval. If within one (1) year of said approval of the preliminary plat the owner or subdivider files with the County Clerk an application for approval of a final plat of said subdivision, or a phase thereof, the procedures to be followed for approval of the final plat shall be those set forth in improvements and developer contributions to be applied shall be those of the Subdivision Ordinance in effect at the time of the approval of the preliminary plat.”

Adopted by the County Board of the County of LaSalle, Illinois, this _____ day of
_____, 20_____.

Chairman, County Board

Approved the _____ day of _____, 20_____.

County Clerk

ITE Trip Generation Rates By Major Land Use Categories

Land Use Type *	Average Weekday Trip Generation Rates
Residential	Trips Per Indicated Measure: Dwelling Unit
Single Family Detached	10.06
Condominium/townhouse**	5.86
Low-rise apartment	6.60
High-rise apartment	4.20
Mobile home park	4.81
Retirement Community	3.30
Recreational home (owner)	3.16
Office Building	Trips Per Indicated Measure: 1,000 gross ft² of building area
General Office, 10,000 gross ft ²	24.39
General Office, 50,000 gross ft ²	16.31
General Office, 100,000 gross ft ²	13.72
General Office, 200,000 gross ft ²	11.54
General Office, 500,000 gross ft ²	9.17
General Office, 800,000 gross ft ² and over	8.16
Medical Office building	34.17
Office park	11.40
Research Center	6.09
Retail	Trips Per Indicated Measure: 1,000 gross ft² of leasable area
Specialty Retail	40.67
Discount Store	71.16
Shopping Center	
10,000 gross ft ² gross leasable area	166.35
50,000 gross ft ² gross leasable area	94.71
100,000 gross ft ² gross leasable area	74.31
200,000 gross ft ² gross leasable area	58.93
500,000 gross ft ² gross leasable area	39.81
1,000,000 gross ft ² gross leasable area	33.44
1,600,000 gross ft ² gross leasable area	31.05
Industrial	Trips Per Indicated Measure: Employee 1,000 gross ft² of building area
Light industrial	3.02 6.97
Heavy industrial	2.05 1.50
Industrial Park	3.41 6.97
Manufacturing	2.09 3.85
Warehousing	3.89 4.88
Mini-Warehouse	56.28 2.61
Lodging	Trips Per Indicated Measure: Employee Room
Hotel	14.34 8.70
Motel	12.81 10.19
Institutional	Trips Per Indicated Measure: Employee Room
Elementary School	13.10 1.03
High School	16.79 1.39
Junior/Community College	10.06 1.55
Library	49.50 45.50 (per 1,000 gross ft ²)

NOTES: * For definitions, see below

** High-rise condominium (> 2 Stories) = 4.18

ITE Definitions of Land Uses

Residential

Single-Family Detached

A single-family detached home on an individual lot.

Condominium/Townhouse

Single-family ownership units that have at least one other single-family owned unit within the same building structure. Both condominiums and townhouses are included in this category.

Low-Rise Apartment

Apartment in buildings that are only one or two levels (floors).

High-Rise Apartment

Apartments in building three or more levels high

Mobile Home Park

Trailers shipped, sited, and installed on a permanent foundation.

Retirement Community

Residential units similar to apartments or condominiums usually located in self-contained villages, and restricted to adult or senior citizen.

Recreational Homes

Homes usually contained in a resort together with local services and complete recreational facilities.

Office Building

General Office Building

Houses one or more tenants and is the location where the affairs of a business commercial, or industrial organization, professional person, or firm are conducted.

Medical Office Building

A facility that provides diagnosis and outpatient care on a routine basis but which is unable to provide prolonged in-house medical/surgical care

Office Park

Subdivisions or planned-unit developments containing general office buildings and support services such as banks, savings and loan institutions, restaurants, and service stations arranged in a park or campus like atmosphere.

Research Center

Facilities or groups of facilities devoted nearly exclusively to research and development activities.

Retail

Specialty Retail Center

Small shopping centers which contain shops specializing in quality apparel or hard goods.

Discount Stores

Free standing stores with off street parking.

Industrial

Light Industrial

Usually employs less than 500 persons with an emphasis on other than manufacturing.

Heavy Industrial

Encompasses the manufacturing of large items.

Industrial Park

Areas containing a number of industrial or related facilities. They are characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another.

Manufacturing

Place where the primary activity is the conversion of raw materials or parts into finished products.

Warehousing

Facilities that are all or largely devoted to storage of materials

Mini-Warehouse

A building in which a storage unit or vault is rented for the storage of goods.

Lodging

Hotel

A place of lodging providing sleeping accommodations, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, and other retail and service shops.

Motel

A place of lodging offering only sleeping accommodations and possibly a restaurant

Institutional

Elementary School

School serving students between kindergarten and high school levels

High School

School serving students between the elementary and junior college or university levels.

Junior/Community College

Includes all two- and four-year educational institutions that call themselves a junior college, community college, or college

Library

Includes those at universities and other public and private facilities.