

CHAPTER 20

SUBDIVISION REGULATIONS

Section 20-101. Jurisdiction.

- A. No land within the corporate limits of the Village of Oakwood Hills, or within contiguous territory nor more than one and one-half (1-1/2) miles of the corporate limits of the Village, and not included in any municipality, shall, after the adoption of this ordinance, be subdivided or resubdivided, or entitled to record, nor any street laid out, nor any improvements be made to the land until the provisions of this ordinance are met and the plats and plan or plans of the subdivision shall be approved and certified by the Plan Commission and the President and the Board of Trustees.
- B. All unsubdivided land, and any land resubdivided, within contiguous territory and not more than one and one half (1-1/2) miles of the corporate limits of the Village and not included in any municipality shall be subject to the requirements of this ordinance.
- C. No building permit shall be issued for the construction of any building on any lot within a subdivision until all of the subdivision improvements (excepting final lift or wearing surface on roads) designated by the approved Subdivision Plan and all requirements of the Village, and are operational, as certified by the Village Engineer and Building Inspector; provided, however that the Board of Trustees may authorize the construction of one or more residential units for use as models only in such numbers as the Board of Trustees in its sole discretion may determine.

Section 20-102. Definitions.

Alley. A public right-of-way usually not more than twenty-five (25) feet in width which normally affords a secondary means of vehicular access to abutting property.

Arterial Street. A street which provides for the movement of relatively heavy traffic to, from, or within the Village. It has a secondary function of providing access to abutting land. An arterial street is designated on the Village's "Comprehensive Plan and Official Map."

Collector Street. A street which collects and distributes internal traffic within an urban area such as a residential neighborhood, between arterial and local streets. It provides access to abutting property.

Cul-de-sac. A short street having but one end open to traffic and the other end being permanently terminated to a vehicular turn around.

Comprehensive Plan. That policy document which serves as a guide for the future physical development of the Village and territory outside of the Village within one and one-half miles of the Corporate limits and entitled, "Village of Oakwood Hills Comprehensive Plan, 1993, and inclusive of the Village's current Official Map.

Half Street. A street having only one-half of its intended roadway width developed to accommodate traffic.

Local Street. A street of little or no continuity designed to provide access to abutting property and leading into collector streets.

Lot. A piece, parcel or plot of land intended for building development or as a unit for transfer of ownership.

Plat. The map, drawing or chart on which the subdivider's plan of subdivision is presented to the Governing Body for approval.

Subdivision. The division of a tract, lot or parcel of land into two or more lots of parcels for the immediate or future purpose of transfer of ownership or development. The term includes resubdivision, and when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.

Subdivider. Any person, firm, corporation, partnership or other legal entity who shall layout for the purpose of sale or development any subdivision and/or for the construction of subdivision improvements, pursuant to this Ordinance.

Village. The Village of Oakwood Hills, Illinois.

Section 20-103. General Provisions. With the exceptions stated below, whenever the owner of land within the Village or within one and one-half (1/1/2) miles of the Village subdivides it into two (2) or more parts, such owner must have a preapplication meeting and a Preliminary Plat and a Final Plat of the proposed subdivision must be reviewed by the Plan Commission and approved by the Board of Trustees before the plat can be legally recorded.

Exceptions. The provision of this ordinance shall not apply and no subdivision plat is required in any of the following instances:

- A. The division of land for agricultural purposes** into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
- B. The division of lots or blocks** of less than one (1) acre in any recorded subdivision which does not involve any new street or easement of access.
- C. The sale or exchange of parcels of land** between owners of adjoining and contiguous land.
- D. The conveyance of parcel of lands** or interests therein for use as right-of-way for public utility facilities which does not involve any new streets or easements of access.
- E. The conveyance of land owned by a public utility** which does not involve any new streets or easements of access.
- F. The conveyance of land for highway or other public purpose** 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 descriptions** in prior conveyances.

Section 20-104. Subdivision Platting Procedures.

- A. Pre-Application Meetings.** Before filing a preliminary plat the subdivider may consult with the Plan Commission regarding general requirements affecting the proposed subdivision. A sketch of the proposed subdivision drawn on a topographic survey map should be submitted. The subdivider shall also submit a location map showing the relationship of the proposed subdivision to traffic arteries and existing community facilities.
- B. (Reserved)**
- C. Preliminary Plat Approval.**
 - 1.** Before submitting a final plat for approval, the subdivider shall prepare a preliminary plat of the proposed subdivision which shall conform with the provisions set forth in this Ordinance, and shall file with the Village Clerk an application in writing for tentative approval of said plat, accompanied by thirty (30) copies of the preliminary plat.

Prior to any review of the proposed preliminary plat by the Plan Commission, subdivider shall file with the Village Clerk a title commitment for an owner's title insurance policy issued by any title company licensed to do business in Illinois in the initial amount of \$10,000.00 covering title of the real estate being subdivided and covering a date not more than thirty (30) days prior to the date the preliminary plat has been filed with the Village Clerk, showing title in the intended subdivider and all encumbrances and other matter of record.

Prior to any review of the proposed preliminary plat by the Plan Commission, the subdivider shall obtain and file with the Village Clerk a soils map and a soils analysis report for the proposed subdivision, prepared by a professional soil classifier certified by the Federation of Certifying Boards in Agriculture, Biology, Earth and Environmental Sciences, or the Illinois Soil Classifiers, which shall be of sufficient scope to locate, identify and describe all potential ground absorption, run-off and flooding deficiencies, and the presence of unstable soils or of soils of such low bearing capacity as to constitute problems for conventional construction. If the proposed subdivision contains questionable soil and, if in the opinion of the Plan Commission, Village Engineer, or Board of Trustees, additional soil investigations, borings and/or other soil tests are necessary or desirable or determine the nature and extent of such questionable material, the Village may at the expense of the subdivider, retain, or cause to be retained, the services of a competent engineering firm, testing laboratory and/or other agency or agencies to perform the needed investigations. Copies of the completed maps and reports prepared by such engineering firm, testing laboratory and/or other agency shall be filed with the Village Clerk, Plan Commission and Village Engineer, and a copy thereof shall be furnished to the subdivider.

- 2.** The Village Clerk shall forthwith forward the plat to the Village Attorney and the Village Engineer for review. When found to be in compliance with this ordinance, the hearing date before the Plan Commission will be scheduled and the plat will be transmitted to the members of the Plan Commission.

3. The preliminary plat will be reviewed as to conformity with the Comprehensive Plan and the principles, standards, and requirements set forth in this ordinance. After review of the preliminary plat and negotiations with the subdivider on changes deemed advisable and the kind and extent of public improvements which will be required, the Plan Commission shall recommend approval, approval with the conditions, or rejection of the plat, to the President and Board of Trustees for action.

The approval of a preliminary plat by the President and Board of Trustees is tentative only, involving merely the general acceptability of the proposed subdivision layout. Such tentative approval shall be considered permission to the subdivider to submit the final plat and detailed engineering plans and specifications and reports for the proposed subdivision and for all public improvements to be constructed in connection therewith. If the Plan Commission or the President and Board of Trustees determine that the engineering plans, specifications or reports disclose the requirement of making changes in the preliminary plat, as tentatively approved, the subdivider shall revise and resubmit the preliminary plat for reapproval prior to the approval of the final plat by the President and Board of Trustees.

4. The subdivider shall be notified of any conditions of approval or the reasons for rejection.
5. Approval of the preliminary plat, and the subdivision improvement plans and specifications, shall entitle the Subdivider to final approval of the layout shown by such plat if the final plat conforms substantially to said plat and conditions of approval have been met and comply with all Village Ordinances.

D. Subdivision Improvements, Plans and Specifications.

1. After the tentative approval of the preliminary plat by the President and Board of Trustees and prior to the filing of an application for approval of the final plat, the subdivider shall file with the Village Clerk ten (10) complete sets of engineering plans and specifications and reports, prepared by and bearing the seal of a Professional Engineer registered in Illinois, for the construction of the subdivision and of the subdivision improvements in conformity with the requirements of this ordinance.
2. The construction plans and specifications will be reviewed by the Village Engineer for conformity to the preliminary plat and the principles and provisions set forth in this ordinance.
3. Upon the written recommendation of the Village Engineer, the President and Board of Trustees shall, within ninety (90) days of its submission give approval, approve with conditions, or reject the proposed subdivision improvements.
4. The subdivider shall be notified in writing of any conditions of approval or the reason for rejection.
5. The subdivider shall obtain the necessary permits from the appropriate agencies of the State of Illinois, as an agent of the Village, upon specific authorization of the President and Board of Trustees.

E. Installation of Subdivision Improvements; Construction Guarantees; Reduction of Construction Guarantees.

1. Installation of Subdivision Improvements Prior to Final Plat Approval. A subdivider shall have the option to construct required subdivision improvements prior to the approval of the final plat, after both the preliminary plat and plans and specifications have been approved by the President and Board of Trustees. The subdivider shall post with the Village Clerk a Construction Guarantee in the amount of one hundred twenty-five (125) percent of the estimated cost of the required improvements as itemized in writing by the subdivider's engineer and as approved by the Village Engineer. In such case the subdivider shall, within two years after the date of such approval (unless good cause can be shown to the President and Board of Trustees for granting an extension of time), construct and install said required improvements in accordance with the approved preliminary plat, plans and specifications. When the subdivider has completed all of the required improvements and has complied with all of the conditions and requirements of this Ordinance relating to the acceptance of the required subdivision improvements by the Village, the final plat will be approved by the President and Board of Trustees.
2. Installation of Subdivision Improvements after Final Plat Approval. A final plat of subdivision may be approved by the President and Board of Trustees prior to the construction and installation of required subdivision improvements provided, however, that said final plat shall not be recorded in the Office of the Recorder of Deeds until the subdivider has posted with the Village Clerk a construction guarantee in the amount of one hundred twenty-five (125) percent of the estimated cost of the required improvements as itemized in writing by the subdivider's engineer and as approved by the Village Engineer. Said itemized estimated cost of improvements shall be accompanied by photocopies of all contracts relating to the required improvements that have been entered into by the subdivider. However, where any such contracts are entered into after a final plat has been approved by the President and Board of Trustees, photocopies of such subsequent contracts shall be immediately provided by the subdivider to the Village Engineer, whereupon the dollar amount of the construction guarantee previously accepted by the Village may be reviewed and changed by the President and Board of Trustees where the actual costs of construction as shown by said contracts exceed the costs previously itemized to the Village by the subdivider's engineer. Any increase in the dollar amount of the construction guarantee ordered by the President and Board of Trustees shall be posted by the subdivider with the Village Clerk immediately.
3. Subdivision Improvement Plans. In the event there are no preliminary or final plats involved and subdivision improvement plans are submitted for approval for property in the Village, they shall be approved by the President and Board of Trustees, subject to the requirements of this Ordinance. In conjunction with the approval, and prior to construction of the subdivision improvements, the subdivider shall post with the Village Clerk a Construction Guarantee in the amount of one hundred twenty-five percent (125%) of the estimated cost of the required improvements as itemized in writing by the subdivider's engineer and as approved by the Village Engineer.
4. Construction Guarantee. The construction guarantee required in Paragraph 1, 2 and 3 of this Subsection E shall assure the Village of the satisfactory installation of the required

subdivision improvements within two years after the date that the final plat, or approved subdivision improvement plans, in the event there are no preliminary or final plat, is approved in accordance with the approved plans and specifications and according to good engineering and construction practices. Such construction guarantee shall be for an initial term of two years and shall be secured either by cash, an irrevocable letter of credit issued by a federally insured bank or savings and loan association (use Form 1, Appendix A), a certificate of deposit with, or an escrow account at, a federally insured bank of savings and loan association, or a surety bond by a good and sufficient surety company, with the form of any tendered construction guarantee being subject to the approval of the President and Board of Trustees.

5. Reduction or Release of Construction Guarantee. The amount of a construction guarantee may be reduced only once and then only after all storm water mains, facilities and appurtenances, water detention-retention systems, curbs and gutters, streets (except for the final life of asphalt), street signs and street lights have been installed by the by the subdivider and accepted by the President and Board of Trustees. The total amount of a construction guarantee may be released only after all of the required subdivision improvements have been installed by the subdivider and accepted by the President and Board of Trustees. No construction guarantee shall be reduced or released until the divider has complied with each of the following requirements, except that "As-Built" plans shall not be provided at the time of any reduction but, instead, will be provided at the time application is made for release of the construction guarantee:
- (a) A written application for a reduction in the amount of a construction guarantee or for the release of the total amount thereof shall be made by the subdivider to the President and Board of Trustees. In the case of an application for reduction, the amount of construction guarantee funds remaining after such reduction shall in all cases equal one hundred twenty-five (125) percent of the estimated cost to construct the uncompleted work, as determined by the President and Board of Trustees after consultation with the Village Engineer.
 - (b) The aforesaid written application shall be supported by the project engineer's certificate that he has regularly inspected the improvements made during the progress of the construction and that the improvements have been constructed and installed in conformance with the approved plans and specifications and in accordance with good engineering and construction practice.
 - (c) The subdivider shall provide the Village with the "As-Built" plans.
 - (d) The Subdivider shall provide the Village with a "Guarantee Bond" in the amount of 20% of the estimated cost of improvements, for a period of one year after the Subdivider's construction guarantee has been released in full by the President and Board of Trustees, guaranteeing the material and workmanship of the subdivision improvements against defects. The form of the Guarantee Bond shall be subject to the approval of the President and Board of Trustees. Where and irrevocable letter of credit is used as Guarantee Bond, Form 2, Appendix A, shall be used.
 - (e) The acceptance of any streets or other land improvements by the Board of Trustees in connection with any reduction in the amount of the Construction Guarantee shall be construed as a tentative acceptance thereof only, and not as a waiver of any of the

provisions in this ordinance. Final acceptance of the street and other land improvements can occur only when the Guarantee Bond is released by formal resolution of the President and Board of Trustees. However the normal operation cost of street lights, snow plowing, street sweeping, etc. shall be assumed by the Village when put in operation after being tentatively accepted subject to the Guarantee Bond.

F. Final Plat Approval.

1. Upon completion of all improvements or the posting of the construction guarantee required by this ordinance, the subdivider shall submit to the Village Clerk thirty (30) copies of the final plat within twelve (12) months of the approval of the preliminary plat. However, if approval of the preliminary plat must be obtained from another approving authority subsequent to approval by the President and Board of Trustees, the final plat shall be submitted within six (6) months of such approval. The President and Board of Trustee may waive failure of the subdivider to comply with the submission of the final plat within six (6) months, if delay has been caused from failure to complete the subdivision improvements required to comply with the prerequisite steps prior to filing the final plat.

2. The Village Clerk shall forthwith forward the plat to the Village Attorney and Village Engineer for review. When found to be in compliance with this subdivision regulations ordinance, the hearing date before the Plan Commission will be scheduled and the final plat will be transmitted to the members of the Plan Commission together with a certificate showing:

(a) that technical details of the plat itself have been checked and found satisfactory, and

(b) that all required improvements have been satisfactorily completed in case these are to be completed by the subdivider instead of the construction guarantee bond permitted under Section E, above, and Section 20-107.

3. The Plan Commission shall refer the final plat along with its recommendations to the President and Board of Trustees within thirty (30) days of its submission to the Village Clerk unless the time is extended by the Village. The President and Board of Trustees shall approve or reject the final plat within sixty (60) days of its submission to the Village Clerk unless the time is extended by agreement with the subdivider. In the event that the President and Board of Trustees reject the final plat, the reasons for rejection shall be stated in the Minutes of the Board Meeting, and a copy thereof or a written statement of the reason for rejection shall be supplied the subdivider.

4. The final plat shall be appropriately recorded with the County Recorder of Deeds within seven (7) days after the Village Clerk's signature has been affixed to the Village Clerk's Certificate.

Section 20-105. Preliminary and Final Plat Preparation and Supporting Data.

A. Preapplication Conference Data. The following information shall be provided at the time of preliminary consultation:

1. Information including data on existing covenants, land characteristics and available community facilities and utilities, and information describing the subdivision proposal, such as number of residential lots, typical lot widths and depths, price range, business areas, playgrounds, park areas, and other public areas, tree planting, proposed protective covenants and proposed utilities and street improvements.
2. A location map showing the relationship of the proposed subdivision to existing community facilities which serve or influence it. Include development name and location; main traffic arteries; public transportation lines; shopping centers; elementary and high schools; parks and playgrounds; principal places of employment; other community features such as railroad stations, airports, hospitals and churches; title; scale; north arrow; and date.
3. A sketch plan showing in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan may be a free hand pencil sketch made directly on a print of the topographic survey.

B. Preliminary Plat Preparation.

1. The preliminary plat shall be drawn with waterproof, non-fading black ink, or legibly drawn with pencil on Mylar or good quality vellum, not smaller than 22 inches x 30 inches nor larger than 24 inches x 36 inches in dimension and shall show correctly on its face the following information or data:
 - (a) Date (the preparation date shall be used), succeeding revision dates, graphical scale (not more than 100 feet to the inch), and the north point.
 - (b) The proposed subdivision name. The preliminary plat shall be accompanied by a letter from the McHenry County Recorder of Deeds or from a recognized title insurance company certifying that the proposed subdivision name does not duplicate the name of any subdivision of record within McHenry County, Illinois.
 - (c) The name, address and telephone number of the owner, the subdivider, and the engineer or surveyor preparing the plat.
 - (d) Location of the subdivision by government lot, quarter section, section, township, range and county.
 - (e) A small scale drawing of the section or government subdivision of the section in which the subdivision lies oriented in the same manner as the main drawing and showing:
 - (1) location of the subdivision thereon;
 - (2) location of impacted schools;
 - (3) location of existing adjacent or proposed park areas;
 - (4) locations and names of adjacent major and secondary streets (residential and commercial, and collector streets);

- (5) locations of nearest lakes, ponds (existing or proposed), or water courses.
- (f) The exact length and bearing of the exterior boundaries of the subdivision.
- (g) Location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land.
- (h) Zoning on and adjacent to the subdivision.
- (i) Locations, widths and names of all existing and platted streets, alleys, or other public ways and easements, railroad and utility rights-of-way, parks, cemeteries, water courses, drainage ditches, permanent buildings, bridges and other pertinent data as determined by the Plan Commission, within three hundred (300) feet of the proposed subdivision, or property owned or controlled by the subdivider.
- (j) The water elevations of adjoining lakes or streams at the date of the survey and the approximate high and low water elevations of such lakes or streamers. All elevations shall be referred to USGS datum.
- (k) If the subdivision borders on a lake or stream, the distances and bearing of a meander line established not less than twenty (20) feet outside the 100- year flood plain line of the lake or stream.
- (l) Layout, width and approximate grades of all new streets and rights-of-way such as alleys, highways, easements for sewers, water mains, and other public utilities.
- (m) Direction and distance to nearest water and sewer mains, and size and capacity of said mains.
- (n) Dimension of, and areas of, lots.
- (o) Proposed building lines.
- (p) Point of curvature (PC), point of tangency (PT), radii, length and central angle for all horizontal curves.
- (q) Approximate location and area of property proposed to be dedicated for public use or to be reserved by deed covenant for use of all property owners in the subdivision with the conditions, if any, of such dedication or reservation.
- (r) Topographical contours which show the elevation of the land prior to the commencement of any changes in elevation at vertical intervals of not more than two (2) feet, with reference to USGS datum, or at more frequent intervals if required by the Plan Commission for land or unusual topography.
- (s) A table with the following information: Total acreage of subdivision; acreage of streets; total number of lots; average area of lots in square feet; and acreage of public lands to be dedicated other than streets.

- (t) Special flood hazard boundary lines and areas shall be shown and shall be identified and shall be based upon USGS datum. For those areas not subjected to flooding or when the special flood hazard boundary lines are not shown, the subdivider shall submit, at the time of filing, a certification from a professional engineer of the State of Illinois, stating that no part of the proposed subdivision is located within a flood hazard area.
 - (u) Names of all proposed streets (no proposed street name shall duplicate the name of any existing street within the jurisdiction of the Cary Post Office unless such proposed street represents a continuation of such street).
 - (v) Lot widths at building lines.
 - (w) A duly executed Surface Water Drainage Certificate in the form required for final plats herein.
2. Construction Plans, as required under this ordinance may be furnished with the preliminary plat; provided, however, that should the subdivider choose, he may obtain the preliminary approval of the plat in respect to layout without such construction plans.
 3. The McHenry County Health Department Certificate shall also be furnished simultaneously with the preliminary plat.
- C. Final Plat Preparation.** A final plat of subdivided land shall meet the following requirements:
1. General Requirements. All plats shall be legibly prepared in the following manner:
 - (a) On Mylar or good quality vellum not smaller than 22 inches x 30 inches nor more than 24 inches x 36 inches in dimension. Multiple of sheets shall be numbered consecutively and shall show the total number of sheets.
 - (b) With a binding margin of one and one-half (1-1/2) inches on the left side of the thirty (30) inch length and a one (1) inch margin on all other sides.
 - (c) With a water proof non-fading black ink on a scale of not more than one hundred (100) feet to an inch. The scale used shall be indicated on the plat graphically.
 - (d) The north point shall be to the top of the sheet, or where this is impracticable, the north point shall be to the left of the street.
 - (e) Shall show the date of the plat (preparation date shall be used). Succeeding revision dates shall be shown also.
 - (f) Shall show the name, address and telephone number of the owner, subdivider, and the engineer or surveyor preparing the plat.
 2. Map and Engineering Information. The final plat shall show correctly on its face:

- (a) The exterior boundaries of the land surveyed and divided.
- (b) All monuments erected, corners and other points established in the field in their proper places. The material of which the monuments, corners or other points are made shall be noted at the representation thereof or be legend, except lot corners need not be shown.
- (c) The exact length and bearing of the exterior boundaries, the boundary lines of all blocks, public grounds, streets, alleys, and all lot lines, except that when the lines in any tier of lots are parallel, it shall be sufficient to mark the bearing of the outer line on one tier thereof. Easements shall be shown by center line and width when lines are parallel to a boundary, otherwise boundary bearings and distances shall be shown.
- (d) All blocks consecutively numbered, or lettered in alphabetical order. The blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively through the additions.
- (e) All lots in each block consecutively numbered.
- (f) The exact width of all easements, streets and alleys.
- (g) All lake or stream shore meander lines within the subdivision boundaries as established by the surveyor and set back not less than twenty (20) feet outside the ordinary high water mark or the 100-year flood plain line and showing distances, bearings, and point(s) of intersection of the meander lines with the lot lines.
- (h) The center line of all streets.
- (i) A north point properly located thereon.
- (j) Dimensions of, and areas of, all lots; lot widths at right-of-way frontage and at building line.
- (k) When a street is on a circular curve, the main chord of the center line shall be drawn as a dotted line in its proper place; and either on it, or in an adjoining table, shall be noted its bearing and length, the radius of the circle of which the curve is a part and the central angle extended. The lot lines on the street sides may be shown in the same manner by bearings and distances. When a circular curve of thirty (30) foot radius or less is used to round off the intersection between two (2) straight lines, it shall be tangent to both straight lines; it shall be sufficient to show on the plat the radius of the curve and the tangent distances from the points of curvature to the point of intersection of the straight angles.
- (l) Special flood hazard boundary lines and areas based upon USGS datum available at that and subject to change. Subdivider and subdivider's engineer

shall furnish a certificate stating that development within the flood hazard area will conform with the Flood Hazard Ordinance at all times.

3. Name, Location and Position . The name of the subdivision shall be printed thereon in prominent letters, and shall not be a duplicate of the name of any plat previously recorded in McHenry County. The following information relating to the position and location of the subdivision shall be shown on the plat:

(a) The location of the subdivision by government lot, quarter section, section, township, range and county noted immediately under the name given the subdivision.

(b) The exact location of the subdivision indicated by distances and bearings with reference to a corner or corners established in the U.S public land survey.

(1) location of the subdivision thereon;

(2) location of impacted schools;

(3) location of existing adjacent or proposed park areas;

(4) locations and names of adjacent major and secondary streets (residential and commercial) and collector streets.

(5) locations of nearest lakes, ponds (existing or proposed) or water courses.

(d) Where provisions are made for access from any subdivision to any lake or stream, the plat shall show the area over which access is provided to the lake or stream together with a small scale drawing clearly indicating the location of the subdivision in relation to the lake or stream and the location of the area over which access is provided.

(e) The names of the adjoining streets, state highways and subdivisions shown in their proper location underscored by a dotted line.

(f) Abutting street and state highway lines of adjoining plats shown in their proper location by dotted lines. The width of these streets and highways shall be given also.

4. Roads and Public Spaces.

(a) The name of each road or street in the plat shall be printed thereon in prominent letters.

(b) All lands dedicated to the Village of Oakwood Hills for roads, streets, easements, parks, and for any other purpose shall be clearly marked "Dedicated to the Village of Oakwood Hills".

5. Site Conditions and Topography. The final plat shall show:

- (a) All existing buildings.
 - (b) All watercourses, drainage ditches and other existing features pertinent to proper subdivision.
 - (c) The water elevations of adjoining lakes or streams at the date of the survey and the approximate high and low water elevations of such lakes or streams. All elevations shall be referred to USGS datum.
6. Certificates to Accompany Plat. The final plat shall contain thereon, or attached thereto, the following certificates lettered or printed legibly with black durable ink or typed legibly with black ribbon, all of which, except for the Village Clerk's and Recorder of Deed's Certificates shall be duly executed at the time such plat is presented for approval by the Board of Trustees.
7. Surveyor's Letter. The Land Surveyor who prepared the Final Plat shall submit to the Village a separate letter bearing his signature and seal naming the subdivision and designating the Village Attorney or Village Building Official to record the Plat.
8. Owner's Notarized Statement Regarding School Districts. The Owner shall submit simultaneously with the signed Subdivision Plat a notarized statement indicating to the best of the Owner's knowledge the school districts in which each tract, parcel, lot or block lies.

(b) Corporate Owners Certificate

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 owner hereby grants and dedicates for public use the lands shown on this plat for thoroughfares, streets, alleys, easements, and municipal and public services and, in addition thereto such other lands that may be specifically shown on the face of said plat as having been dedicated.

A non-exclusive easement for serving the subdivision and other property with electric, communications, sewer, water, gas and drainage service is hereby reserved for and granted to THE VILLAGE OF OAKWOOD HILLS, ILLINOIS; NOTHER ILLINOIS GAS COMPANY; COMMONWEALTH EDISON COMPANY; ILLINOIS BELL TELEPHONE COMPANY; TCI CABELVISION OF NORTHERN ILLINOIS; their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity, sounds and signals, gas mains, sewer and water mains and drainage in, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked with the words "Easement", "Utility Easement", "Drainage Easement", or similar words, together with the right to install required service connections under the surface of each lot to serve improvements thereon, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the dashed lines marked as above indicated without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as too interfere with the proper operation and maintenance thereof.

Dated this ____ day of _____.

(Seal)

(Insert Name of Corporation)

By:

(Its President)

NOTE: Exceptional as otherwise required by statute, certification on final plats of subdivisions located in the unincorporated areas within one and one-half (1-1/2) miles beyond the Village limits shall be those required by the McHenry County Subdivision Regulations, except when Village of Oakwood Hills Subdivision Regulations are more restrictive, the applicable certifications contained herein shall also be required.

(j) **Mortgagee's Certificate**

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

The undersigned mortgagee hereby releases the land depicted and shown on this plat of subdivision for thoroughfares, streets, alleys, easements and municipal and public services, and in addition thereto, such other lands that may be specifically shown on the face of said plat as having been dedicated to the Village of Oakwood Hills, or to the public, from any and all mortgages and encumbrances of record in which the undersigned has any interest.

Dated this _____ day of _____, _____.

(Insert Name of Mortgagee)

(Seal) By: _____
President

Attest: _____
Secretary

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, a Notary Public in and for said County and State aforesaid, do hereby certify that, personally known to me to be the _____ President of Corporation and _____, personally known to me to be the _____

study or studies which shall show topographically and by profile such proposed changes in elevation and the flow of surface water from such land. The topographical and profile studies required hereunder may be prepared as a subsidiary study or studies separate from, but of the same scale and size as the subdivision plat, and shall be prepared in such a manner as will permit the topographical study or studies to be used as overlays to the subdivision plat.

Section 20-106. Minimum Requirements and General Design Principles for the Layout of a Subdivision.

A. General. In laying out a subdivision, the subdivider shall conform to:

1. All applicable ordinances of the Village of Oakwood Hills.
2. The Comprehensive Plan as amended, of the Village of Oakwood Hills.
3. The Official Map, as amended, of the Village of Oakwood Hills.
4. Applicable laws, rules, and regulations of the State of Illinois and duly constituted agencies thereof.
5. In all instances where a requirement of this ordinance is similar or in conflict with other provisions of the Village ordinances, County ordinances, rules or regulations, the most restrictive shall apply and prevail.
6. Where public sites and areas as shown on the Official Map of the Village of Oakwood Hills lie within an area proposed for development and are greater in area than the area to be provided under this Paragraph A, the subdivider shall reserve for acquisition by the Village – through agreement, purchase or condemnation – the remaining greater proposed public area for a period of one (1) year.

B. Streets.

1. A public street shall be provided for convenient access to all property within the subdivision. No private street or thoroughfare shall be permitted.
2. The street layout of the subdivision shall be in general conformity with a plan for the most advantageous development of adjoining areas in the entire

neighborhood. The streets shall be designed and located in relation to existing and planned streets, to topographical conditions and natural terrain features such as streams and existing tree growth, to public convenience and safety and in their appropriate relation to the proposed use of the land to be served by such streets.

3. All streets in a subdivision abutting a state or county highway shall meet all the requirements of the State or County regulations pertaining thereto.
4. Whenever a tract to be subdivided embraces any part of a public street so designated on the Comprehensive Map, such part of such street shall be platted by the subdivision at the location and width indicated on the plan.
5. Provisions shall be made so that all proposed streets shall have a direct connection with or be continuous and in line with existing, planned, or platted streets with which they are to connect.
6. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Plan Commission, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts. Dead end streets, not over four hundred (400) feet in length, will be approved when necessitated by topography.
7. The grade of streets shall not exceed six (6) percent, unless necessitated by exceptional topography and approved by the Plan Commission.
8. A minimum sight distance with clear visibility, measured along the center line, shall be provided of at least two hundred (200) feet.
9. All changes in street grades shall be connected by vertical curves of a minimum length equivalent to fifteen (15) times the algebraic difference in the rate of grade for major streets and secondary streets and one half (1/2) of this minimum length of all other streets.
10. A tangent of at least one hundred (100) feet shall be introduced between reverse curves on major and secondary streets.
11. New street names shall not duplicate the names of existing streets, but streets that are continuations of other already in existence the names shall bear the name of the existing streets.
12. Streets designed to have one end permanently closed shall not exceed four hundred (400) feet in length and shall terminate with a turnaround of not less than one hundred (100) feet diameter of right-of-way and a paved roadway turn-around of eighty (80) feet in diameter; the combined length of the street and turn-around shall not exceed five hundred (500) feet.

13. Reserve strips controlling access to streets shall be encouraged where their control is definitely placed in the Village under conditions approved by the Plan Commission.
14. Where a half-street is adjacent to the subdivision, the other half of the street shall be dedicated by the subdivider.
15. Intersections.
 - (a) Property lines at street intersections shall be rounded with a radius of twenty-five (25) feet or of a greater radius where the Plan Commission considers it necessary.
 - (b) Street jogs with center line offsets of less than one hundred twenty-five (125) feet shall be avoided. Where streets intersect major and secondary streets, their alignment shall be continuous.
16. Alleys.
 - (a) Alleys shall be provided in all commercial and industrial districts, except that the Plan Commission may waive this requirement where other definite and assured provision is made for service access such as off-street loading and parking consistent with and adequate for the uses proposed.
 - (b) Alleys shall not be approved in residential areas unless necessary because of topography or other exceptional circumstances.
 - (c) The width of alleys shall not be less than twenty (20) feet.
 - (d) Dead-end alleys are prohibited.
17. Deceleration Lanes. Deceleration Lanes shall be provided for access from State, County, or Township highways.

C. Block and Lot Layout.

1. The lengths, widths, and shapes of blocks shall be such as are appropriate for the locality and type of development contemplated, but block length in residential areas shall not exceed one thousand five hundred (1,500) feet nor have less than sufficient width to provide for two tiers of lots of appropriate depth between street lines.
2. Pedestrian crosswalks, not less than ten (10) feet wide, may be required by the Plan Commission through the center of blocks more than nine hundred (900) feet long where deemed essential to provided circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.
3. Lots in General

- (a) The shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
 - (b) Lot areas and dimensions shall conform to the requirements of the Zoning Ordinance, but in no case shall a lot have a depth of less than one hundred twenty-five (125) feet.
 - (c) Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated as required in the Zoning Ordinance.
 - (d) Residential lots, fronting on major streets and highways, should be platted with extra depth or reserve strips to permit generous distances between the buildings and such traffic ways.
 - (e) Excessive depth in relation to width shall be avoided. A proportion of two and one-half (2-1/2) to one (1) shall normally be considered as a desirable maximum for lot widths of one hundred (100) feet or more.
 - (f) In determining the minimum lot areas under this ordinance and to meet the Zoning Ordinance requirements, both of the following conditions must be met:
 - (1) Ninety (90) percent of the minimum lot area shall be at least two (2) feet above the approximate high water elevation of any lake or stream affecting the area.
 - (2) Eighty (80) percent of the minimum lot area shall be at least three (3) feet above the highest ground water level as estimated by the subdivider or his agent from soil boring test data, and as verified by the Village Engineer.
4. Corner lots for residential use shall have extra width to permit full building setbacks on both streets as required by applicable provisions of the Zoning Ordinance.
 5. Every lot shall front or abut on a public street. Lots with an access only to existing private drives or streets shall be permitted only with Plan Commission approval.
 6. Lots at right angles to each other should be avoided wherever possible, especially in residential areas.
 7. Side lots lines shall be substantially at right angles or radial to the street lines.

8. Lots shall follow municipal boundary lines whenever practicable, rather than cross them.
9. Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

D. Easements.

1. Utility easements and cable television easements shall be provided in the front yards of all residential lots adjoining the front lot line and along the side lot line wherever required. Such easements shall be at least twelve (12) feet wide and where such easement is located in a side lot it shall be centered upon the side lot line. Evidence shall be furnished to the Plan Commission that such easements and any easement provisions to be incorporated on the plat or in deeds have been reviewed by the utility companies or the organization responsible for furnishing the service involved.
2. Where a subdivision is traversed by an existing watercourse, drainage-way, channel or stream.
 - (a) There shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction, or both, as will be adequate for the purpose and as may be necessary to comply with this section, or
 - (b) The water course, drainage-way, channel, or stream may be relocated in such a manner that the maintenance of adequate drainage will be assured and the same provided with a storm water easement or drainage right-of-way conforming with the lines of the relocated water course and such further width or construction, or both, as will be adequate for the purpose and may be necessary to comply with this section.
 - (c) Wherever possible, the drainage shall be maintained by an open channel with landscaped banks. The channel shall provide sufficient cross section to convey the 100-year frequency storm within the banks of the channel. In all cases the drainage easement or right-of-way shall extend a minimum of ten (10) feet beyond the top of the bank on both sides of the channel, but shall not be less than thirty (30) feet in total width.

Section 20-107. Minimum Design Standards and Procedures for the Installation of Subdivision Improvements.

- A. Improvements Completed.** All of the improvements required under this ordinance and these provisions shall be constructed in accordance with these provisions prior to the filing with the Village Clerk of the final plat for final approval by the President and Board of Trustees.
- B. Optional Completion of Improvements.** In lieu of constructing the improvements in paragraph A above, a construction guarantee may be furnished as provided in this Chapter.
- C. Guarantee of Material and Workmanship.** The subdivider shall provide a Guarantee Bond running to the Village in the amount of twenty (20) percent of the cost of the improvements for a period of one (1) year after the acceptance of the improvements by the President and Board of Trustees.
- D. Procedure.**
1. After the tentative approval of the preliminary plat by the President and Board of Trustees, and prior to the filing of an application for the approval of the final plat, the subdivider shall submit to the Village Clerk ten (10) complete sets of engineering plans and specifications and reports, prepared by and bearing the seal of Professional Engineer registered in Illinois, for the construction of the subdivision and the construction of the following and all other subdivision improvements:
 - (a) Streets
 - (b) Curb and gutter
 - (c) Storm drainage, including sewers
 - (d) Street lights
 - (e) Sidewalks
 - (f) Street signs, guard rails, landscaping, etc.
 - (g) Public utility locations
 - (h) Such other improvements that may be required by this ordinance, annexation agreements or by the Board of Trustees as a condition of the tentative approval of the preliminary plat.
 2. Construction and Inspection
 - (a) Prior to starting any of the work covered by the plans approved above, written authorization to start work shall be obtained from the Village Engineer, upon receipt of all necessary permits.
 - (b) Where a subdivider has elected to install the improvements required by this ordinance prior or the approval of the final plat, such improvements must be completed within two (2) years after the date that the subdivision plans and specifications have been approved by the President and Board of Trustees.

Where, however, a subdivider elects to install the improvements required by this ordinance after the approval of the final plat, such improvements must be completed within two (2) years after the date that the final plat has been approved by the President and Board of Trustees.

The foregoing completion dates may be extended by the President and the Board of Trustees, on such terms and conditions that the President and Board of Trustees might specify, provided that good cause for such extension is shown by the subdivder.

- (c) During the course of construction and at such times as the Village Engineer deems necessary, within customary and good practices of engineering and construction, inspection of the work shall be made to insure compliance with the plans and specifications as approved. The subdivider shall pay the actual costs of inspections. This fee shall be the actual cost to the Village of inspectors, engineers, and other parties necessary to insure satisfactory work.
- 3. "As-Built" Plans. After completion of all public improvements and prior to final acceptance of said improvements, the subdivider shall make or cause to be made a map showing the actual location of all valves, manholes, stubs, sewer and water mains, and such other facilities as the Village Engineer shall require. This map shall be in black ink on tracing cloth and shall bear the signature and seal of a Professional Engineer registered in Illinois. The presentation of this map shall be a condition of final acceptance of the improvements and release of the surety bond assuring their completion.
- 4. Survey Monuments. All permanent and other monuments required shall be placed prior to the approval of the final plat.
- 5. Acceptance of Dedication and Improvements.
 - (a) The approval of the final plat by the President and Board of Trustees shall constitute acceptance of the dedication of any public street, open space, or other public area.
 - (b) The acceptance of the improvements constructed, in accordance with this ordinance for operation and maintenance purposes, shall be after successful completion of the guarantee period covered by the last or final guarantee bond, and by formal resolution of the President and Board of Trustees.

However, the normal operation costs of the street lights, etc. shall be assumed by the Village when put in operation upon being tentatively accepted subject to the guarantee.

E. Design Standards.

1. Streets.

- (a) Streets. Streets shall have a right-of-way of not less than sixty (60) feet, with a paved surface twenty seven (27) feet in width, face to face to curb and gutter; there shall be a sixteen and one-half (16- 1/2) foot tree bank on either side, improved with four (4) for sidewalk set one (1) foot off the abutting property line.

- (b) Cul-de-sac. The street portion of the cul-de-sac street shall not exceed four hundred (400) feet in length as measured from the intersecting right-of-way line of the connecting street and shall have a right-of-way width of not less than sixty (60) feet with a paved area twenty-seven (27) feet in width, face to curb and gutter. There shall be a sixteen and one-half (16-1/2) foot tree bank on either side of the street portion of the cul-de-sac street improved by a four (4) foot wide sidewalk abutting the adjoining property lines. The entrance to the circular portion of the cul-de-sac shall be tear drop shaped on either side and the cul-de-sac itself shall have a one hundred (100) foot diameter, the interior eighty (80) feet of which shall be paved. There shall be a ten (10) foot tree bank surrounding the paved area of the cul-de-sac, improved with a four (4) foot wide sidewalk set one (1) foot off of the abutting property lines. The combined length of the street portion of the cul-de-sac and of the circular portion of the cul-de-sac shall not exceed five hundred (500) feet.
- (c) Alleys. Alleys provided to serve business, commercial or industrial uses shall be twenty (20) feet in width, with such entire width to be improved with a surface meeting the specifications established herein for minor streets.
- (d) Deceleration lanes on State, County and Township highways shall have a paved surface of not less than two hundred ninety (290) feet in length which shall consist of:
 - (1) A forty (40) foot radius at the proposed subdivision street entrance, with a minimum width of at least twelve (12) feet measured from the State, County and Township road pavement edge.
 - (2) A uniform twelve (12) foot lane width from said roadway pavement edge for a minimum length of one hundred (100) feet measured from said radius.
 - (3) A lane whose width diminished progressively and uniformly for a distance of one hundred fifty (150) feet from the twelve (12) foot wide land last described to point on said roadway pavement edge two hundred ninety (290) feet from the proposed subdivision street entrance. There will be curb and gutter on the outside paved edge of said radius and twelve (12) foot lane.

- 2. Construction Specifications. All new streets within the corporate limits of the Village of Oakwood Hills, dedicated or platted after the effective date of this Ordinance, shall be improved with roadway paving in accordance with the requirements listed below. A structural design of all pavements as established by the Illinois Division of Highways Design Manual for Bituminous and Concrete Pavements will be required to substantiate the proposed construction. Sufficient soil boring data will be required for the structural design. No less than the minimum requirements listed below will be allowed.

Street Classification

Minimum Pavement Requirements

Residential	6" P.C. concrete, or 6" B.A.M. base 3" Class I surface, or 10" crushed stone base course, Type B, and a 3" Class I Surface.
Minor or Cul-de-Sac	10" crushed stone base, Type B And a 3" Class B surface.

Note: All bituminous surface courses to include 1-1/2 inch binder course plus appropriate thickness of surface course to give final required thickness.

3. Curbs and Gutters.

- (a) All curbs and gutters installed on the above streets shall meet the specifications applying to a M6.12, and the thickness of the gutter shall not be less than eight (8) inches.
- (b) Concrete curbs and gutters shall be provided on all subdivision lots under one-half (1/2) acre in lot area, and such installation shall be in accordance with the design and construction specifications as contained herein. Any residential site one-half (1/2) acre or over in total lot area need not be improved with curb and gutter.
- (c) Where abutting lots equal or exceed the one-half (1/2) acre area and are not required to be improved with curb and gutters, the paved portion of the right-of-way shall be twenty-four (24) feet in width. Such paved surface shall be two and one half (2-1/2) inch double layer construction with ten (10) inch base; one and one half (1-1/2) inch binder, one (1) inch surface, except that curb and gutter shall be required in such location as where the engineer for the Village of Oakwood Hills shall direct.

4. Storm drainage including sewers. Storm-water sewerage or surface drainage system shall be provided to serve adequately the area being platted; considering, but not limited to the following:

- (a) Whenever possible existing drainage channels shall be used.
- (b) The design of the drainage system shall consider and show:
 - (1) Storm water Drainage area of which the subdivision is a part.
 - (2) Calculations as to volume and frequency of water to be handled.
 - (3) A scheme of culverts sufficient in size to eliminate flooding or ponding of water.

- (4) Grades which may result in erosion or ponding and therefore require storm sewers.
 - (5) Existing water courses.
 - (6) A plan of subdivision grading to prevent the ponding of storm water, and to eliminate problems of (b)(1) above.
- (c) In all subdivisions having a lot area of less than twenty-one thousand (21,000) square feet and conditions of 4(b)(4) above, storm sewers are required meeting the following minimum specifications.
- (1) Storm sewers shall be of reinforced concrete pipe meeting the requirements of ASTM designation C76. Pipe shall be Class III for depths of fourteen (14) feet or less and Class IV for depths greater than fourteen (14) feet, and shall not be less than ten (10) inches in diameter.
 - (2) The sewers shall be designed in such a way as to insure a minimum velocity of flow of two (2) feet per second and a maximum velocity flow of eight (8) feet per second.
 - (3) Manholes shall be provided at all changes and directions of pipe and pipe size. Manholes and inlets shall be Type A as shown in the Standard Specifications for Road and Bridge Construction, Illinois Department of Transportation. Manhole covers shall be Neenah #R-1077-A or East John #1022, with the word "Storm" permanently imprinted on the face of the manhole cover.
 - (4) Inlets shall be located not more than five hundred (500) feet apart and shall be of the type specified in the Standard Specifications for Road and Bridge Construction, Illinois Department of Transportation.
 - (5) Storm sewers shall be located in the parkway opposite the sanitary sewer.
- (d) Where ditches are utilized for storm drainage they shall meet the following minimum standards:
- (1) Sod bottom of all ditches to a minimum width of six (6) feet. Ditch sides May either be sodded or restored using an excelsior blanket in accordance with Article 717.09 of the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction adopted July 1, 1988.
 - (2) Ditch checks must be constructed in ditches with grades from four (4) to eight (8) percent.
 - (3) Provide rip-rap or pave ditches with greater than eight (8) percent grades.

- (4) Culverts at all street or driveway intersections sized to eliminate flooding or ponding of water.
 - (e) Detention facilities shall be provided if required by the Village Engineer and Village Board, and shall be designed for a one hundred (100) year rainfall occurrence with a permissible release rate as determined by the Village Engineer and Village Board based on down stream conditions.
- 5. Street lighting. Residential street lighting facilities shall be provided at all street intersections and at the midpoint in blocks over one thousand (1,000) feet in length.
 - (a) The subdivider shall arrange for and pay any installation costs required by the Public Service Company for the erection of the required street lights.
 - (b) The height, type and light level provided shall be as recommended by the Village Engineer and lighting engineers of the Public Service Company in accordance with accepted lighting practices.
- 6. Sidewalks.
 - (a) All residentially zoned properties, except those that are zoned any Estate Zoning District under the Village of Oakwood Hills Zoning Ordinance, shall be provided with continuous concrete sidewalks four (4) feet wide, four (4) inches thick and located one (1) foot off the property line within the rights-of-way and on that side of any nonsubdivision street or highway which abuts the subdivisions; where any subdivision abuts on both sides of a nonsubdivided street or highway, then such sidewalks shall be provided on both sides thereof.
 - (b) In order to enable persons using wheel chairs to travel freely and without assistance, at each crosswalk a ramp with nonslip surface shall be built into the curb so that the sidewalk and street blend to a common level. Such ramp shall not have a slope greater than one (1) inch per twelve (12) inch length. Where, because of surrounding buildings or other restrictions, it is impossible to conform the slope with this requirement, the ramp shall contain a slope with as shallow a rise as possible under the circumstances. In all ramps there shall be a gradual rounding at the bottom of the slope.
- 7. Street signs, Guard rails, Landscaping, etc.
 - (a) Street name signs of the type approved by the Village shall be installed on the northeast corner of each intersection.
 - (b) Guard rails shall be placed along the shoulder of any street where street construction has resulted in an embankment greater than six (6) feet in height.
 - (c) Wherever possible, existing trees shall be preserved in the installation of subdivision improvements. All street rights-of-way shall be seeded or sodded. Provision shall be made to assure the growth of all landscaping.

F. Final Construction Plans

1. Final construction plans shall be prepared on 22" x 36" paper or cloth and shall contain at least the following information in the following order:
 - (a) Title page
 - (b) Plat of Subdivision
 - (c) General layout drawings of the proposed streets
 - (d) General layout drawings of the proposed water system
 - (e) General layout drawings of the proposed sanitary sewers
 - (f) General layout drawings of the proposed storm drainage
 - (g) Plans and profiles of streets and sewers, scale not less than one (1) inch equals fifty (50) feet horizontal; and one (1) inch equals five (5) feet vertical.
 - (h) Details of streets, structures, etc.

G. Material Standards. All construction of improvements covered by this ordinance shall be in accordance with, and materials used shall be in compliance with, the methods and materials required in the designated or appropriate sections, and latest revision, of the following standards.

<u>STANDARDS</u>	<u>EFFECTIVE DATE</u>
Standard Specifications for Road & Bridge Construction, Illinois Dept. of Transportation and Supplemental Specifications	October 1979
Standard Specifications for Water and Sewer Main Construction In Illinois	September 1978
ASTM Designation C425	November 1977
ASTM Designation C700	November 1977
ASTM Designation C76	December 1979
ASTM Designation	March 1979
ANSI Specification A21-51	August 1976

Section 20-108. Surveying Requirements. Every subdivision of land under the terms of this ordinance shall require a survey meeting the provision of the State of Illinois Statutes.

Section 20-109. Variation and Exceptions. Where the Plan Commission finds that extraordinary hardships or particular difficulties may result from strict compliance with these regulations, it may recommend to the Board of Trustees variations or exceptions to the regulations so that substantial justice may be done and the public interest secured, provided that such variation or exception shall not have the effect of nullifying the intent and purpose of this ordinance; and further provided the Plan Commission shall not recommend variations or exceptions to the regulations of this ordinance unless it shall make findings based upon the evidence presented to it in each specific case that:

- A. The granting of the variation will not be detrimental to the public safety, health, or welfare,** or injurious to other property or improvements in the neighborhood in which the property is located;
- B. The conditions upon which the request for a variation is based are unique** to the property for which the variation is sought and are not applicable, generally to the property.
- C. Because of the particular physical surroundings, shape or topographical conditions** of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of regulations were carried out.

(Issue Date)

Village of Oakwood Hills
P.O Box 613
Oakwood Hills, IL 6013

**CONSTRUCTION GUARANTEE
IRREVOCABLE LETTER OF CREDIT NO.**

Beneficiary: Village of Oakwood Hills, Illinois
An Illinois Municipal Corporation

Applicant: _____
(Subdivider)

Amount: _____

Expiration: _____

Ladies and Gentlemen:

We hereby establish our Irrevocable Letter of Credit No. _____ in your favor for the account of (insert subdivider's name) for a sum or sums not to exceed (insert amount) DOLLARS (U.S. \$ _____) available by your drafts at sight in form attached hereto as Exhibit A, accompanied by the following documents:

Certificate in the form attached hereto as Exhibit B, executed by an agent or official of the Village of Oakwood Hills.

Forty-five (45) days prior to the expiration of the Irrevocable Letter of Credit, we will notify the Village of Oakwood Hills, Oakwood Hills Village Hall, P.O. Box 613, Oakwood Hills, Illinois 60013, ATTENTION: Village Clerk, by Certified Mail, Return Receipt Requested, of the impending expiration date. In no event shall this Irrevocable Letter of Credit or the commitment evidenced by it expire without such forty-five (45) days notice.

The work or improvements covered by this Irrevocable Letter of Credit are: the public improvements for (insert subdivision name), Oakwood Hills, Illinois, with said public improvements being as set forth in the Plans and Specifications therefore prepared by (insert engineer's name) dated (insert date), and revised as of (insert revision date), and as further revised (insert further revision date). This Irrevocable Letter of Credit is established to insure the completion of the construction of said public improvements.

The amount of this Irrevocable Letter of Credit may be reduced upon receipt by the Bank of a written statement executed by an authorized representative of the Village of Oakwood Hills. The amount of the reduction shall be specified in said statement. Upon receipt by the Bank of such statement, the Bank shall issue an amendment reducing the amount of this Irrevocable Letter of Credit by the amount set forth in said statement.

We expressly agree that our obligations under this Irrevocable Letter of Credit will not be impaired, modified, or affected by any extension of time with respect to, or alteration in the work or improvements covered by this Irrevocable Letter of Credit, as described above. We hereby waive notice of any and all such extensions of time and alterations.

We hereby agree with the drawers, endorses and bona fide holders of all drafts drawn and documents presented under and in compliance with the terms of this Irrevocable Letter of Credit, that such drafts will be duly honored upon presentation to us. If within five (5) days of the date any draft is presented, we fail to honor same, we agree to pay all attorneys fees, court costs and other expenses incurred by the Village of Oakwood Hills in enforcing the terms of this Letter of Credit.

(Insert Name of Bank)

By: _____

Title

Exhibit A to *(Insert Bank's Name)*
Irrevocable Letter of Credit No. *(insert Letter of Credit No.)*

SIGHT DRAFT

\$ _____

Date: _____

TO: *(insert name and address of Bank)*

At sight, pay to the order of the Village of Oakwood Hills the sum of

_____ Dollars

(\$_____).

VILLAGE OF OAKWOOD HILLS

By: _____

(Title)

Draft No. _____ drawn under *(insert Bank's name)*

Irrevocable Letter of Credit No.

Dated _____

Form of Sight Draft Approved

On _____

(Name of Bank)

By: _____

(Title)

Exhibit B to *(Insert Bank's name)*
Irrevocable Letter of Credit No. *(Insert Letter of Credit No.)*

CERTIFICATE

The Village of Oakwood Hills, an Illinois municipal corporation, hereby certifies as follows:

1. This statement is executed by _____, whose position or title is _____, and who is duly authorized to execute this statement on behalf of the Village of Oakwood Hills.
2. This statement is made and delivered to obtain payment against *(Insert Banks Name)* Irrevocable Letter of Credit No. _____ dated _____
3. The work or improvements covered by the aforesaid Irrevocable Letter of Credit are:

As shown on the following plans or specifications submitted to the Village of Oakwood Hills

4. That all or any portion of the said work or improvements has not been complete or does not conform to the plans and specifications approved by the Village of Oakwood Hills or the applicable ordinances and regulations of the Village of Oakwood Hills.

DATED: _____

VILLAGE OF OAKWOOD HILLS, ILLINOIS

By: _____

(Title)

Form of Certificate approved on

(Date)

(Name of Bank)

By: _____

(Title)

(Issue Date)

Village of Oakwood Hills
P.O Box 613
Oakwood Hills, IL 60013

**GUARANTEE OF MATERIAL AND WORKMANSHIP
IRREVOCABLE LETTER OF CREDIT NO.**

Beneficiary: Village of Oakwood Hills, Illinois an Illinois Municipal Corporation

Applicant: _____
(subdivider)

Amount: _____

Expiration: 365 days from the date that all subdivision work and improvements hereinafter Described are unconditionally accepted by action of the President and Board of Trustees of the Village of Oakwood Hills, Illinois.

Ladies and Gentlemen:

We hereby establish our Irrevocable Letter of Credit No. _____ in your favor for the account of (insert subdivider's name) for a sum or sums not to exceed (insert amount) DOLLARS (U.S. \$_____) available by your drafts at sight in form attached hereto as Exhibit A, accompanied by the following documents.

Certificate in the form attached hereto as Exhibit B, executed by an agent or official of the Village of Oakwood Hills.

Forty-five (45) days prior to the expiration of the Irrevocable Letter of Credit, we will notify the Village of Oakwood Hills, P.O. Box 613, Oakwood Hills, IL 60013, ATTENTION: Village Clerk by Certified Mail, Return Receipt Requested, of the impending expiration date. In no event shall this Irrevocable Letter of Credit or the commitment evidenced by it expire without such forty-five days notice.

The work or improvements covered by this Irrevocable Letter of Credit are: the public improvements for (insert Subdivision name), Oakwood Hills, Illinois, consisting specifically of the (describe specific improvements). This Irrevocable Letter of Credit is established to insure against defective materials and workmanship in the construction of the above described improvements.

Guarantee of Material and Workmanship
Page Two

We expressly agree that our obligations under this Irrevocable Letter of Credit will not be impaired, modified or affected by any extension of time with respect to, or alteration in the work or improvements covered by, this Irrevocable Letter of Credit, as described above. We hereby waive notice of any and all such extensions of time and alterations.

We hereby engage with the drawers, endorses and bona fide holders of all drafts drawn and documents presented under and in compliance with the terms of this Irrevocable Letter of Credit, that such drafts will be duly honored under presentation to us. If, within five (5) days of the date any draft drawn in conformity with this Irrevocable Letter of Credit, is presented, we fail to honor same, we agree to pay all attorney's fees, court costs and other expenses incurred by the Village of Oakwood Hills in enforcing the terms of this Letter of Credit.

(Insert Name of Bank)

By: _____

(Title)

Exhibit A to *(insert Bank's name)*
Irrevocable Letter of Credit No. *(insert Letter of Credit No.)*

SIGHT DRAFT

\$ _____

Date: _____

TO: *(insert name and address of Bank)*

At sight, pay to the order of the Village of Oakwood Hills the sum of

_____ Dollars.

(\$ _____)

VILLAGE OF OAKWOOD HILLS

By: _____

(Title)

Draft No. _____ drawn under *(insert Bank's name)*

Irrevocable Letter of Credit No. _____,

Dated _____, _____

Form of Sight Approved

On _____, _____.

(Name of Bank)

(Title)

Exhibit B to *(insert Bank's name)*
Irrevocable Letter of Credit No. *(insert Letter of Credit No.)*

CERTIFICATE
DEFECTIVE MATERIAL OR WORKMANSHIP

The Village of Oakwood Hills, an Illinois municipal corporation, hereby certifies as follows:

1. This statement is executed by _____, whose position or title is _____, and who is duly authorized to execute this statement on behalf of the Village of Oakwood Hills.

2. This statement is made and delivered to obtain payment against *(insert Bank's name)* Irrevocable Letter of Credit No. _____, _____.

3. The work or improvements covered by the aforesaid Irrevocable Letter of Credit are:

As shown on the following plans or specifications submitted to the Village of Oakwood Hills.

4. That all or part of the materials or workmanship in connection with the said work or improvements is defective.

DATED: _____

VILLAGE OF OAKWOOD HILLS, ILLINOIS

By: _____

(Title)

Form of Certificate approved on

(date)

(Name of Bank)

By: _____

(Title)

Reserved

