

**VILLAGE OF GRAYSLAKE  
SUBDIVISION CONTROL ORDINANCE  
CHAPTER 16**

**VILLAGE OF GRAYSLAKE  
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Revised March 2018

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**CHAPTER 16**  
**SUBDIVISIONS**

**16.04.000 TITLE, PURPOSES, AND DEFINITIONS**

**16.04.010 SHORT TITLE**

This ordinance may be cited and referred to as the "Grayslake Subdivision Control Ordinance."

**16.04.020 PURPOSES**

The general purposes sought to be served by this ordinance are as follows:

- A. To promote the public health, safety, morals, comfort, convenience, and prosperity, and general welfare; to conserve, protect and enhance property values; to secure the most appropriate use of the land; and to facilitate the adequate and economical provision of public improvements;
- B. To provide for orderly growth and development; to afford adequate facilities for the safe, convenient, and efficient means for the traffic circulation of its population; and to safeguard the public against flood damage;
- C. To prescribe reasonable rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width, and course of streets and highways; the installation of utilities, street pavements, and other essential improvements; and the necessary public grounds for schools, parks, playgrounds, and other public open spaces;
- D. To establish procedures for the submission, approval and recording with Lake County Recorder of Deeds; and to provide the means for the enforcement and to provide penalties for violations.

In the interpretation of this Ordinance, the rules and definitions contained in this Section shall be observed and applied, except when the context clearly indicates otherwise.

**16.04.030 RULES OF INTERPRETATION**

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

- 1. Words used in the present tense shall include the future; and words used in the singular number shall include the plural number, and the plural singular.
- 2. The word "shall" is mandatory and not discretionary.
- 3. The words "may" and "should" are permissive.
- 4. The word "lot" shall include the words "plat", "pieces", and "parcel".

**16.04.040 DEFINITIONS**

**ALLEY:** A minor way which is used primarily for vehicular access to the back or side of properties abutting upon, and having access to a street.

**BUILDING SETBACK LINE:** A building line establishing the minimum allowable distance between a street right-of-way and any structure.

**COMMITTEE OF THE WHOLE:** The Committee of the Board of Trustees of the Village of Grayslake.

**CROSSWALK:** A strip of land dedicated to the use of pedestrian and other non-motorized traffic.

CUL-DE-SAC: A short street ending in a turnaround design and intended as a permanent terminus.

EASEMENT: A grant by a property owner for the use of a strip of land by the Village, the general public, a corporation, or a certain person or persons for a specific purpose or purposes.

ENFORCING OFFICER: The person with the duty to enforce the provisions hereof.

FINAL PLAT: A map of subdivision with accompanying material, intended for final approval and recording, on the basis of which land can be transferred, leased, or encumbered.

MAJOR SUBDIVISION: Any subdivision not classified as a minor subdivision or not specifically exempted under the terms of this Ordinance.

MINOR SUBDIVISION: Any subdivision containing not more than 5 lots, and fronting on an existing improved street, and not involving any new street or road, and not adversely affecting the development of the remainder of the parcel of adjoining property, and not in conflict with any provision or portion of the Official Plan, Zoning Ordinance, or Subdivision Control Ordinance of the Village of Grayslake.

OFFICIAL PLAN: The Comprehensive Plan, or any geographical or functional part thereof, as adopted by the Village of Grayslake, indicating the general locations recommended for streets, parks, public buildings, and other community development aspects.

OWNER: Any person having legal or equitable title to the land sought to be subdivided.

PERSON: Any individual, firm, association, syndicate, corporation, trust, or any other legal entity.

PLANNED UNIT DEVELOPMENT: A subdivision approved by the Village pursuant to the provisions of the Planned Unit Development Section of the Grayslake Zoning Ordinance, Section 17.32.010.

PLAT OFFICER: The Chairman of the Plan Commission of the Village of Grayslake.

PRELIMINARY PLAT: A preliminary map of subdivision with accompanying material, upon which the design for the subdivision is presented, submitted for approval by the Village but not for recording.

RESUBDIVISION: The relocation of property boundaries or the reallocation of property in a Final Plat or the elimination, relocation or modification of any platted easement of access to a public street, any private or public right-of-way, or any drainage easement.

ROADWAY: The portion of the street right-of-way available for vehicular movement. Roadway width shall be measured from back of curb to back of curb.

SALABLE LOT: A parcel of land capable of individual sale and delineated as a numbered lot in a duly recorded plat or by metes and bounds in a conveyance or deed of record.

SKETCH PLAN: A general map or drawing on which the design for the subdivision of the land is presented for discussion purposes prior to the preparation of the Preliminary Plat.

STREET: A way, however designated, for vehicular traffic.

STREET HALF: That portion of the street on either side of a tract boundary when a proposed street has its centerline, or within its right-of-way, the boundaries of one or more tracts.

STREET WIDTH: The shortest distance between the lines delineating the right-of-way of a street.

SUBDIVIDER: Any owner or other person proceeding under the Subdivision Control Ordinance to subdivide or develop land.

SUBDIVISION: "Subdivision" shall include all of the following:

- (i) the division, rearrangement, consolidation, change, or resubdivision in the boundary or divisional lines of any parcel or parcels of real estate;
- (ii) the creation of separate legally defined parts of a parcel, such as a condominium, but excluding conversion condominiums as that term is defined in the Illinois Condominium Property Acts, 765ILCS605;
- (iii) the creation of, or change to, or rearrangement of the boundaries of any public street;
- (iv) the establishment of a planned unit development as authorized by the zoning regulations applicable to the property in question;
- (v) the creation of any new zoning lot; and
- (vi) the creation of or modification to any easement of access to a public street, public or private right of way, or drainage easement.

The requirements of this title applicable to subdivisions shall not, however, apply to the sale or exchange of land between owners of abutting parcels that do not (i) result in a change in the number of zoning lots, not (ii) cause either parcel to become nonconforming under Village ordinances, not (iii) cause either parcel to become nonconforming under Village ordinances, not (iii) require any new street, easement of access to a public street, or drainage easement, provided that such sale or exchange is recorded with the Lake County Recorded of Deeds and a copy of the recorded document is promptly delivered to the Village.

SURVEYOR: A land surveyor, registered as such by the State of Illinois.

TOWNHOME/DUPLEX: A dwelling unit in a multiple unit dwelling (2 or more) which: (a) is separated from other dwelling units in the dwelling by one or more unpierced common walls extending from ground to roof; (b) is situated on a salable lot, and (c) is composed of one or more rooms arranged, designed, or intended for occupancy by one family and having one food preparation area.

TOWNHOME/DUPLEX SUBDIVISION: Any establishment or rearrangement of boundaries within a zoning lot (as defined in the Grayslake Zoning Ordinance) that is a lot occupied by a multiple unit dwelling or duplex and its accessory buildings for the purpose of creating separate salable lots for two or more townhomes or duplexes within such multiple unit dwelling, provided that: (a) no public easement is required for ingress or egress to any of such townhomes or duplexes; (b) no new public street or right-of-way is needed or is proposed to be dedicated thereby; and (c) no new public street or right-of-way is contemplated under any Village plan to be placed upon any such zoning lot or portion thereof.

UNDEVELOPED LAND: Land in and surrounding the Village that has not been subdivided and/or improved under the requirements of the Subdivision Control Ordinance.

VILLAGE: The Village of Grayslake.

VILLAGE ATTORNEY: The attorney or legal firm retained by the Village to represent its interests.

VILLAGE ENGINEER: A professional engineer or firm, registered in the State of Illinois, who has been duly appointed as such by the Board of Trustees of the Village.

VILLAGE PLANNER: A professional land planner, who has been duly appointed as such by the Board of Trustees of the Village.

WALKWAY/BIKEWAY: A way, however, designated, across or within a block for use by pedestrian and bicycle traffic, which shall include but not be limited to sidewalks and crosswalks.

ZONING OFFICER: That person appointed by the Village to perform the duties described in this Ordinance.

**16.08 ADMINISTRATION AND ENFORCEMENT**

**16.08.010 MAPS AND PLATS**

Conformance with title required. No map or plat of any subdivision presented for record affecting land (1) within the corporate limits of the Village or (2) within contiguous territory which is not more than one and one half miles beyond the corporate limits of the Village shall be entitled to record or shall be valid unless the subdivision shown thereon provides for alleys, public ways, ways for public service facilities, storm and flood water runoff channels and basins, and public grounds in conformity with the applicable requirements of this title including the official map.

**16.08.020 JURISDICTION**

**A. GENERAL COVERAGE**

All property within the geographical coverage of this title shall be subdivided, resubdivided, dedicated for streets, easements, or public lands, planned for a Planned Unit Development or laid out with a street, private roadway, driveway or access easement for the purpose of providing access to land lying outside the corporate limits of the Village only in conformance with the provisions of this title.

**B. GEOGRAPHICAL COVERAGE**

The provisions of this Ordinance shall apply to all property located within the Village or within unincorporated areas located entirely or within one and one-half (1½) miles of the nearest boundary limits of the Village.

**C. EXCEPTIONS TO COVERAGE**

The provisions of this Chapter shall not apply to any subdivision, conveyance, sale, or exchange of land resulting from or involving only the following:

1. The sale or exchange of parcels of land between owners of adjoining and contiguous land, provided that no new zoning lots, streets, rights-of-way, or easements of access are created or involved, and provided further that no existing zoning lots shall become nonconforming under the Grayslake Zoning Ordinance; or
2. The conveyance of parcels of land or interests for use as a right-of-way for railroads or highways, public utility or other public uses, or the conveyance of land owned by a railroad, public utility or public use which does not involve any new streets or easements of access.

**16.08.030 SCOPE OF AUTHORITY**

**A. Until the plan or plans for the proposed subdivision have been approved in writing:**

1. No land shall be subdivided nor shall any street be laid out.
2. No lot, tract, or parcel of land within the proposed subdivision shall be offered for sale or lease, nor shall any sale, contract for sale, or option be made or given.
3. No improvements, such as sidewalks, water lines, storm water drainage facilities, sanitary sewers, gas and electric service, street lighting, earth grading or surfacing of streets, shall be made.
4. No new streets, private roadways or driveways or access easements shall be laid out or established across a lot, tract or parcel of land lying within the corporate limits of the Village for the purpose of providing access to land lying outside the corporate limits of the Village.

- B. All land to be dedicated to the public as part of the subdivision review process shall be reviewed by the Plan Commission for its recommendation before being accepted by the Village or any other public body.
- C. Where a tract of land proposed for subdivision is part of a larger logical subdivision unit in relation to the Village as a whole, the Plan Commission may, before recommending approval, cause to be prepared a plan for the entire area or neighborhood, such plan to be used by the Plan Commission as an aid in judging the proposed plat.
- D. The provisions of this Ordinance shall be held to be the minimum requirements, except when other ordinances or regulations impose more restrictive or higher standards, in which case the other ordinances or regulations shall apply.
- E. This Ordinance is not intended to abrogate any easement, covenant, or other private agreement, provided, however, that where the regulations of this Ordinance are more restrictive or impose higher standards or requirements than such easement, covenants, or other private agreements, the requirements of this Ordinance shall govern.
- F. The recommendations of the Plan Commission or lack thereof shall not limit the power of the Board of Trustees of the Village to act.

**16.08.040 PROCEDURES FOR APPROVAL**

- A. Planned Unit Developments shall comply with the requirements of the Planned Unit Developments Section of the Grayslake Zoning Ordinance. All other subdivisions shall comply with the following procedures, except that the Plan Commission may waive the filing of a Sketch Plan and/or the Preliminary Plat for a minor subdivision.
- B. Townhome/Duplex subdivisions shall comply with the following procedures for approval:
  - 1. The owner(s) of a Townhome/Duplex subdivision shall file a plat with the Village. The plat shall be certified by the Village engineer and the Village Zoning Officer as meeting the requirements for a Townhome/Duplex subdivision and is in compliance with the Grayslake Zoning Ordinance and all other applicable Village codes, rules and regulations.
  - 2. Every Townhome/Duplex plat shall include a note that the entire subdivision shall constitute a single zoning lot (as defined in the Grayslake Zoning Ordinance) for purposes of determining compliance with the Grayslake Zoning Ordinance and all other applicable Village codes, rules, and regulations. Exterior improvements shall be in conformance with the Grayslake Zoning Ordinance and any other future ordinances.
- C. All other subdivisions shall comply with the procedures set forth in this ordinance except that the Village may waive the filing of a Sketch Plan and/or the Preliminary Plat for a minor subdivision.

**16.08.050 AMENDMENTS**

**A. ACTION BY THE PLAN COMMISSION**

- 1. The Plan Commission or Village Board on its own motion, shall consider any proposed changes and amendments to the regulations contained herein.
- 2. The Plan Commission may, at its own election, call a public hearing on the proposed changes or amendments.
- 3. The Plan Commission shall forward the proposed changes or amendments, with its recommendation, to the Village Board of Trustees for appropriate action.



**B. ACTION BY THE VILLAGE BOARD OF TRUSTEES**

The Village Board, after reviewing the proposed changes and the recommendation of the Plan Commission shall:

1. Adopt the proposed changes or amendments,
2. Deny the proposed changes or amendments,
3. Submit the changes or amendments to the Plan Commission for further analysis and review.

**16.08.060 VARIANCES**

The Plan Commission may recommend variances from the requirements of this Ordinance in specific cases which, in its opinion, do not adversely affect the Comprehensive Plan or the intent of this Ordinance. Such recommendations shall be communicated to the appropriate body, either the Board of Trustees or governing county authorities, in writing, substantiating the recommended variance. The Board of Trustees may approve variations from the requirements of this Ordinance when, in its opinion, such variations will no adversely affect the Comprehensive Plan or the intent of this Ordinance. The Board of Trustees shall not approve variations that result in requirements less than required by the Lake County Subdivision Regulations Ordinance for subdivisions located in the unincorporated areas under the extraterritorial jurisdiction of this Ordinance.

**16.08.070 APPEALS**

- A. Any person aggrieved by a decision of the Plan Commission and/or enforcing officer in enforcing the terms of the Subdivision Ordinance may request a hearing before the Village Board. Requests for such hearings shall be made in writing to the Plat Officer. Upon notification by the Plat Officer, the Village shall schedule an appointment for a hearing within 30 days.
- B. If, upon the evidence of the Plan Commission, enforcing officer, and the petitioner, the Board finds that the decision of the Plan Commission or enforcing officer is in error, the Village may require the Plan Commission or enforcing officer to modify its decision. Such modification shall not conflict with the Subdivision Control Ordinance. The decision of the Village Board shall be made known in writing to the petitioner within 30 days after the date of the hearing.

**16.08.080 PLANNED UNIT DEVELOPMENT**

The provisions of this Ordinance may be waived for a Planned Unit Development, as approved by the Village Board of Trustees, provided that all requirements of the Planned Unit Development Section of the Grayslake Zoning Ordinance have been complied with.

**16.08.090 ENFORCEMENT**

- A. 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 Board of Trustees, by resolution, shall appoint the enforcing officer of this ordinance, and it shall be the duty of the officer to enforce the provisions hereof. The enforcing officer may call upon any department or official of the Village to furnish the officer with such information and assistance as may be deemed necessary for the observance or enforcement of this Ordinance, and it shall be the duty of such department or officer to furnish such information and assistance whenever required.
- B. All laws of the State of Illinois and ordinances of the Village of Grayslake are made a part hereof the same as if fully set forth herein, and all officers and employees of Grayslake, and specifically those herein referred to, are directed to compel compliance with such laws of the State of Illinois and all the requirements of the County of Lake and the Village of Grayslake.
- C. Public utilities shall obtain permits from the Village Board for the installation of communication, electric power, gas, or other utility services before any installation is started.

**16.08.100 VIOLATION PENALTY**

- A. Any person, firm, or corporation who constructs any public improvement or portion thereof in violation of the provision of this ordinance shall be, upon conviction, fined not less than \$25.00 or more than \$200.00 for each offense plus the costs of the action and a separate offense shall be deemed committed on day during or on which a violation occurs or continues.
- B. Whoever shall sell or offer for sale, lease or offer for lease, while this Ordinance is in effect any lot or lots or block or blocks, within the incorporated limits of the Village of Grayslake, or any resubdivision of any lot or block therein, or within contiguous territory and not more than 1½ miles beyond the incorporated boundary of the Village of Grayslake, before a Final Plat of subdivision has been approved by the Plan Commission and the Village Board of Trustees as required by this Ordinance, shall be fined not less than \$25.00 nor more than \$200.00 for each lot, block or part thereof so disposed of, offered for sale or leased.

**16.12 SKETCH PLAN**

**16.12.010 SKETCH PLAN**

A Sketch Plan is intended to familiarize the subdivider with the provisions of the Ordinance and to eliminate, wherever possible, major revisions of the Preliminary Plat.

**A. SUBMISSION OF THE SKETCH PLAN TO THE PLAN COMMISSION**

- 1. The subdivider shall contact the Village to have his proposal placed on the agenda of the Plan Commission.
- 2. The subdivider shall submit 25 copies of the Sketch Plan to the Village, along with all required filing fees. These copies shall be submitted prior to the meeting with the Plan Commission. The information in the Sketch Plan shall be in conformance with the requirements of Subsection C of this Section.
- 3. The Village shall forward copies of the Sketch Plan to each member of the Plan Commission, to the School Boards within whose district the property is located, to the Grayslake Park District, to the Grayslake Fire Protection District, to the Village Engineer, to the Village President, and to such other persons as designated by the Chairman of the Plan Commission.
- 4. The Village Engineer and the Village Planner, upon request, may submit their written reports to the Committee of the Whole and to the Plan Commission, analyzing the Sketch Plan and making recommendations for possible changes in the Plan. The public bodies may submit information to the Plan Commission which will be helpful in analyzing the Sketch Plan.
- 5. The subdivider shall meet with the Plan Commission to consider the general layout and design of the road system, the lots and blocks, the proposed utility lines, the land uses, both public and private, and any other factors pertinent to the subdivision. The subdivider may have to prepare more than one Sketch Plan to be submitted to the Plan Commission in order to incorporate any necessary changes and modifications.
- 6. Once a Sketch Plan is accepted by the Plan Commission, the Chairman of the Plan Commission shall sign and date 3 copies of the Sketch Plan. This shall not constitute approval of the subdivision by the Plan Commission, but shall be limited to identification of the accepted Sketch Plan. One copy of the accepted Sketch Plan shall be forwarded to the Committee of the Whole, one copy shall be retained by the Plan Commission, and one copy shall be returned to the subdivider.

**B. ACTION BY THE COMMITTEE OF THE WHOLE**

- 1. The subdivider shall submit 15 copies of the Sketch Plan accepted by the Plan Commission to the Village to be forwarded to the members of the Committee.

2. The subdivider shall meet with the Committee to discuss the land uses proposed for the parcel of land and any important problems which may limit the development of the site as proposed by the subdivider.
3. The Committee shall report its findings to the Village Board, with copies of any written findings or recommendations sent to the subdivider and to the Plan Commission.

**C. SKETCH PLAN INFORMATION**

The Sketch Plan shall include the following information:

1. Boundaries of the property to be subdivided.
2. Land characteristics on the site, including streams, floodplain areas, wooded areas, and areas of unstable soils.
3. Topographic information at 10 foot intervals for a distance of 100 feet beyond the periphery of the proposed subdivision.
4. Development characteristics including surrounding land uses, existing structures on the site, and available utility lines.
5. The proposed layout of the streets, lots and blocks.
6. The proposed location of single-family residential areas, multi-family residential areas, commercial areas, industrial areas, and all areas to be dedicated to the public.
7. Existing easements and covenants affecting the site.
8. An analysis of the flood water detention and release requirements as specified in the Lake County Watershed Development Ordinance as adopted by the Village. Said analysis to include a wetland delineation to be performed by a registered wetland specialist.
9. A location sketch showing the relationship of the site to the traffic arteries in the area.
10. An aerial photograph of the subject property and the surrounding area with the boundaries of the subject property indicated thereon.
11. A general description of the proposed development's impacts on the Village's water, sanitary sewer, storm sewer and street systems and the Village's environment.
12. Other information as required by the Plan Commission or the Committee of the Whole.

**16.16.010 PRELIMINARY PLAT**

The Preliminary Plat is a detailed set of drawings and supporting material, which will enable the Village to make an informed decision as to the merits of the proposed subdivision. Approval of the proposed subdivision can be given at this stage, in reliance upon which the subdivider can prepare his final engineering drawings and the Final Plat. The Preliminary Plat should be prepared in general conformance with the accepted Sketch Plan, although several revisions of the Preliminary Plat may be necessary before the approval of the Village Board of Trustees can be given.

**A. PROCEDURE**

**1. Filing of the Preliminary Plat**

- a. The Subdivider shall file the application for a Preliminary Plat with the Village along with twenty-five (25) copies of all required maps, illustrations, drawings, reports, and studies and along with all required filing fees. The Village shall refer the application to the Plan

Commission for its consideration, study and recommendation. Submittal shall be made no later than two (2) weeks prior to the date of the Plan Commission meeting.

- b. The application shall be executed by all of the owners of record of the subject property. If the property is held in a land trust, all beneficial owners of the land trust shall also execute the application.
- c. An application for a Preliminary Plat may be processed by some party other than an owner of the subject property, provided that he reveal any interest in the property or in the proceeds from the development of the proposed subdivision.
- d. The information required to be filed for a Preliminary Plat shall be submitted before its consideration by the Plan Commission, and shall be in conformance with the requirements of Subsection B of this Section.
- e. The Village shall distribute the copies of the Preliminary Plat to the respective persons and the public bodies who receive copies of the Sketch Plan.

**2. Action by the Plan Commission**

- a. The Plan Commission shall study the merits of the Preliminary Plat for a reasonable period of time. This review may be continued to subsequent meetings of the Plan Commission.
- b. All information filed by the applicant shall be submitted to the Building Department and Village Engineer for their review, comment, and recommendation.
- c. If a zoning change or variance is requested by the Subdivider, in conjunction with the Preliminary Plat, the Zoning Board of Appeals shall conduct a public hearing on such application, in conformance with the provisions of the Zoning Ordinance of the Village of Grayslake.
- d. The Plan Commission shall submit its recommendation in writing to the Committee of the Whole indicating approval of the application, approval subject to additional conditions and modifications, or denial of the application. This recommendation shall specify the reasons for the recommendations of the Plan Commission. A copy of such recommendation, which may include the recommendations of the Building Department and Village Engineer shall be sent to the applicant.

**3. Action by the Committee of the Whole**

- a. The subdivider shall submit 7 copies of the Preliminary Plat to the Village to be forwarded to the Committee.
- b. The subdivider shall meet with the Committee to discuss the Preliminary Plat, the recommendations of the Plan Commission, the Building Department, and the Village Engineer. The Committee may request additional information for the proper consideration of the proposed subdivision.
- c. The Committee shall report its findings and recommendations to the Village Board, with copies of any written findings and recommendations sent to the subdivider and to the Chairman of the Plan Commission.

**4. Action by the Village Board of Trustees**

The Village Board of Trustees, within a reasonable period of time, after receipt of the recommendations of the Plan Commission and the Committee of the Whole, shall approve the

Preliminary Plat, approve it subject to conditions and modifications, deny it, or refer the application to the Plan Commission for further consideration and study.

- a. Approval of the Preliminary Plan constitutes approval of the layout of the streets, lots, blocks, and land uses and authorizes the subdivider to prepare the detailed engineering drawings and the Final Plat. Approval of the Preliminary Plat shall be effective for a maximum period of 1 year.
- b. If the Village Board of Trustees approves the Preliminary Plat subject to conditions and modifications, such approval shall be valid only when the subdivider files with the Village Board of Trustees written consent to such conditions and modifications.
- c. If the Preliminary Plat is approved or denied, the Village Board of Trustees shall state in writing its reasons for the approval or denial and copies of these reasons shall be sent to the subdivider and to the Chairman of the Plan Commission.

**5. Filing Requirements**

If the Preliminary Plat is approved or approved subject to conditions and modifications:

The following Notice of Approval shall be affixed upon 4 prints thereof, and the required signatures affixed:

**NOTICE OF APPROVAL OF PRELIMINARY PLAT**

Notice is hereby given that the Preliminary Plat of the Subdivision shown hereon has received approval (or approval subject to conditions and modifications) by the Village Board of Trustees of the Village of Grayslake, Illinois, and upon compliance by the Subdivider with the performance requirements of the Grayslake Subdivision Control Ordinance and with any other conditions and modifications which may be required, the Village Board of Trustees shall receive the Final Plat for consideration and approval when submitted by the Subdivider in such form and within such time as required by the Grayslake Subdivision Control Ordinance.

The Village Board of Trustees of the Village of Grayslake, Illinois.

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

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

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

**B. REQUIRED INFORMATION IN THE PRELIMINARY PLAT**

- 1. Written documents. Which shall include the following:
  - a. Application for Approval: Written application provided by the Building Department by the owner or his agent for approval, on forms furnished by the Village, shall accompany each Preliminary Plat and contain the following information:
    - 1) Information as to Ownership, Preparation of Plat and Submissions:
      - a) Name and address, including telephone number, of owner or agent or property and citation of last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantor, grantee, date and land records reference.
      - b) Citation of any existing legal rights of way or easement affecting the property.

- c) Existing covenants on the property, if any.
  - d) The names, addresses and telephone numbers of the professional persons or firms responsible for the subdivision design. Such professionals shall include, but are not limited to registered Illinois professional engineer, registered Illinois land surveyor and/or Illinois registered architect/planner.
- 2) Name for File Identification:
- a) Name of subdivision if property is within an existing subdivision.
  - b) Proposed name if not within a previously platted subdivision. The proposed name shall not duplicate the name of any plat previously recorded in Lake County.
  - c) Name of property if no subdivision name has been chosen. (This is commonly the name by which the property is locally known).
- 3) Location and Description of Property: Location of property by government lot, section, township, range and county.
- 4) Basic Facts and Proposals Pertaining to the property:
- a) Size of tract in acres or of existing lots, if any, in square feet.
  - b) Existing zoning classification of property and any rezoning proposed to be requested.
  - c) Number of lots proposed in subdivision.
  - d) Area of lots proposed; minimum, average and maximum.
  - e) Proposed linkage with water and sewer facilities.
  - f) Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use, and the conditions proposed for such disposal and use.
- b. A draft of the protective covenants, and Homeowners Association Agreement and Declaration, if any.
  - c. An indication of the expected scheduling or phasing of the subdivision.
  - d. All new developments of 100 or more dwelling units will be required to prepare a traffic study (performed by a qualified traffic engineer) to establish trips generated, necessary road improvements, and other traffic impact information.
- All new non-residential developments of 100 or more employees will be required to provide an Employee Traffic Mitigation Plan. The Plan will set forth specific actions to limit peak hour vehicular traffic. These may include but are not limited to staggered work hours, rideshare, preferred parking, full service cafeteria, etc.
- e. A tax impact study, if necessary.
  - f. A calculation of the storm water detention requirements of the proposed subdivision based on density and building coverage, in accordance with the Lake County Watershed Development Ordinance as adopted by the Village from time to time.

- g. A description of the method of extending off-site utility lines and streets, if such are needed.
  - h. A description of the method of complying with the Grayslake School-Park Donation Ordinance, Section 16.32.010 herein.
  - i. A description of the method of access of construction equipment to the site, including the use of any construction easements across adjacent property.
  - j. A general description of the erosion control and soil conservation measures to be undertaken.
  - k. Any additional information, requested by the Plan Commission, the Committee of the Whole, or the Village Board of Trustees, for the proper consideration of the proposed subdivision.
2. A boundary line survey of the property to be subdivided prepared by a surveyor. Shown on this survey shall be the boundary line of the property, easements, existing buildings, drainage courses, and culverts, along with the legal description of the property and any covenants attached to the property.
  3. A topographic map of the property with contours at vertical intervals of not more than one foot (1') except in unusual topographic conditions in which case such vertical intervals may be altered as determined by the Village Engineer. The topographic information shall be given for the proposed subdivision and for a distance of 100 feet (100') from the periphery thereof. A project benchmark related to the USGS datum shall be noted thereon.
  4. A site analysis of the property including:
    - a) Physical factors information, when applicable:
      - 1) Existing land uses both on the site and immediately adjacent to it.
      - 2) Scenic views
      - 3) Wooded areas and a tree survey, in accordance with the Grayslake Tree Preservation Ordinance. Survey should show the subdivision maximizes tree preservation.
      - 4) Potential soil problem areas.
      - 5) Flood plain area.
      - 6) Streams, drainage ditches and standing water.
      - 7) General directions of storm water run-off across the property.
    - b. Public utilities information including the location, invert elevations, and size of any existing sanitary sewers, storm sewers and/of water lines on the site and in the easements and rights of way immediately adjacent to the site.
    - c. Transportation information, including the location of all extensions of state, county, or municipal roads across or immediately adjacent to the subject property.
    - d. Other information:
      - 1) Existing county or municipal zoning on all parts of the subject site.
      - 2) Corporate boundaries across or adjacent to the subject site, including the boundaries of municipalities, school districts, park districts, and fire protection districts.

- 3) Soil borings sufficient in number and detail to determine existing soil types, with a report of soil suitability for the proposed site development.
- 5) Proposed site development plans which shall show the following:
- a) Identification and description shall be as follows:
    - 1) The name of the subdivision. See Section 16.010.B of this ordinance.
    - 2) Location of the subdivision by section, township and range, or by other approved legal description, including present tract designation according to official County records.
    - 3) Boundary line survey of the subdivision on an accompanying map which is prepared and certified by a registered land surveyor.
    - 4) Name and address of the site planner and/or engineer.
    - 5) Name and address of the owner and/or subdivider.
  - b) Data required as a basis for the preliminary plan shall include existing as follows, except when otherwise specified by the Plan Commission.
    - 1) Boundary lines in accordance with subsection 5.1.3) above.
    - 2) Total acreage within the boundary lines.
    - 3) Existing Zoning District, both 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, park and other open spaces, permanent buildings and structures and their street address number, easements and section and corporate lines within the tract and to a distance of one hundred feet (100') beyond the tracts.
    - 5) Location and size of existing sewer lines, water mains, culverts or other underground facilities within the tract and total distance of one hundred feet (100') beyond the tract, also including such data as locations and surface and invert grade elevations of catch basins, manholes and fire hydrants. If watermains and sewers are not on or adjacent to the tract, indicate the directions and distance to, and the size of nearest usable facilities.
    - 6) A location map drawing at a scale of not less than one inch equals one thousand feet (1" = 1000') or larger, showing boundary lines of adjoining unsubdivided land within an area bounded by nearest arterial streets or their natural boundaries, but not less than one-half (1/2) mile beyond the subdivision boundaries in subdivisions located beyond the Village limits, identifying type of use and ownership of surrounding land and showing alignments of existing streets.
    - 7) Topographic data including existing contours at vertical intervals of not more than one foot (1'), except in unusual topographical conditions, such vertical intervals may be required to be altered as determined by the Village Engineer (topographical data shall refer to the United States Geodetic Survey Datum).
    - 8) A soils map indicating the locations and classification of soil types.
    - 9) A landscape plan showing existing tree survey.



- 10) Other conditions of the tract: Watercourses, marshes, rock outcrop, wooded areas, isolated preservable trees one foot (1') or more in caliper at one foot (1') above ground level, houses, barns, shacks and other significant features.
  - 11) Locations of or reference to locations of existing monuments or survey markers used in preparation of survey and grade elevation of each monument and marker.
  - 12) Highway or other major improvements planned by public authorities for future construction on or near the tract.
  - 13) Location, width and purpose of all easements.
  - 14) Other conditions on adjacent land: Approximate direction and gradient of ground slope, including any embankments or retaining walls, character and location of buildings, railroads, power lines, towers and other nearby nonresidential land uses or adverse influences; and owner of adjacent unplatted land (for adjacent platted land refer to subdivision plat by name, recording date, and number and show approximate percent build-up, typical lot size and dwelling type).
- 6) Subdivision design features shall be as follows:
- a) The preliminary plan shall be in substantial accord with the Comprehensive Plan as amended from time to time.
  - b) The Village zoning districts proposed for the subdivision shall be shown.
  - c) Show location, right-of-way width, designation by type, and street names (no duplication of the name of any street theretofore used in the Village or its environs will be allowed unless such street is an extension of, or in line with an already named street, in which event, that name shall be used) and shown the approximate grades and gradients for all streets.
  - d) Location and width of pedestrian ways and utility easements. All easements shall be labeled as to function.
  - e) Location of all utilities if not shown on other exhibits, including invert elevation and size of any proposed sanitary sewers, storm sewers, storm water detention areas and water lines.
  - f) All lots and blocks, along with dimensions of the lot lines and the square footage totals for each lot.
  - g) Sites, if any, to be reserved or dedicated for schools, parks, playgrounds or other public uses. Such sites shall be designated by letter or number.
  - h) All set-back lines.
  - i) Proposed location of sewer lines and storm water drains or drainage and proposed method of sewage and waste disposal including sufficient information to show the extent of surface drainage and detention and/or retention facilities conforming to minimum standards of the Village. Such layout shall show the storm and sanitary sewers, stubs, valves, line hydrants and water mains including size, capacity and location. Included with this shall be specifications for the storm and sanitary sewers, water mains, streets, sidewalks and other public works improvements as well as a written statement by the subdivider or his engineer describing the adequacy of these proposed facilities as well as the effect they will have on existing or future facilities.
  - j) The subdivider shall submit proposed detailed grading plans of blocks and lots. No land will be approved for subdivision which is subject to periodic flooding as determined by the

Village Engineer 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, in the opinion of the Village Engineer, make such land safe for development and occupancy, including construction of adequate storm water detention facilities.

- k) The proposed land use areas, including total acreage and total number of dwelling units, if any, including public lands.
- l) Vertical cross sections of the streets proposed to be constructed.

#### **16.16.020 FINAL ENGINEERING DRAWINGS**

After the approval of the Preliminary Plat, the subdivider shall submit to the Village all required final engineering plans, drawings, calculations, and details for all required improvements, along with all required fees. The Village Board of Trustees shall forward said material to the Village Engineer for review and approval.

##### **A. PREPARATION OF PLANS**

1. All plans and specifications shall show all land improvements required in Section 16.28 herein, and shall be prepared in conformance with the engineering specifications required in Section 16.28.27 herein.
  - a. All plans and specifications shall bear the seal of a registered Illinois professional engineer, along with a signed statement that such plans and specifications have been prepared in compliance with the Village Ordinances and with good engineering practice.
  - b. Said plans shall be prepared in accordance with the Village of Grayslake Developer Advance Information Checklist and the Illinois Department of Transportation "Design and Environment Manual" and "CAD Roadway Drafting Reference Guide Metric and English".
  - c. Plan originals shall be prepared on a reproducible medium, twenty-four inches by thirty-six inches (24" x 36") maximum in size. All reproductions shall be twenty-four inches by thirty-six inches (24" x 36") in maximum size.
  - d. All plans should be prepared using CAD in a Microstation 5.xDGN format or as approved by the Village Engineer. Upon approval of the Final Engineering Plans, the subdivider shall submit one complete copy of the Final Engineering plans on electronic media to the Village. The electronic files shall be delivered to the Village by means of CD, ZIP disk or other approved means.
2. In addition to all other required plans and drawings, a specific soil erosion control plan shall be submitted, detailing the exact procedures to be undertaken to control erosion during construction and grading in the subdivision.
3. In addition to all other required drawings and plans, a study shall be prepared 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. If such elevations or the flow of water from such land will be changed, then the study shall also show the proposed changes in the elevations and the flow of surface water from such land. The topographical and profile studies required hereunder may be prepared as a subsidiary study separate from but of the same scale and size as the Final Plat.
4. The subdivider shall pay the cost of all engineering plan review services in the form of an escrow to the Village. This payment will be made for any engineering plan reviews performed by the Village. The fee will be established by the Village based on current rates and standard engineering practice and payable prior to the first review of plans.

**B. REVIEW BY THE VILLAGE ENGINEER**

The Village Engineer shall review all engineering drawings in order to determine whether such drawings are consistent with the approved Preliminary Plat and whether they comply with the requirements contained herein and in the other ordinances of the Village. The Engineer shall report the review to the subdivider, the Plan Commission, and the Village Board. In the event that the plans, details, or specifications do not so conform or comply, the Village Engineer shall notify the subdivider, Plan Commission, and Village Board of the specific manner in which they do not so conform or comply.

**C. NO ACTION BY THE PLAN COMMISSION WITHOUT COMPLIANCE**

The Plan Commission shall not act upon the Final Plat until the engineering drawings have been reviewed by the Village Engineer or a designee and a report of compliance or non-compliance has been issued.

**16.20 FINAL PLAT**

**16.20.010 FINAL PLAT - REVIEW AND APPROVAL REQUIRED**

No person shall subdivide or develop any parcel of land until a Final Plat has been reviewed by the Plan Commission for its compliance with the approved Preliminary Plat, and has been reviewed and approved by the Village Board of Trustees, as set forth herein.

**A. PROCEDURE**

**1. Filing of the Final Plat**

- a.** After the Village Engineer has received and reviewed the Final Engineering Plans, the subdivider shall submit to the Village, 25 copies of the Final Plat, along with any required filing fee. The Village shall refer the Final Plat to the Plan Commission for its review and recommendation.
- b.** The Final Plat shall conform substantially to the Preliminary Plat as approved.
- c.** If desired by the subdivider and as allowed by the Village Board of Trustees, the Final Plat may be submitted in stages, with the separate Final Plats covering portions of the approved Preliminary Plat, provided that each Final Plat conforms to all of the regulations of this Ordinance.

**2. Action by the Plan Commission** - Within 2 months after its meeting at which the Final Plat is received, the Plan Commission shall determine if the Final Plat is in substantial conformance with the approved Preliminary Plat. If the Commission determines that it is in substantial conformance, the Chairman shall affix his signature to the Final Plat. If the Commission determines that the Final Plat is not in substantial conformance with the approved Preliminary Plat, the Commission shall set forth its findings in its own records and shall forward a copy to the subdivider and to the Committee of the Whole.

**3. Action by the Committee of the Whole** - The Committee of the Whole shall determine if the Final Plat is in substantial compliance with the approved Preliminary Plat and shall forward its findings to the Village Board, the subdivider, and the Plan Commission.

**4. Action by the Village Board** - After the review of the Final Plat by the Plan Commission and the Committee of the Whole, the Village Board of Trustees shall approve or deny the Final Plat. If the Board of Trustees approves the Final Plat, it shall authorize the Mayor to affix his/her signature to the Plat. If the Board of Trustees disapproves the Final Plat, it shall set forth its reasons in its records and shall forward a copy to the subdivider and to the Plan Commission.

**5. Recording of the Plat** - Upon approval by the Village Board of Trustees, the subdivider shall collect the other necessary signatures, and the Village Clerk shall record the Plat with the County Recorder of Deeds at the Subdivider's expense. For the recording of the Final Plat, the Village Clerk shall

receive from the subdivider a mylar reproducible print and 3 contact prints of the approved Final Plat and 3 copies of the approved supporting documents. The cost of such prints and copies of documents shall be paid by the subdivider. Copy sizes shall be no larger than 36" x 30".

**6. Distribution of the Copies of the Recorded Final Plat**

- a. One contact print of the Final Plat, 1 copy of any accompanying protective covenants, and 1 copy of the supporting documents shall be delivered to the Plan Commission.
- b. One electronic mylar in a format approved by the Village Engineer or print mylar and all specifications, drawings, and estimates shall be delivered to the Village Engineer.
- c. One transparency print and 1 contact print and all other supporting documents shall be retained by the Building Department.

**7. Revocation of Approval** - The approval of a Final Plat may be revoked by the Village Board of Trustees if no construction has commenced within three years of approval of the Final Plat.

**16.20.020 FINAL PLAT FORM AND CONTENT PROCEDURE**

**1. Final Plat Form** - Permitted page sizes shall be no larger than 36 inches by 30 inches. The scale shall be 100 feet to 1 inch (100'-1") or larger. Variation in scale may be allowed when determined by the Village Engineer to be necessary for a proper exhibit of the subdivision. When more than 1 sheet is used for any plat, they shall be numbered consecutively, and each sheet shall contain a notation showing the whole number of sheets in the set of maps, and its relation to the other sheets (e.g. sheet 1 of 3 sheets). Linear dimensions shall be given in feet and decimals thereof.

**2. Final Plat Content** - The Final Plat shall show on the face thereof:

- a. The name of the subdivision.
- b. The location and position of the subdivision indicated in each of the following ways:
  - 1) By quarter-quarter section, section, township, range, meridian, County and State.
  - 2) By distances and bearings from true north or angles with reference to a corner of corners established in the United States Public Land Survey.
  - 3) By a written legal description of the exterior boundaries of the land as surveyed and subdivided.
- c. The top of the Plat to be oriented north, and the Plat to contain a north arrow.
- d. A graphic scale.
- e. The date of preparation.
- f. The description and location of all survey monuments.
- g. Survey data sufficient to reproduce any line or reestablish any monument in the subdivision.
- h. A graphic presentation of all streets, alleys, blocks, parcels, and public grounds into which the land is subdivided and of all easements and rights-of-way.
- i. The length of boundary lines of all streets, alleys, blocks, lots, parcels, public grounds, easements, and rights-of-way or enough information so that the length of these lines can be

derived by simple calculation. Where a boundary line is an arc of a circle, the radius and the length of the arc shall be shown.

- j.** The width of all streets, alleys, easements, and rights-of-way.
- k.** A graphic presentation of the minimum building setback lines of all lots and parcels, and a notation of the distance between such lines and the street right-of-way line, which shall not be less than that required by the Grayslake Zoning Ordinance.
- l.** The area of each lot or parcel.
- m.** Consecutive letters on all blocks and consecutive numbers on all lots throughout the Plat.
- n.** The name of each street, as approved by the Village Board of Trustees, printed on the graphic representation of each street, and an appropriate label designating all other easements, rights-of-way, setback lines, dedications, reservations or other designations as approved by the Village Board. (e.g. "Dedicated for Park Purposes" or "Reserved for Public School Site.") A legal description of the property being donated for park, school, or other public purpose shall be provided.
- o.** The abutting street lines of all adjoining subdivisions, shown in their correct location by broken lines.
- p.** The water elevation of adjoining lakes or streams at the date of survey and a graphic representation, as well as a notation of, the high watermarks of such lakes or streams; if any portion of the land within a subdivision shown on any Final Plat is subject to flood hazard by storm waters, such fact and portion of land so affected shall be clearly shown on the Final Plat by a prominent note on each sheet of the Final Plat whereon any such portion shall be shown.
- q.** Percolation test data for all subdivisions to be served by individual sewage disposal systems.
- r.** Covenants and restrictions.
- s.** Utility easement grant, as specified in Appendix B.
- t.** Accurate angular and linear dimensions for all lines, angles, radii and arcs used to describe all boundaries including perimeter survey of tract, streets, easements, areas to be reserved or dedicated for public use, and other important features. Error of closure of boundary line surveys shall not exceed one in ten thousand (1' for each 10,000' of perimeter survey). Angular error shall not exceed plus or minus ( $\pm 20$ ) seconds. Lot lines to show dimensions in feet and hundredths, and when angle occurs in any lot lines 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.
- u.** True angles and distances to the nearest established street lines and official monuments not less than three (3), which shall be accurately described in the plat by location, size and elevation to which all dimensions, angles, bearings and similar data on the plat shall be referred.
- v.** Municipal, township or section lines accurately correlated to the lines of the subdivision by distances and angles.
- w.** Certification by a registered land surveyor certifying to the accuracy of the survey and plat.
- x.** Such other certificate, affidavits, endorsements or dedications as may be required by the Village in the enforcement of these regulations.

**3. Other Information**

- a. Letter of Credit or other securities in conformance with the requirements of Section 16.28.260 herein.
- b. Cash or irrevocable offers to dedicate land in conformance with the provisions of Section 16.28.260 herein.
- c. Before Final Plat approval of any part of a subdivision, the developer or subdivider shall have reimbursed the Village for all out-of-pocket expenses related to the subdivision.

**16.20.030 FINAL PLAT - CERTIFICATES**

The approval of the Final Plat shall not be deemed completed until the required certificates, other than the Village Clerk certificate, have been duly executed and all required fees have been paid. Certificates to be affixed to the Final Plat shall include those of (See Appendix A for the Forms):

- 1. The owner as to the ownership of the property.
- 2. The surveyor as to compliance with municipal and state regulations.
- 3. The Village Treasurer as to unpaid special assessments.
- 4. The Plat Officer as to the approval of the Plan Commission.
- 5. The Village Engineer as to approval of the required engineering drawings.
- 6. The County Clerk as to unpaid taxes.
- 7. The Village President or Mayor as to the approval of the Village Board.
- 8. The owner's engineer and the owner as to drainage from the subdivision.

**16.24 DESIGN STANDARDS**

**16.24.010 DESIGN STANDARDS - CONFORMANCE REQUIRED**

The subdivision of land including the arrangement, character, extent, width, grade, and location of all streets, alleys, cross-walks, easements, sites for parks, playgrounds, and schools or other land to be dedicated for public use shall conform to the Comprehensive Plan and Official Map of the Village of Grayslake. Approval of the design of a proposed subdivision shall be considered on the basis of its relation to existing and platted streets, reasonable circulation of traffic within the subdivision and adjacent land, topographic conditions, run-off of storm water, public convenience and safety, and appropriate relation to the proposed land uses of the areas to be served.

**16.24.020 GENERAL STANDARDS**

**A. SIZE AND SHAPE**

- 1. The size and shape of the land to be subdivided shall be sufficient and proper for land planning purposes, suitable in area and dimensions for the uses intended.
- 2. The plans for the subdivision of the property shall incorporate into and be compatible with the existing and potential uses on outlots bracketed by the area to be subdivided.

**B. DESIRABLE ENVIRONMENT**

The layout of the streets, lots, blocks, buildings, parking lots and public lands shall create a desirable environment for the people who shall use the proposed uses, without exercising a detrimental influence or effect upon surrounding land uses.

**C. DESIGN COMPATIBLE WITH NATURAL FEATURES**

1. The design of every subdivision shall be compatible with the existing topography, drainage patterns, and other natural features on the site.
2. Every subdivision shall conserve isolated mature trees, wooded areas, water courses, scenic views, ponds, flood plain areas, historical landmarks, and other features of the property, which, if preserved, would add to the attractiveness and value of the subdivision, neighborhood, or the Village as a whole.
3. The design of the subdivision should, wherever possible lower all maintenance costs through a self maintainable ecological system, to conserve materials, construction labor, construction equipment, land, and environmental values; to balance construction costs, amortization costs, operating costs, maintenance costs, and replacement costs, thereby minimizing total average annual costs; to encourage the construction and installation of energy efficient systems.
4. The design of every subdivision shall, wherever possible, create and integrate water features throughout residential land use areas.
5. The design of every subdivision shall make adequate provision for the use and maintenance of open space.
6. The design of every subdivision shall provide adequate acoustical and visual privacy for incompatible adjacent uses.

**D. SUBDIVISION NAME**

The proposed name of the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in the area covered by these regulations. The Plan Commission shall designate the name of the subdivision with the approval of the Preliminary Plat.

**16.24.030 LOTS, BLOCKS, BUILDINGS AND PARKING AREAS**

**A. LOTS**

1. **Political Boundaries** - Lots shall be laid out so that they do not cross any political boundary, especially any school district boundary or the boundaries of the Village of Grayslake.
2. **Arrangement** - The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the Zoning Ordinance and Building Code of the Village and in providing driveway access to buildings on such lots from an approved and dedicated street.
3. **Lot Dimensions**
  - a. Lot dimensions shall comply with the minimum standards of the Zoning Ordinance of the Village.
  - b. Where lots are more than double the minimum required area for the zoning district, the Plan Commission may require that such lots be arranged so as to allow further subdivision and

the opening of future streets where they would be necessary to serve such potential lots, all in compliance with the Zoning Ordinance of the Village and with these regulations.

- c. In general, side lot lines shall be at right angles (or radial to curving street lines) unless a variation from this rule shall give a better street or lot plan.
- d. Building set-back lines shall conform to the front yard requirements of the Zoning Ordinance of the Village, with corner lots observing the minimum front yard requirements from both streets.
- e. The depth and width of properties reserved or laid out for business, commercial or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated, as established in the Zoning Ordinance of the Village.
- f. A minimum side yard of 10 feet shall be provided for all lots with a side lot adjoining a pedestrian way.
- g. Residential lots abutting an expressway, major street, railroad right-of-way, or other inharmonious use shall have a width or depth of 20 feet, adjacent to such expressway, major street, railroad right-of-way, or other inharmonious use in excess of the width or depth required by the Zoning Ordinance of the Village for that district. A landscape easement shall be required on such lots across said 20 foot strip of land and shall be designated on the Final Plat as follows: "This strip is reserved for landscape screening. The placement of structures hereon or vehicular access hereacross is prohibited."
- h. Lots abutting a water course, drainageway, channel, or stream shall have a minimum width or depth required to provide adequate building site and the minimum usable area for front, side, and rear yards, as required in the Zoning Ordinance of the Village, with the building foundation 2 feet above the flood level as measured from the maximum high water line.
- i. For lots abutting a watercourse, drainageway, channel, or stream, lot lines should be placed in the center line thereof.

#### **4. Access**

- a. All lots shall abut a publicly dedicated street
- b. Double frontage and reserve frontage lots shall be avoided except where essential to provide separation of residential development from major streets or highways or to overcome specific disadvantages of topography and orientation.
- c. Driveway access onto a major street from any abutting residential lot shall be prohibited by deed restriction, as recorded on the Final Plat. Driveway access onto a major street from any abutting non-residential lot shall be prohibited by deed restriction, as recorded on the Final Plat, except as permitted via a central access driveway, provided that:
  - 1) All lots to use such a driveway shall have access easements at least 25 feet wide recorded along the frontage of such lots.
  - 2) There is no discontinuous change in elevation at the boundary line of any of the lots along such access easement, with the Village Engineer approving the grading elevations along the access easement.
  - 3) The Plan Commission shall recommend and the Village Board of Trustees shall require additional area for turning radii, curb cuts, deceleration lanes, and snow deposit, if such are needed.



5. **Drainage** - Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentrations of storm drainage waters onto adjacent lots. All drainage courses shall be protected by covenants and deed restrictions, preventing alteration, building upon, or obstructing of the drainage ways.

6. **Driveway Location**

- a. Driveways shall be located so that there is adequate sight clear distance onto the abutting road, avoiding locations along the inside curve or below the crown of a hilltop on collector and major streets.
- b. The center line of any driveway shall be off-set a minimum of 100 feet from the right-of-way line of a major street and 25 feet from all other right-of-ways.
- c. All driveway locations shall be in conformance with the Village's Road Access Ordinance.

**B. BLOCKS**

1. **Design**

- a. The length, width, and shape of blocks shall be determined with due regard for the following:
  - 1) Provisions for adequate building sites suitable to the special needs of the types of uses contemplated.
  - 2) Zoning requirements as to lot size and dimensions.
  - 3) Needs for convenient access, circulation, control, and safety of the street traffic.
- b. Blocks shall have sufficient width to provide for 2 tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads, watercourses, or the other property lines of the subdivision.
- c. No block shall exceed 1,600 feet in length except where required by unusual topographic conditions, nor shall they be less than 400 feet in length. The lengths of blocks in non-residential subdivisions shall be approved by the Village.

2. **Easements in Blocks** - Easements no less than 10 feet wide through blocks shall be required to accommodate utilities, drainage facilities, or pedestrian traffic.

**C. BUILDINGS**

1. **Conformance with Existing Ordinances** - All buildings should be located on lots in conformance with the Zoning Ordinance, Building Code, and other rules and regulations of the Village of Grayslake.

2. **Residential Buildings** - The following design criteria should be incorporated into the Preliminary Plat and all other site plans for residential buildings:

- a. Residents in their dwelling units should have as little disturbance as possible from passing motor vehicles.
- b. All dwelling units should be within reasonable proximity to open space areas.

- c. Each dwelling unit should have direct access to the pedestrian walkway and bikeway system.
- d. Residential buildings should be positioned to take best advantage of the summer winds and winter sun and to minimize summer solar heat and the prevailing winter winds.
- e. Placement of the garages should not be visually disruptive, yet be within close proximity to each dwelling unit for which they are intended.
- f. Reasonable visual and acoustical privacy should be provided for the residents in each dwelling unit, especially at entrances, patios, and balconies, with no unrestricted views into any principal room by the occupancy of another building.
- g. The location of the proposed buildings and structures should not have a significant adverse impact on adjacent land uses.
- h. Paved access should be available for fire, ambulance and police vehicles to within 100 feet of the principal entrances of buildings. Closer access, for infrequent use, may be across unpaved areas.
- i. Street lights, postal boxes, street identification signs, and other such street fixtures should be compatible in design with the architectural intent of the nearby buildings.
- j. Garbage containers and utility pads should be screened from view.
- k. Anti-Monotony Standards:
  - 1) The same model of a residential unit may be constructed next to or directly across the street from itself if the facades are distinctly different.
  - 2) The same exterior color package may not be constructed next to or directly across from itself.
  - 3) The same model/facade combination may be constructed twice around the bulb of a cul-de-sac if the facades are distinctly different, however, the same model/facade combination may not be constructed immediately next to each other. In the event the same model/ facade combination is constructed around the bulb of a cul-de-sac, distinctly different color packages must be used.

**D. PARKING FOR MULTI-FAMILY RESIDENTIAL BUILDINGS**

- 1. The number of parking spaces shall be provided in the subdivision in conformance with the requirements of the Grayslake Zoning Ordinance.
- 2. Dwelling unit entrances should be related to parking locations to assure convenient and safe access for residents and guests.
- 3. No exposed parking area containing more than 2 parking spaces should be within 8 feet of any principal residential building.
- 4. Large parking areas should contain maintainable planting strips, bays, berms, and islands to provide visual screening, but not to obstruct adequate sight clear distance.
- 5. Storage areas for recreational vehicles should be provided.

**16.24.040 PEDESTRIAN CIRCULATION SYSTEM**

Subdivisions shall provide a pedestrian circulation system in its design to connect individual dwelling units with parking and garbage disposal areas, to connect neighboring dwelling units, and to connect groups of dwelling units with schools, parks, commercial facilities, and other community facilities.

**A. CRITERIA FOR TYPE OF PEDESTRIAN CIRCULATION SYSTEM**

1. The Plan Commission shall recommend and the Village Board of Trustees shall approve the type of pedestrian circulation system appropriate for the subdivision and for the Village, which may require the physical separation of the pedestrian circulation system from the vehicular circulation system, depending upon:
  - a. The size of the subdivision.
  - b. The pathway system, if any, used on adjacent property.
  - c. The topography of the property.
  - d. The Official Map of the Village.
  - e. The presence of any "linear" physical features on the site, such as utility rights-of-way, and other similar features.
  - f. The amount of unsubdivided property adjacent to the subject site.
  - g. The location of the schools, parks, and community focal points.
2. If the pedestrian circulation system is physically separated from the vehicular circulation system, the Plan Commission may recommend and the Village Board of Trustees may approve a reduction in the right-of-way width of minor streets.

**B. DESIGN LAYOUT**

1. The layout of the system should have a reasonable relationship to foreseeable movement desires, connecting residential areas with schools, area-wide parks, commercial facilities, work areas, existing or potential public transportation points, and other community facilities in a convenient and logical fashion.
2. The circulation system should improve or assure public access at locations offering unusual overlooks or other particularly interesting physical features.
3. Extensions into adjoining property should be provided.
4. Conflict points with vehicular traffic should be minimized, and should be located only where there is adequate sight distance, and grade separated and/or improved with appropriate safety devices, if necessary.
5. The circulation system should be selected to have minimum practical change in grade throughout their length, and should follow the natural slope of the land.
6. The circulation system should provide for rest areas.
7. The pedestrian circulation system should be constructed in conformance with Village engineering standards in effect from time to time.

**C. LOCATION**

The circulation system shall be located within public rights-of-way, public easements, or common areas, maintained by a homeowners' association, parks, or school sites.

## **16.24.050 STREETS**

### **A. GENERAL STANDARDS**

1. The subdivision shall have adequate off-site access to it, in sufficient capacity to handle all traffic which can be reasonably expected to be generated for the land uses to be located in the subdivision.
2. All streets in the subdivision shall be properly integrated with the existing and proposed street system as established on the Official Map and Comprehensive Plan of the Village.
3. Major elements of the street system should be used to help define and buffer different land use areas, enhancing their identity and cohesiveness.
4. To the extent feasible, the lineal length of streets, the number of street intersections, and the paved area within intersections should be minimized.

### **B. TYPES AND SPECIFICATIONS**

1. **Types** - The functional definitions of the street classification system for the Village of Grayslake are:
  - a. **Major Street** - A major street is a highway artery intended to carry a large volume of high speed traffic to interchanges with interstate highways or to locations outside of the Village limits. Such streets are NOT intended to provide access to any abutting property. Intersections with such streets shall be very limited.
  - b. **Collector Street** - This street functions to conduct traffic between major streets, residential neighborhoods, work areas, commercial concentrations and/or important activity centers. It is intended to bring traffic from minor streets and cul-de-sacs to major streets. This type of road is not intended to provide access to abutting single family lots but can provide access via controlled access driveways to abutting multiple family projects, industrial plants and commercial property. Such roads should extend from one major street to another major street.
  - c. **Subcollector Street** - This street links cul-de-sacs and minor streets of higher classifications. It is the principal street to bring traffic through a residential subdivision or a unified industrial, commercial or office project. Access to abutting property can be permitted, but is not encouraged. Such streets should extend from a major or collector street to another major or collector street.
  - d. **Minor Street** - This street is the primary means of access to property. In residential areas minor streets should intersect with subcollector streets or collector streets, not with other minor streets and cul-de-sacs, and not with major streets.
  - e. **Cul-de-sac** - This is a short street ending in a turnaround design and intended as a permanent terminus. Such streets should be used to discourage through-traffic and to increase privacy. Cul-de-sacs should intersect with subcollector and collector streets, not with minor streets and other cul-de-sacs, and not with major streets. Cul-de-sacs in residential areas should be no longer than 500 feet unless otherwise approved by the Village Board. Landscaped islands will be allowed in the "bulb" of the cul-de-sac with Village Board approval. Landscaping must be approved by the Village Board. The diameter of these landscaped islands shall be no more than 40 feet and no utility structures will be allowed in the islands.

"Clear Zones" will be constructed in conformance with Village Standards in effect from time to time.

**f. Private Streets are Prohibited**

2. **Specifications** - In order to provide for roads of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to police, fire-fighting, snow removal, sanitation, and road-maintenance equipment, and to coordinate roads so as to compose a convenient system and to avoid undue hardships to adjoining properties, the following design standards for streets are hereby required.

**MINIMUM STANDARDS FOR STREET DESIGN**

	RIGHT OF WAY	PAVEMENT WIDTH	RADIUS OF HORIZONTAL CURVES OF CENTERLINE	MINIMUM/MAXIMUM GRADIENT	RADIUS OF CURB RETURNS AT INTERSECTIONS	MINIMUM SIGHT CLEAR DISTANCES <sup>5</sup>	MINIMUM LENGTH VERTICAL CURVES <sup>8</sup>	TANGENT BETWEEN HORIZONTAL REVERSE CURVES
<b>MAJOR</b>	*	*	*	*	*	*	*	*
<b>COLLECTOR</b>								
Residential	80	36	300 ft.	0.5% / 5%	35	400 ft.	200 ft.	200 ft.
Industrial/Comm	100	48	500 ft.	0.5% / 2%	45	500 ft.	200 ft.	200 ft.
<b>SUBCOLLECTOR</b>								
Residential	70 <sup>3</sup>	36 <sup>3</sup>	150 ft.	0.5% / 6%	35	300 ft.	100 ft.	100 ft.
Industrial/Comm	80	36	300 ft.	0.5% / 2%	45	500 ft.	200 ft.	200 ft.
<b>MINOR</b>								
Residential	60	27	150 ft.	0.5% / 6%	25	200 ft.	100 ft.	100 ft.
Industrial/Comm	80	36	300 ft.	0.5% / 2%	45	500 ft.	200 ft.	200 ft.
<b>CUL-DE-SAC<sup>4</sup></b>								
Residential	66 <sup>7</sup> / 120	27 / 90	150 ft.	0.5% / 6%	25	200 ft.	100 ft.	200 ft.
Industrial/Comm	80 / 140	36 / 110	300 ft.	0.5% / 2%	45	500 ft.	200 ft.	200 ft.

\*All standards for Major Street Design will be in accordance with the American Association for Street and Highway Transportation Officials (AASHTO) guidelines.

## NOTES TO MINIMUM STANDARDS FOR STREET DESIGN

1. Back of curb to back of curb.
2. Can also be 80 feet with two 10 foot easements on both sides of the right-of-way for utility lines, drainage, and landscaping purposes.
3. Can be 60 feet of right-of-way and 27 feet of pavement width, when there will never be any lots fronting on the street.
4. The first dimension of the right-of-way and pavement width standards refers to the neck of the cul-de-sac: the second to the terminals or "bulb" of the cul-de-sac.
5. Along vertical curves.
6. Another governmental body may set higher standards for right-of-way and pavement widths.
7. Can be reduced to 60 feet with pedestrian walkway system separated from the street right-of-way laid out throughout the subdivision or planned unit development.
8. Vertical curves shall not be used in sags and crests where the algebraic difference in gradients is less than 1.20, except as may be otherwise required by the Engineer.
9. The radius of curb returns at intersections in business areas may be reduced to 35 feet, as recommended by the Village Engineer. Under unusual topographic or site conditions, a longer radius may be required.

### C. DESIGN LAYOUT

#### 1. General Concepts

- a. All streets shall be laid out in conformance with the Official Map and the Comprehensive Plan of the Village. Where such is not shown on the Official Map and Comprehensive Plan, the arrangement of streets within a subdivision shall either:
  - 1) provide for the continuation or protection of existing major and collector streets in adjacent areas; or
  - 2) conform to a plan for the area or neighborhood recommended by the Plan Commission and approved by the Village Board to meet a particular situation where topographical or other conditions make continuance of existing streets or conformance with the Official Map or Comprehensive Plan impracticable.
- b. All streets shall be located relative to existing topographic conditions, to public convenience and safety, and to efficient drainage and utility systems.
- c. All streets shall be properly located relative to special traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.

#### 2. Residential Streets

- a. A residential area should be conveniently accessible from major streets.
- b. Residential streets shall provide safe and convenient access to housing.

- c. Minor streets shall be laid out as to discourage high speed or through traffic, but the design shall be logical and comprehensible to a motorist or a pedestrian attempting to travel to and through the subdivision.
- d. Curvilinear streets, cul-de-sacs, or U-shaped streets shall be used where such will result in a more desirable layout, or will avoid monotony of lot appearance.
- e. Layouts of residential areas should be planned so that no future need to widen any minor street or subcollector street will arise.
- f. Minor streets and cul-de-sacs should intersect only with subcollector and collector streets, unless the physical features of the site do not allow for such a design.

**3. Non-Residential Streets**

- a. Streets carrying non-residential traffic, especially truck traffic, shall not normally be extended through adjacent existing or potential residential areas.
- b. The streets and other accessways shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, and walks and parking areas, so as to minimize conflict of movement between the various types of traffic, including pedestrian.
- c. Streets extending parallel or approximately parallel to a railroad right-of-way should:
  - 1) be at a sufficient distance therefrom to ensure suitable depth for commercial or industrial sites, and
  - 2) be at a distance of at least 150 feet from the railroad right-of-way, when intersecting a street which crosses the railroad at grade, or be at such other distance as shall be necessary, when intersecting a street which will be grade separated when crossing the railroad.
  - 3) No signal shall be within 250 feet of a railroad crossing.

**4. Half Streets** - Half streets shall not be permitted except to complete an existing half street which is dedicated and accepted, or to conform to the Official Map and Comprehensive Plan of the Village of Grayslake.

**5. Other Design Criteria**

- a. Streets jogs with center line off-sets of less than 300 feet shall be avoided.
- b. Tangents shall be used between reverse curves on all major streets and collector streets.
- c. Vertical alignment of streets should assure that inclines generally can be negotiated during adverse weather conditions and sight distances are adequate for safety.
- d. Extensions of roads shall be provided into all adjacent property as needed. When no such extensions are provided, the extensions of appropriate easements to the boundary of the subdivision for pedestrian traffic, drainage facilities and utility lines shall be required.
- e. The terminal of a cul-de-sac should not be lower than the neck of the cul-de-sac.



- f. Where a subdivision borders an existing narrow road or when the Official Map or Comprehensive Plan indicates that a road should be realigned or widened which would require use of some of the land in the subdivision, such land shall be reserved and dedicated.

**D. ACCESS**

**1. All lots shall have access onto a dedicated street.**

- a. Residential areas of 12 dwelling units to the acre or less should have driveway access onto only cul-de-sacs, minor streets, and subcollector streets.
- b. Residential areas of more than 12 dwelling units to the acre should have driveway access onto only subcollector and collector streets.
- c. Industrial, commercial, governmental, or other non-residential lots should have driveway access onto minor, subcollector, or collector streets.

**2. Access to Major Streets -** Where a subdivision borders on or contains an existing or proposed major street, access to such major street shall be limited to one of the following:

- a. The lots shall be so laid out that they back onto the major street and shall front onto a street of lower classification, provided that no access shall be allowed onto the major street from the abutting lots, as recorded on the Final Plat, and provided further that a landscape strip at least 30 feet wide shall be provided along the lot line abutting the major street.
- b. A marginal access or frontage road shall be laid out parallel to the major street, with access of abutting lots onto such marginal access or frontage road, provided that such marginal access or frontage road shall be separated from the major street by a planting or grass strip, and provided further that the Village Board shall approve all connection points of the frontage road with major street.
- c. A central access driveway shall:
  - 1) Be allowed only as specifically approved by the Village Board of Trustees, upon recommendation of the Plan Commission.
  - 2) Be no closer than 400 feet to any street or any other central access driveway on the same side of a major street.
  - 3) Align with any street or central access driveway on the opposite side of the major street, or be off-set therefrom by a minimum of 200 feet.
  - 4) Have access easements recorded along the frontage of the lots to use same.

**E. ALLEYS**

- 1. Alleys in residential areas shall not be permitted.
- 2. In commercial, business, or industrial districts, definite and assured provisions shall be made for service access such as for off-street loading, unloading, and parking, consistent and adequate for the uses proposed. If, in the opinion of the Village, such facilities are inadequate, the Village may permit or require the dedication and improvement of a public alley, subject to the following criteria:
  - a. Alley intersection and sharp changes in alley alignment shall be avoided.

- b. The minimum width of any alley shall be 24 feet.
- c. Dead-end alleys shall be avoided where possible, but if unavoidable, they shall be provided with adequate turnaround facilities at the dead-end, as recommended by the Plan Commission and approved by the Village Board of Trustees.

**F. INTERSECTIONS**

- 1. Streets shall be laid out so as to intersect as nearly as possible at right angles, but in no case shall any intersection be less than 75 degrees. An oblique street should be curved approaching an intersection and should be approximately at right angles for at least 100 feet therefrom.
- 2. Intersections on the inside of a curve, on a hilltop, or at a point slightly below a hilltop shall be avoided.
- 3. An intersection of more than 2 streets shall not be permitted.
- 4. Residential minor streets and cul-de-sacs should intersect only with subcollector and collector streets, not with other residential minor streets and cul-de-sacs, and not with major streets.
- 5. Centerlines of streets at intersections should align or be off-set therefrom by a minimum of 300 feet.
- 6. In non-residential areas and along major streets, proposed new intersections shall, wherever practicable, coincide with any intersections on the opposite side of such street. Residential street layouts should be planned to avoid four-way intersections.
- 7. Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the subdivider shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to provide an adequate sight distance.
- 8. The cross slopes on street and intersection rights-of-way shall be 3.0% or less.
- 9. Intersections along major streets shall be at least 300 feet apart.

**G. OTHER REQUIREMENTS**

- 1. **Reserve Strips** - Reserve (“spite” or “devil”) strips controlling access to streets shall not be permitted. Streets roughly parallel to the boundary line of the subdivision shall be located either on that boundary line or not less than 1 lot depth from said boundary line. All streets intended to provide the subdivision and adjacent parcels of property with means of ingress and egress shall extend to the boundary line of the subdivision.
- 2. **Road Names** - The Plan Commission shall review and the Village Board of Trustees shall approve all street names, consulting with the postmaster and the Chief of the Fire Department. Names shall be sufficiently different in sound and in spelling from other road names in the Village so as not to cause confusion. A street which is or is planned as a continuation of an existing street shall bear the same name.
- 3. **Access Limitations** – No property within the Village’s corporate limits may be subdivided to establish or layout any street, private roadway or driveway or access easement where a material purpose of which is to provide vehicular access to land lying outside the corporate limits of the Village unless:

- a) The use of the property lying outside the Village limits would be an allowable, permitted or special use under the Grayslake Zoning Ordinance if operated on the property being used to provide access; and
- b) If the use would require a special use permit to be operated on the property being used to provide access, then the proposed access has been approved by a special use permit in accordance with the Grayslake Zoning Ordinance.

**16.24.060 EASEMENTS**

**A. UTILITY EASEMENTS**

Easements for utility services shall be provided, totaling not less than 10 feet in width, or greater as required by the utility companies, the Village, or the State, centered along the rear of each lot and along side lot lines where necessary, to provide for proper continuity of utility lines from lot to lot and from block to block.

**B. DRAINAGE EASEMENTS**

Established lakes, streams, and channels shall be protected by drainage easements. The location, width, alignment and improvement of these easements shall be approved by the Village Board of Trustees, but in no case shall the easements be less than 20 feet wide on each side of the water course at the high water mark. The easements shall permit necessary public channel maintenance and improvement work and access for equipment thereon. Easements shall appear on the Final Plat.

**C. CONSERVATION EASEMENTS**

Conservation easements shall be established in new subdivisions along regional and community arterial roads and community collector roads as defined in the Comprehensive Plan of the Village of Grayslake. Said easements must appear on the Final Plat, be a minimum of 30 feet in width, and activities in the easements be limited to landscaping and maintenance. If no landscaping exists in or along said easement, a landscaping plan shall be submitted for Village Board approval. These easements shall be exclusive of rear yard requirements.

**D. OTHER REQUIREMENTS**

- 1. No building or other permanent structure shall be constructed on any easement.
- 2. Extensions of utility easements to the boundary of the proposed subdivision may be required to provide continuity of the utilities to adjoining property.

**16.24.070 DRAINAGE WAYS**

**A. STREAMS AND CHANNELS**

Sharply meandering streams may be partly straightened and minor changes made in other channels subject to State Statute provided that:

- 1. The floodway dimensions of the stream or channel are maintained.
- 2. The volume of floodwater storage outside the floodway is not reduced.
- 3. No adverse impacts are created downstream.

**B. LESSER CHANNELS**

Lesser floodwater run-off channels on a parcel shall be maintained. They may be centered on the rear lot lines in a block or entirely within the rear yards of a single row of lots, provided in either case the lot depth is sufficient to provide a slope of not less than six horizontal to one vertical along the stormwater flow and to provide a building site above established flood-protection elevation on the lot.

**C. UPPERMOST REACHES AND LESSER CHANNELS**

The uppermost reaches of drainage channels and swales forming the natural drainage system near the watershed divide may be relocated or eliminated and incorporated into the planning system of storm sewers and/or open channels upon a showing that the system is adequate, and can safely handle floodwater run-off.

**16.24.080 TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

**A. INTENT.** The purpose of this section is to allow for development of fully integrated, mixed use pedestrian oriented neighborhoods. The intent is to minimize traffic congestion, suburban sprawl, infrastructure cost and environmental degradation. Its provision adapted urban conventions, which were normally in the United States and the Village of Grayslake (Village) until the 1940's and historically were based on the following design principles:

- a) Neighborhoods have identifiable centers and edges.
- b) Edge lots are readily accessible to retail and recreation by non-vehicular means (a distance not greater than one half mile).
- c) Use and housing types are mixed and in close proximity to one another.
- c) Street networks are interconnected and blocks are small.

**B. APPLICABILITY.**

- 1) The Traditional Neighborhood Development (TND) section is an *alternative* set of standards for land in the Village that has a property line within 2000 linear feet of a commuter rail station.
- 2) All TND developments shall follow the Preliminary and Final Plat or Planned Unit Development procedures listed in the Village of Grayslake Subdivision Control and/or Zoning Ordinances.
- 3) If there is a conflict between standard and design ordinances, the provisions of this ordinance shall apply.

**C. DEFINITIONS.** The following definitions shall be observed and applied.

**BOULEVARD:** The portion of the street right-of-way between the back of curb line and sidewalk or property line. The right-of-way shall be a minimum of seven feet for all residential areas.

**GATEWAY:** A facility located at a gateway and that marks the entrance or transition through massing, extended height, use of arches or colonnades, or other distinguishing features.

**MODIFIED GRID STREET PATTERN:** An interconnected system of streets that is primarily a rectilinear grid and pattern, however, modified in a street layout and block shape as to avoid a monotonous repetition of the basic street/block grid pattern. Street layouts for blocks are generally in the range of two to four hundred (200-400) feet deep by four to eight hundred (400-800) feet long.

*NEIGHBORHOOD CENTER:* A street containing a mix of uses, including the planned small community's greatest concentration of commercial development. The neighborhood center together with the community park shall form the focus of the traditional neighborhood.

*PARKWAY:* A landscape median commonly located in the center of a public right-of-way. Parkways vary in width from four to fifteen feet, depending on the street type and intensity of adjacent uses.

*TRADITIONAL NEIGHBORHOOD:* A pedestrian-oriented neighborhood, with variable lot widths and sizes, a mix of dwelling unit types, and non-residential uses generally located along a neighborhood center or fronting on a community park. The predominant uses should be small lot single family and multi-family. The commercial components should not exceed 20% of the designated area.

#### **D. TRADITIONAL NEIGHBORHOOD DEVELOPMENT DESIGN STANDARDS**

**1) Neighborhood Uses.** In order to make a neighborhood walkable, it is important to mix land uses. Therefore a TND shall consist of three types of land uses: *a mix of residential uses, a mixed-use area, and open space.* These land uses types are provided below:

(a) *A mix of residential uses* of the following types can occur anywhere in the TND.

For infill development, the mix of residential uses may be satisfied by existing residential uses within the TND.

(a) Single-family detached dwellings; minimum lot size - 4000 sq. ft.

(b) Single-family attached dwellings, including duplexes, twin homes, town homes, townhouses, row houses;

(c) Multi-family dwelling, including senior housing;

(2) Mixed use area, of commercial, residential, and open space uses as some are identified below. Individual commercial businesses shall not exceed ten thousand square feet in building size or occupy more than 10,000 square feet of a building.

(a) *Commercial uses:*

(i) Food services (such as: neighborhood grocery stores; butcher shops; bakeries; restaurants, not including drive-through; cafes, coffee shops, neighborhood bars or pubs);

(ii) Retail uses (such as: florists or nurseries; hardware stores; stationery stores; book stores; studios and shops of artists and artisans);

(iii) Services (such as: day care centers; music, dance studios; offices, professional and medical; banks; barber; salon; dry cleaning);

(iv) Accommodations (such as: bed and breakfast establishments, small hotels or inns).

(b) *Residential uses:*

(i) Single-family attached dwellings, including duplexes, townhouses, row houses;

(ii) Multi-family dwellings, including senior housing;

(iii) Residential units located on upper floors above commercial uses or to the rear of storefronts;

(iv) "Live/work" (home occupation) units that combine a residence and the resident's workplace;

(c) *Open space uses:*

- (i) Central square;
- (ii) Neighborhood park;
- (iii) Playground.

(3) *Open Space*, uses identified below should be incorporated in the traditional neighborhood development as appropriate.

- (a) Environmental and scenic corridors;
- (b) Protect natural areas - conservancy parks;
- (c) Community parks;
- (d) Streams, ponds, and other water bodies;
- (e) Storm water detention/retention facilities.

**2) Development Units.** The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

(a) *Mixed residential uses:*

(1) The number of single-family attached and detached units permitted shall be determined on a case by case basis with the optimum density being three to six dwelling units per net acre.

(2) The number of multi-family units shall be determined on a case by case basis with optimum density being six (6) to (9) and high nine (9) - twelve (12) dwelling units per net acre.

(b) *Mixed-use areas.*

(1) The number of single-family and multi-family dwelling units permitted shall be calculated the same as above.

(2) All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten percent, whichever is greater.

(3) **Parkland.** Parkland shall be dedicated in accordance with the requirements of the Grayslake Subdivision Control Ordinance or the Planned Unit Development standards of the Grayslake Zoning Ordinance.

(4) **Lot and Block Standards.**

(a) *Block and lot size diversity.* Street layouts should provide for perimeter blocks that are generally in the range of two to four hundred (200-400) feet deep by four eight hundred (400-800) feet long. A variety of lot sizes throughout the TND shall be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs. No block face shall have a length greater than five hundred (500) feet without a dedicated alley or pathway providing through access.

(b) *Lot widths.* Lot widths should create a relatively symmetrical street cross section that reinforces the public space of the street as a simple, unified public space.

(c) *Building setback, front-mixed use area.* Structures in mixed use areas have no minimum setback. Commercial and civic or institutional buildings should abut the sidewalks in mixed-use area.

(d) *Building setback, front-mixed residential uses.* Single-family and multi-family residences shall have a building setback in the front between zero and twenty-five (0-25) feet.

(e) *Building setback, rear-mixed residential uses.* The principal building on lots devoted to single-family detached residences shall be setback a minimum of six feet and no more than twenty five feet (25 feet) from the rear lot line. All other building shall be setback minimum of five (5) feet.

(f) *Side setbacks.* Provisions for zero lot-line single-family dwellings should be made, provided that a reciprocal access easement is recorded for both lots and townhouses or other attached dwellings, provided that all dwellings have pedestrian access to the rear yard through means other than the principal structure.

(g) *Building Heights.* Small lot single family shall not exceed 2.5 stories in height unless a Special Use Permit is granted. The height of multi-family buildings shall not exceed four (4) stories in height unless a Special Use Permit is granted.

**(5) Circulation Standards.** The circulation system shall allow for different modes of transportation. The circulation system shall provide functional and visual links within the residential areas, mixed use area, and open space of TND and shall be connected to existing and proposed external development. The circulation system shall provide adequate traffic capacity, provide connected pedestrian and bicycle routes (especially off-street bicycle or multi-use paths or bicycle lanes on the streets), control through traffic, limit lot access to streets of lower traffic volumes and promote safe and efficient mobility through the TND. The following provisions also apply:

(a) *Pedestrian Circulation.* Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the TND. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. A minimum of a five (5') foot-wide sidewalk shall be provided on both sides of all streets unless a bike path is located in the vicinity.

(b) *Bicycle Circulation.* Bicycle circulation shall be accommodated on streets and/or on dedicated bicycle paths.

(c) *Public Transit Access.* Where public transit service is available or planned, convenient access to transit stops shall be provided. Where transit shelters are provided they shall be placed in highly visible locations that promote security through surveillance, and shall be well lighted.

(d) *Motor Vehicle Circulation.* Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Grid street patterns shall be encouraged. Traffic calming features such as "Queuing streets," curb extensions, traffic circles, center turn lanes, and medians may be used to encourage slow traffic speeds.

(e) Alleys shall be provided in residential areas to the rear of the building. Width of the alleys will be 16 ft. wide. Curb and gutters are mandatory. Garages shall be set back a minimum of 6 ft. from alleys.

**(6) Parking Requirements.** Parking areas for shared or community use should be encouraged and in conformance with the Village of Grayslake Zoning Ordinance.

(a) *Service access.* Access for service vehicles should provide a direct route to serve and loading dock areas, while avoiding movement through parking areas. Alleyways or other vehicular access must be provided in commercial and residential areas for service vehicles, utilities, and other uses.

(b) *Paving.* Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for areas such as remote parking lots and parking areas for periodic uses.

**(7) Architectural Standards.** Due to the mixed-use nature of the development, architectural compatibility is necessary in order to visually integrate development and allow for proximity of varied uses. The design style of the TND shall be conveyed with drawings or computer simulations of typical proposed building elevations (including dimensions of building height and width, and facade treatment).

(a) *Guidelines for Existing Structures.* Existing structures, if determined to be historic or architecturally significant, shall be protected from demolition or encroachment by incompatible structures or landscape development. The U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties shall be used as the criteria for renovating historic or architecturally significant structures.

(b) *Guidelines for New Structures.*

(1) Entries and Facades.

(i) For commercial buildings the architectural features, materials, and the articulation of a building shall be continued on all sides visible from a public street. Building height of a commercial building shall be a maximum of four (4) stories unless a Special Use Permit is granted.

(ii) The front facade of the principal building on any lot in a TND shall face onto a public street.

(iii) The front facade shall not be oriented to face directly toward a parking lot.

(iv) Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences.

(v) For commercial buildings, a minimum of fifty (50) percent of the front facade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior.

(vi) For commercial structures on opposite sides of the same street should be of the same architectural character. This provision shall not apply to buildings bordering civic uses.

(vii) All residences shall face a public street or public alley. No garage doors will face a public street.

(c) *Guidelines for Exterior Signage.* A comprehensive sign program is required for the entire TND that establishes a uniform sign theme. Signs shall share a common style (e.g., size, shape, material). Signs for commercial uses shall be wall signs or cantilever signs. Cantilever signs shall be mounted perpendicular to the building face and shall not exceed eight (8) square feet.

(d) *Guidelines for Lighting.* Street lighting shall be provided along all streets. Generally more, smaller lights, as opposed to fewer, high-intensity lights, should be used. Street lights shall be installed on both sides of the street at intervals of not greater than seventy-five (75) feet. Street lighting design shall meet the minimum standards developed by the Illumination Engineering Society. Lighting structures shall be architecturally compatible with the surrounding area. Non-residential parking lot lighting shall be in accordance with the Village's Zoning Ordinance. The lighting fixtures will be the Village's historic poles or an approved equivalent.

**(8) Landscaping and Screening Standards.** Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. Where screening is required by this Ordinance, it shall be at least three (3) feet in height, unless otherwise specified. Required screening shall be at least fifty (50) percent opaque throughout the year. Required screening shall be satisfied by one or some combination of: a decorative fence not less than fifty percent opaque behind a continuous landscaped area, a masonry wall, or a hedge.



(a) *Street Trees.* Street Trees shall be planted in accordance with the requirements of the Village of Grayslake Subdivision Control Ordinance.

(b) *Parking Area Landscaping and Screening.* All parking and loading areas fronting public streets or sidewalks, and all paving and loading areas abutting residential district or uses, shall be approved by the Village.

**16.28 LAND IMPROVEMENTS**

**16.28.010 REQUIRED LAND IMPROVEMENTS**

Each subdivision shall be improved with the various land improvements specified in this Section. They shall be designed in accordance with the standards contained herein and in Section 16.24 et. seq., and shall be guaranteed and dedicated in accordance with Section 16.28.260.c. et. seq.

**16.28.020 UTILITIES**

**A. TREATMENT CAPACITY AND SANITARY SEWERS**

1. Any proposed subdivision within the incorporated areas of the Village shall be serviced with a sanitary effluent treatment plant of sufficient capacity to handle the effluent discharges of the proposed subdivision, before such subdivision is approved.
2. Properly sized sanitary sewer lines of a type and construction method specified in Section 16.28.100 shall be installed in all subdivisions in the incorporated areas of the Village.
3. Individual sewerage disposal systems shall be permitted on lots or subdivisions annexed to the Village after the effective date of this Ordinance and only upon an agreement between the annexing petitioners and the Village.
4. Sanitary sewers shall be located in public rights-of-way or in easements.

**B. STORM SEWERS AND DETENTION FACILITIES**

An adequate system of storm water drainage and detention shall be constructed and installed in any proposed subdivision, consisting of natural water courses, storm sewers, storm water detention facilities, and other improvements to properly drain the subdivision and to protect adjacent property.

1. **Storm Sewers** - Underground storm sewers shall be constructed in accordance with Section 16.28.110 of this Ordinance to carry storm water from all inlets and catch basins to an approved outfall.
2. **Storm Water Detention Facilities** - Detention basins shall be provided, designed, and constructed in accordance with the flood plain regulations of the Village as adopted in the Lake County Watershed Development Ordinance. In addition, the following minimum requirements shall apply:
3. **Design Criteria for Dry Bottom Detention Basins**
  - a. Detention facilities that are in pedestrian walkway and bikeway easements, in common open areas, in parks and on school sites, shall be designed for seasonal water and not for permanent standing water. Lineal open areas shall be positively sloped along their length at a minimum of 0.5%. The slope along the width of such areas shall be positively sloped at a maximum of 15.0%. Such areas shall contain a storm sewer underdrain system with catch basins constructed to the allowable release rates. There shall be no direct discharges from the storm sewer end sections or headwalls to any linear open space area.

- b. Detention facilities in parking lots shall be designed for seasonal water and not permanent standing water. The outlet shall be constructed in accordance with the allowable release rates. In no case shall the design high water be more than 1.0 feet above the lowest point of the parking lot surface.

**4. Design Criteria for Detention Basins with Permanent Standing Water**

- a. **Physical Features** - Every detention basin with permanent standing water shall have:

- 1) An area of standing water.
- 2) A freeboard area designed to temporarily store storm water run-off.
- 3) A parkway around the perimeter of the freeboard area at the high water level.
- 4) A means of access to a public right-of-way.
- 5) A means of protecting the shoreline and controlling side slope erosion, which may include rip-rap and landscape stabilization. Any means of protection must be approved by the Village Engineer.
- 6) Grading along the banks of the basin shall include slopes which are suitable for maintenance equipment and personnel. Maintenance easements, as required, shall appear on the Final Plat.
- 7) A safety ledge of 10 ft., 3 ft. below normal.

- b. **Minimum Size Standards**

- 1) The area of standing water shall be at least 2.00 acres in size at normal water level, unless the size of the subdivision or site conditions makes such a minimum size impracticable, in which case the Village Engineer may recommend and the Village may approve such other minimum size as consistent with good planning practices.
- 2) The shape shall be substantially round or square, unless otherwise recommended by the Village Engineer and approved by the Village.
- 3) The parkway around the perimeter of the basin shall be at least 20 feet wide.
- 4) The means of access to a public right-of-way shall be at least 30 feet wide, and shall be protected by an easement naming the Village as one of the beneficiaries of the easement rights.

- c. **Slopes of the Detention Basin**

- 1) The slope of the parkway around the freeboard area at high water level shall be horizontal or substantially so, unless otherwise recommended by the Village Engineer and approved by the Village.
- 2) The freeboard area shall have a slope of:
  - a) 6 feet horizontal to 1 foot vertical from the high water level to a point 3 feet below normal water level, along at least 25.00% of the perimeter of the freeboard area at high water level.

- b) no greater than 3 feet horizontal to 1 foot vertical from the high-water level of the freeboard area to a point at least 3 feet below normal water level, along the balance of the perimeter of the freeboard area at high water level.
  - 3) At a point 3 feet below normal water level the slope of the basin shall be substantially horizontal for a distance of at least 3 feet.
  - 4) The slope of the balance of the basin shall be a slope rate approved by the Village Engineer, except that at least 10.00% of the surface of the basin at normal water level shall have a depth of 10 feet or more.
- d. **Ownership and Maintenance** - The Village Board of Trustees shall approve the management, ownership, control and maintenance of the basin before any construction of the facility shall be allowed.

**C. WATER SUPPLY**

- 1. Any proposed subdivision within the incorporated areas of the Village shall be serviced with a water supply system built to the standards of Section 16.28.130.
- 2. Water lines of a type and size specified in Section 16.28.130 shall be installed in all subdivisions in the incorporated areas of the Village.
- 3. Individual water systems shall be permitted on lots or in subdivisions annexed to the Village after the effective date of this Ordinance, only upon an agreement between the annexing petitioners and the Village guaranteeing the date by which all lots will be serviced with a public water supply system.
- 4. Every subdivision water distribution system shall have adequate pipe sizes, water pressure, supply, and sufficient fire hydrants to provide fire protection. Should existing public facilities be inadequate, the subdivider shall provide at his expense all facilities including wells, booster pumps, water storage, feeder lines, and the like to meet required Fire Flows.

**16.28.030 STREET IMPROVEMENTS**

- A. The design of the street system of the subdivision shall be in accordance with the Table of Minimum Standards for Street Design, Section 16.24.050.B.2.
- B. At least one full street width shall be provided to furnish the subdivision with access to an existing improved public street. Said access street shall be improved by the subdivider in accordance with the standards appropriate to its function, whether or not it lies partly, or entirely, outside the subdivision. Should anticipated traffic generated by the proposed subdivision create off-site traffic problems, the subdivider shall be required to provide off-site relief, such as appropriate turn lanes, traffic signals, a second improved access street to the subdivision, and the like.
- C. Adequate drainage structures shall be provided. The design, installation, and construction of drainage structures shall comply with specifications of Section 16.28.110.
- D. Concrete curbs and gutters shall be required in all subdivisions.
- E. The construction of the street system of the subdivision shall be in accordance with the engineering specifications of Section 16.28.140.
- F. All street appurtenances including but not limited to fire hydrants, street light poles, trees, etc. shall be located a minimum of 4 ft. from back of curb.

**16.28.040 PEDESTRIAN CIRCULATION SYSTEM**

- A. A pedestrian circulation system shall be provided throughout the subdivision to serve the anticipated needs of its residents. Such a system shall consist of sidewalks located in street rights-of-way and walkways and bikeways located elsewhere.
- B. Such a system shall be designed in accordance with the provisions of Section 16.24.040, and shall be located in accordance with proper land planning standards, with due regard for public safety and anticipated concentration of pedestrian traffic.
- C. The system shall be constructed in accordance with the provisions of Section 16.28.160 of this Ordinance.

**16.28.050 STREET LIGHTING**

- A. A street lighting system shall be installed in all subdivisions. Such street lighting system shall be installed within 2 years after the date of approval by the Board of Trustees of the Final Plat, or, in the event 75 percent of the lots are not built upon within this 2 year period, the Board of Trustees may extend the time to 6 months after 75 percent of the lots have been developed.
- B. In residential subdivisions, one standard luminaries shall be placed at each street intersection, at the terminus of every cul-de-sac, at nor more than every 300 feet along residential streets, and at special problem locations. In non-residential subdivisions, spacing and location of light standards shall be as recommended by the Village Engineer.
- C. The construction specifications of the street lighting system shall comply with the requirements of Section 16.28.160 of this Ordinance.

**16.28.060 LANDSCAPING AND FENCING**

- A. Fencing and/or landscape buffer area shall be included in the design of any subdivision whenever the Village Board of Trustees shall determine that a hazardous condition exists or privacy would be jeopardized. Such fences or landscape buffer shall be of a size and variety of material which the Village Board will approve and shall be noted on the Final Plat. No occupancy certificate shall be issued until said improvements have been properly installed.
- B. All unpaved areas within the street rights-of-way shall be seeded or sodded. Before the release of the 12 month maintenance bond can be recommended by the Village Engineer, all unpaved areas between the edge of the road pavement and the right-of-way line must support an adequate mat of grass. Provisions shall be made to assure the growth of all landscaping.
- C. Street trees shall be planted on both sides of each street except where there are existing trees present and preserved as determined by the Village. Street trees may be planted in the parkway area between the sidewalk and the street or in the front yards with an easement granted to the Village located parallel to the sidewalk. Final location will be at the discretion of the developer with Village approval., Street trees shall be planted at fifty (50) feet intervals or one (1) tree per inside lot and two (2) trees on corner lots. The types of trees shall be approved by the Village prior to planting.
- D. Newly planted street trees shall be at least 2 1/2 inches in caliper, measured 1 foot from ground.
- E. The planting of the following varieties of trees shall be prohibited:

Soft Maple	(Acer disycarpurn)	In variety
Poplar	(Populus)	All Varieties
Willow	(Salix)	All Varieties
Box Elder	(Acer Negundo)	All Varieties
Catalpa	(Catalpa)	All Varieties

Tree of Heaven	(Ailanthus)	All Varieties
Ash	(Fraxinum)	All Varieties
Mulberry	(Marcus Alba)	All Varieties

F. Fences, planting strips, or landscape buffers shall be planted, installed, constructed or otherwise provided along lot lines which adjoin any existing dissimilarly zoned area, and shall enclose any hazard which exists or which the Plan Commission and/or Village Board find will result from the development of the subdivision

**G Detached Single Family Residential Landscaping Standards**

1. Eight (8) deciduous or evergreen shrubs with a minimum height of eighteen (18) inches or the equivalent shall be provided in the front yard.
2. One (1) ornamental or upright evergreen tree or equivalent with a minimum height of six (6) feet must be provided in the front yard.
3. One (1) three (3) inch caliper shade tree shall be provided along the rear property line where the rear yard abuts publicly owned open space. Said tree must be a minimum of twenty-five (25) feet from any structure.
4. Parkway tree standards shall also apply.

**Attached Single Family Landscaping Standards**

1. A minimum of (1) three (3) inch caliper shade tree per unit.
2. A minimum of one (1) six (6) foot ornamental or upright evergreen tree per unit.
3. Parkway tree standards shall also apply.

Variation from either standard may be granted by the Village based on lots size, unique lot configurations or other unique circumstances.

**16.28.070 STREET SIGNS**

- A. The subdivision shall erect an approved street sign at each street intersection, which will indicate the names of the streets as shown on the Final Plat, together with the proper numbering according to the established house numbering system of the Village.
- B. The street signs shall be constructed according to the standards in Section 16.28.170 of this Ordinance.
- C. Traffic Control Devices. All required traffic signage shall be placed by developer in accordance with a traffic control plan approved by the Village prior to dedication of streets. Signage shall be in accordance with the Manual on Uniform Traffic Control Devices, issued by the Illinois Department of Transportation and Village ordinances.

**16.28.080 UTILITIES: TELEPHONE, ELECTRIC, AND GAS**

- A. All utility distribution lines for telephone, electric, and gas service in the subdivision shall be placed underground, across back yards when possible, entirely throughout a subdivided area. Installation 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 the applicable orders, rules, and regulations of the Illinois Commerce Commission now or hereafter effective and filed with said Commission pursuant to the Illinois Public Utilities Act, for any public utility whose service will be required for the subdivision with respect to the provision of such facilities.
- B. 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. The utility lines shall be parallel to and not less

than 12 inches from the property lines. Corner markers as required in Section 16.28.090 of this Ordinance shall not be disturbed by the installation of utility lines.

- C. Engineering plans for installation of all public utilities (cable, phone, electric, etc.) shall be submitted to the Village Engineer for review and approval prior to installation.

**16.28.090 MONUMENTS AND MARKERS**

**A. PRESERVATION OF EXISTING MONUMENTS**

All United States, State, County, or other official bench marks, monuments, or triangulation stations in or adjacent to the subdivision shall be preserved. When a proposed improvement in a subdivision makes necessary the moving of bench marks, monuments, or stations, the authority having jurisdiction shall be notified and given sufficient time to take appropriate action.

**B. PLACEMENT OF NEW MONUMENTS**

Monuments shall be placed at all corners, at each end of all curves, at the point where a curve changes its radius, at all angle points in any line and at all angle points along a meander line, the points to be not less than 20 feet back from the normal water elevation of a lake or from the bank of a stream. When such corners or points fall within a street, or proposed future street, the monuments shall be placed in the right-of-way line of the street.

**C. MONUMENT MATERIALS**

Permanent monuments shall be per the requirements of the appropriate government agency. At the minimum the improvement shall be of galvanized iron pipe not less than 3/4 inch in diameter and not more than 4 inches in diameter and not less than 36 inches in length. In no case, shall thinwall pipe or electrical conduit be permitted.

**16.28.100 SANITARY SEWERS**

**A. GENERAL REQUIREMENTS**

All public, private, and individual sanitary facilities shall be designed and constructed in accordance with the following publications or the latest revisions thereof. In case of conflicting standards, the more stringent standard shall apply:

1. **Standard Specification for Water and Sewer Main Construction in Illinois**, 2nd Edition, November 1973, published by the Illinois Society of Professional Engineers, et. al. or current edition.
2. **Recommended Standards for Sewage Works**, 1971 Revised Edition prepared by the Great Lakes - Upper Mississippi River Board of State Sanitary Engineers or current edition.

**B. REQUIREMENTS OF OTHER PUBLIC BODIES**

All facilities must meet the requirements of the Illinois Environmental Protection Agency, Illinois Department of Public Health, and Lake County Health Department, and Lake County Department of Public Works, and North Shore Sanitary District.

**C. SPECIFIC REQUIREMENTS**

1. **General** - Sanitary Sewers and services of approved design and capacity with a minimum earth cover of 6 feet shall be provided to serve all lots and to provide for reasonable expansions of the

system. Sanitary sewer manholes shall be located at points which will minimize the possibility of submergence in storms.

2. **Materials** - PVC SDR 26 or other acceptable materials under proper usage may be used. The Village Engineer may prohibit the use of any materials where its application may result in excessive infiltration, short service life of the pipe or other deleterious effects. Where the cover over the top of the sewer will exceed 15 ft. under proposed conditions, the sewer shall be constructed of ductile iron pipe (AWWAC-151).
3. **Infiltration Control** - Sanitary sewers shall be constructed to minimize infiltration. Where infiltration potential may exist, the Village Engineer shall require, but not be limited to, such items as watertight manholes, waterproof membranes, factory manufactured manhole-sewer pipe joints, chimney seals, and the like.
4. **Building Service**
  - a. Building services shall be of cast iron neoprene compression gaskets, SDR 26 sewer pipe with gasket joints or other specially approved pipe and shall be extended to within 1 foot of the property line of the lot being serviced prior to construction of street pavements. The service shall be approximately at the center line of the lot.
  - b. The size of the service shall be determined on the basis of the total number of fixture units drained by them in accordance with the Grayslake Plumbing Code. All services shall be constructed with a factory made connection to the sewer main. All stubs shall be properly plugged.
5. **Lift Stations**
  - a. Whenever possible, sanitary sewerage facilities shall be designed to avoid the necessity of lift stations.
  - b. Lift stations and force main designs shall be submitted for review and approval to the Village Engineer and the Illinois Environmental Protection Agency.
  - c. Lift stations shall be subject to the approval of the Village Engineer and the Village Public Works Department.
  - d. Where feasible, a dual connect to the power supply system shall be required. A receptacle and switching for the connection of a portable generator shall be required.
  - e. Air and vacuum release valves shall be installed in vaults at appropriate places in the force main.
  - f. An emergency alarm system approved by the Village Engineer and Village Public Works Department must be installed.
6. **Allowable Leakage Test for Sanitary Sewers** - Sanitary sewers shall be air tested in accordance with the previously referenced "Standard Specifications for Water and Sewer Main Construction in Illinois". Where the sewer is below the ground water table or when conditions do not permit an air test, an infiltration leakage test may be allowed by the Village Engineer. Said infiltration test shall not exceed 200 gallons per inch of pipe diameter per mile per day of sewer pipe, including manholes in the test section.

**16.28.110 STORM WATER CONTROL FACILITIES**

**A. GENERAL**

Adequate provisions shall be made in all subdivisions for the proper drainage of storm water. Drainage inlets shall be provided in gutters, discharging directly into a storm sewer system, which shall carry the storm water to an established watercourse approved by the Village Board. No increase in storm water run-off shall be directed to an existing watercourse or drainage system unless the Village officials shall have determined that the receiving watercourse or drainage system shall have adequate capacity to receive such increased flow. Storm water retention facilities may be required. All discharge of storm water run-off from a proposed subdivision shall abide by the flood plain regulations of the Village.

**B. STORM SEWERS**

1. Where storm sewer systems are required by the Subdivision Control Ordinance the storm sewer systems and/or open channels shall be designed to accommodate a storm flow rate of not less than computed as follows:

Q-CIA

Where:

Q = Quantity of storm water discharge in cubic feet per second

C = Coefficient of run-off

I = Intensity of rainfall in inches per hour based on current rainfall data published by the Illinois State Water Survey

A = Area of tributary watershed expressed in acres

The following values shall be used for coefficient "C":

**Surface "C"**

Roofs and pavements	.95
Lawns, wooded or landscaped	.25
Wooded or unlandscaped lots	.15

The diameter of the storm sewer shall be determined on the basis of "Mannings Formula" with a roughness coefficient for pipe of not less than 0.013.

The minimum storm frequency shall be:

Residential - single family - low density	10 year
Residential - high density	10 year
Commercial, Industrial, Offices, Etc.	10 year
Detention Basins	100 year

More stringent storm frequency criteria may be required in those cases where resulting storm water in excess of the capacity of the storm sewer cause flooding or property damage due to lack of or inadequacy of emergency storm water by-pass or overflows.

Said storm sewers shall be provided to accept and convey all storm waters entering upon the subdivision. They shall be sized to adequately carry all tributary areas at such time as they are developed to the density shown on the Official Plan of the Village of Grayslake. Any additional oversizing of the storm sewers required by the Village shall be subject to recapture.



2. Inlets shall be placed in the street gutters at all street intersections and elsewhere as required by the terrain to prevent gutter flow from crossing street intersections and at intervals of not more than 400 feet apart along the gutter. Materials, sewer and manhole arrangement, and details of design of all storm drainage facilities shall be subject to the approval of the Village Engineer.

Inlets shall be provided at all low points and all points where the design intensity of flow reaches 1 cubic foot per second. Rear yard and parkway inlets shall be provided with a catch basin bottom having a depth at least 2 feet and the outlet pipes shall be installed in such a manner as to preclude the entrance of floating matter into the storm sewer.

3. Minimum cover for storm sewers shall be 4 feet, unless special precautions are taken to protect the pipe. Storm sewers shall be designed to flow full with a minimum velocity of 3 feet per second and a maximum velocity of 10 feet per second.
4. Open channels of trapezoidal design may be provided on an optional basis in lieu of enclosed storm sewer pipe where the following conditions are met:
  - a. The channel shall serve as the outlet for enclosed storm sewers from a drainage area of 80 acres or more.
  - b. Side slopes shall be at a ratio of 4:1 or flatter, as approved by the Village Engineer.
  - c. The open channel shall be fully sodded.
  - d. The channel, except natural waterways, shall not be within 500 feet of any property used for a school, church, or park.
  - e. A municipal drainage, access and utility easement shall be provided along the open channel with a width adequate enough to include the area covered by a 100 year storm.
5. All materials for the construction of bridges, culverts, storm sewers, catch basins, manholes, inlets, and other facilities shall conform to the previously referenced *Standard Specifications for Road and Bridge Construction and Highway Standards*.

## C. STORM WATER DETENTION FACILITIES WITH PERMANENT STANDING WATER

### 1. Out-Falls, In-Falls and Spillways

- a. Out-falls, in-falls, and spill-ways shall be provided as needed, in size, number and location to be approved by the Village Engineer. Any outfall over 12 inches in diameter will require screening
- b. In-falls shall have concrete headwalls or end sections with broken rip-rap or other soil erosion control material from the edge of the headwall or end section to normal water level in the basin.
- c. Safety screens or other safety devices shall be provided at any pipe or opening in a size and type approved by the Village Engineer.

### 2. Soil Characteristics

- a. That portion of the basin below the normal water level shall be lined with clay and/or waterproof membrane to prevent seepage of water from the basin.

- b. The side slopes of the retention basin shall be compacted with stable material, except that sand and gravel may be used where the slope of the side of the basin below normal water level is not greater than 6 feet horizontal to one foot vertical.

**3. Landscaping and Improvements**

- a. Parkway and side slopes of the freeboard area shall be seeded with grass, except for that area around the access point or way to the public right-of-way which will be constructed as required by the Village
- b. The Plan Commission may recommend and the Village Board may require fences, paved walkways, low level lighting, fixed benches, docks, launching areas, gazebos, floored rain shelters, and other items which it determines are necessary for proper safety, use, and enjoyment of the facility for recreational purposes, in conformance with the requirements of Section 16.32 of this Ordinance.

**4. Water Level and Quality**

- a. A means of maintaining the designed normal water level shall be provided, which may include public water via a water hydrant or private water via a well.
- b. A system of maintaining the water quality shall be provided, which may include a floating pump or other system for aerating the pond.
- c. The retention area must be a minimum of 10 ft. in depth over 60% of the area unless otherwise approved by the village Engineer.

**5. Means of Access** - The means of access to a public right-of-way may be constructed as required by the Village in conformance with the recommendations of the Village Engineer.

**6. All Other Construction Standards** - All other design and construction features of the detention basin shall require the specific approval of the Village Engineer, whose decision may be appealed to the Plan Commission.

**16.28.120 MANHOLES AND DRAINAGE APPURTENANCES**

The following Neenah Foundry Frames, Grates and Lids or their approved equivalent shall be used in construction of facilities to be dedicated to the Village:

Manhole and Valve Vault Frames and Lids

- Frame R-1540
- Frame R-1689 (for low profile applications)
- Lid Type B (Solid with concealed pick hole)
- Lid Type A or Type D (Open)

Curb Inlet and Catch Basin Frames and Grates

- Frame & Grate R-3281 Type A: to be used in Type B-6.12 (barrier) curb and gutter
- Frame & Grate R-3501-P: to be used in Type M-3.12 (mountable) curb and gutter

Rear Yard, Ditch Line and Parkway Inlets and Catch Basins

- B-4340-B (“Beehive”)

Notes:

1. Lids shall be imprinted “Water”, “Sanitary”, or “Storm” where applicable.
2. Where curb and gutter types other than those mentioned above are used, curb castings shall be of a type approved by the Village Engineer.
3. Castings for structures of special design, due to location or function, shall be of a type approved by the Village Engineer.

#### **16.28.130 WATER SUPPLY FACILITIES**

##### **A. GENERAL REQUIREMENTS**

All water supply facilities shall be constructed in accordance with the following publications or the latest revisions thereof. In case of conflicting standards the more stringent standard shall apply.

1. **Standard Specifications for Water and Sewer Main Construction in Illinois**, 2nd Edition, November 1973, published by the Illinois Society of Professional Engineers, et. al. or current edition.
2. **Recommended Standards for Water Works**, 1968 Edition, prepared by the Great Lakes - Upper Mississippi River Board of State Sanitary Engineers or current edition.
3. **Illinois Water Well Construction Code**, July 1970, State of Illinois, Department of Public Health or current edition.
4. **Guide for Determination of Required Fire Flow**, June 1, 1971, prepared by Insurance Services Office or current edition.
5. **Standard Schedule for Grading Cities and Towns of the United States with Reference to Their Fire Defenses and Physical Conditions**, published by the National Board of Fire Underwriters, Edition of 1956 with 1963 and 1964 amendments or current edition.

##### **B. REQUIREMENTS OF OTHER PUBLIC BODIES**

All facilities shall meet the requirements of the Illinois Environment Protection Agency, Illinois Department of Public Health, Illinois Department of Mines and Minerals, and Lake County Health Department.

##### **C. SPECIFIC REQUIREMENTS**

###### **1. Water Mains**

- a. Water mains shall not be less than eight inches diameter and shall be designed in a loop to avoid dead ends. Shut-off valves in vaults shall be provided at each branch main connection and elsewhere as required to permit adequate sectionalizing for maintenance purposes.
- b. Water mains larger than 8 inches in diameter shall be required in business, industrial, and high density residential districts where a fire flow rate in excess of normal residential demands is required. The “Guide for Determination of Required Fire Flow”, June 1972, prepared by the Insurance Services Offices and the “Standard Schedule for Grading Cities and Town of the United States with Reference to Their Fire Defenses and Physical Conditions”, published by the National Board of Fire Underwriters, Edition of 1956 through 1965 amendments, or the latest revisions of these manuals, shall be used to determine required fire flow. The cost of these watermains shall be fully borne by the subdivider.

2. **House Services** - A house service connection shall be provided approximately at the centerline of each lot and shall be extended to a Buffalo Box before road pavement is laid. The Buffalo Box shall be located one foot from the edge of the Village sidewalk within the right-of-way. Any service in excess of ninety feet shall be 1.5 inches in diameter.
3. **Materials**
  - a. All service pipes which are 2 inches or less in diameter shall be type K copper tubing roll with no splices from the Village watermain to the buffalo box valve and again from the buffalo box valve to the water meter with no splices.
  - b. Service pipes larger than 2 inches internal diameter shall be ductile iron pipe and shall conform to USA Standard ALL. 51-1965 (AWWA C151-65) and shall have an outside bituminous coating of either coal tar or asphalt base and a cement mortar lining conforming to USA Standard A21.4-64 (AWWA 104-53).
  - c. All joints in ductile iron service pipes shall be of the mechanical or push-on type which shall conform to USA Standard A21.11-64 (AWWA C11-64). No joints in the copper between the main and the buffalo box and the buffalo box and the house, except with the approval of the Village Engineer.
  - d. All materials and construction standards shall be in accordance with the Grayslake Plumbing Code.
4. **Fire Hydrants**
  - a. The number of fire hydrants shall be in accordance with the hydrant service area schedule published in previously referenced "Standard Schedule for Grading Cities." In no case shall fire hydrant spacing exceed 350 feet. Fire hydrants shall be so placed that they are accessible at all times.
  - b. All fire hydrants shall have National Standard Threads. Fire hydrants shall have a 5-inch valve opening and two 2-1/2 inch port connections and a 4-1/2 inch port connection. All valves and fire hydrants shall open counter-clockwise.
  - c. Fire hydrants shall be Traverse City manufacture or an equivalent approved by the Village Engineer, with auxiliary valves and boxes (Vaults excepted).
  - d. A minimum earth cover of 5'6" over top of water mains and services shall be provided.
  - e. Gate valves, with the exception of hydrant valves, shall be located in valve vaults. The valve shall be Traverse City manufacture, or their approved equivalent.
  - f. All fire hydrants will be painted yellow with exact paint type and hue to be approved by the Village Engineer and the Superintendent of Public Works.
  - g. All valves and fire hydrants shall open counter-clockwise.
5. **Testing** - Pressure and leakage tests shall be conducted at a minimum of 150 psi for 1 to 6 hours for each test. The length of test will be determined by the Village Engineer at the time of construction. Testing shall be in accordance with the standard specification reference manual in Illinois, latest edition.

**16.28.140 STREET IMPROVEMENTS**

**A. DESIGN**

The design standards contained within the Table of Minimum Standards for Street Design shall apply to all streets.

**B. GRADING**

The full width of the right-of-way shall be graded as follows:

1. All stumps, trees that cannot be saved, boulders and similar items shall be removed.
2. Before any paving work is commenced, all street grading shall be properly completed as shown on the grading plan and approved by the Village Engineer.
3. All unsuitable sub base material shall be removed and shall be replaced with stable, compacted material in conformance with generally accepted engineering practices and applicable Village specifications.
4. 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. All installations shall be in conformance with the respective franchise agreements.

**C. ROADWAY PAVEMENT**

1. All pavement thicknesses, including surface, base courses, and sub base courses, shall be designed in accordance with either the “Manual of Instructions for the Structural Design of Portland Cement Concrete Pavements”, or “Manual of Instructions for the Structural Design of Flexible Pavements involving MFT, FAS, and FAUS Funds” and the CC standards and specifications for road and bridge construction as applicable, and all subsequent revisions thereto, as published by the State of Illinois Department of Transportation. The minimum thickness for municipal streets shall be as specified therein. Design data shall be submitted to the Village Engineer together with copies of soil test reports, at the time of engineering plan submittal.
2. For arterial, collector, and subcollector streets, the minimum pavement cross section shall be:
  - a. A 1-1/2 inch Bituminous Concrete Surface Course, Class I, on a 1-1/2 Bituminous Concrete Binder Course, Class I, on Bituminous Aggregate Mixture (B.A.M.) base course having a thickness of not less than 8” on top of 4” of CA6 or CA7 coarse aggregate base.
  - b. Standard reinforced Portland Cement Concrete having a thickness of not less than 8” on a 4” crushed stone or gravel base with integral curb and gutters.
3. For minor streets and cul-de-sacs, the following minimum pavement cross sections shall be:

A 1-1/2 inch Bituminous Concrete Surface Course, Class I, on a 1-1/2 Bituminous Concrete Binder Course, Class I, on a Bituminous Aggregate Mixture (B.A.M.) base course having a thickness of not less than 6” on top of 4” of CA6 or CA7 coarse aggregate base.

**D. CURBS AND GUTTERS**

1. Curbs and gutters shall conform to the Illinois Division of Highways Standards. Depressed type of entrance curb having a width of not less than 12 feet shall be provided at all private driveways. In the event the developer is unable to locate entrances at the time that the building permit is issued, a later scheduled cut with appropriate equipment and method may be allowed with the approval of the Village Engineer. No curb drains shall be located in the path of driveways. All drains shall be located in non-driveway portions of single family lots. Mountable type M.3.12 curb may be used in new residential subdivisions in lieu of providing depressed curbs at driveway entrances.
2. Unless otherwise specified, barrier curbs shall be required in residential, business, and industrial areas. A curb shall be provided at each sidewalk interacting in a curb line. All curbs shall receive a stamp imprint of "s" for sewer and "w" for water to mark the locations of such utility crossings. Two (2) 5/8 inch reinforcing bars, 10 feet long, shall be installed in all curb and gutter, centered over each sewer and water trench crossed by the curb and gutter.
3. Curb and gutter shall be placed on a minimum thickness of 3" of CA6 or CA7 coarse aggregate (to match pavement base) but shall always be of such thickness that the bottom of the aggregate under the curb and gutter shall be of the same elevation as the bottom of the coarse aggregate under the adjacent pavement. The aggregate under the curb and gutter shall extend a minimum of 12" in back of curb.
4. Expansion joints shall be installed in all curb and in all combination curb and gutter at intervals not to exceed sixty feet (60') in length. In addition, expansion joints shall be installed as follows:
  - a. Five feet (5') on either side of any casting falling in curb or combination curb and gutter;
  - b. At all changes in horizontal curvature;
  - c. At all junctions with existing curb or combination curb and gutter;
  - d. To match expansion joints in abutting rigid pavement or sidewalk.Expansion joints shall not be installed within ten feet (10') of the center line of a trench crossing the curb.
5. Steel reinforcement consisting of at least two (2) No. 5 steel bars shall be installed in all concrete curbs and gutters at all trench crossing. The reinforcement shall be continuous in the ten feet (10') (minimum) centered over the trench.
6. Control joints shall be installed in all curb and in all combination curb and gutter at intervals not to exceed fifteen feet (15') in length. They shall be sawcut to a depth of not less than one and one-half inches (1 1/2"). They shall also be located so as to match any control joints in abutting pavement or sidewalk.

**E. PAVEMENT MARKING**

1. Pavement marking is required as follows unless otherwise approved by the Village Engineer.

Major Streets	lane lines
	edge lines *
	median or no-passing lines
	stop lines
	crosswalks
	railroad approach lines

	lane symbols and letters
Collector, Industrial and center lines (two lane)	
Business Streets	lane lines edge lines no-passing lines stop lines crosswalks
Local Street	railroad approach lines railroad approach lines stop liens at major or collector streets crosswalks

\*except where curbed

a mid-block crosswalk shall be required where a block abutting a local or collector street is longer than one thousand feet (1,000') measured along the longest continuous right of way.

- F.**
1. All turn lanes, crosswalks, etc., shall be marked as shown in the "Manual on Uniform Traffic Control Devices for Streets and Highways".
  2. All pavement markings shall be thermoplastic pavement marking in conformance with the appropriate material specifications of the "Standard Specifications for Traffic Control Items", except parking areas and edge lines, which may be painted.
  3. All pavement marking lines parallel to the direction of travel shall be six inches (6") in width except edge and centerline markings which shall be four inches (4") in width. Miscellaneous pavement markings, such as that for parking areas, may be four inches (4") in width. Markings not basically parallel to the direction of travel shall be at least twelve inches (12") in width except crosswalk bars which shall be a minimum of six inches (6") in width but shall in no case be less than the width required in the "Manual on Uniform Traffic Control Devices for Streets and Highways".
  4. Immediately after the binder course is placed and compacted, pavement marking tape shall be installed and maintained until the surface course is to be placed. The pavement marking tape shall be substantially removed before the surface course is placed.

**G. SIGNAGE:**

Locations for traffic control signs ("Stop", "Slow", "One-Way", etc.) shall be shown on the final engineering plans, and State standard signs shall be provided and installed by the developer or owner. Required "No-Parking" signs, street name signs and posts shall be provided and installed by the developer or owner. The size, color and sign materials shall meet the approval of the Public Works Department.

**H. STORM SEWERS**

1. Whenever curbs and gutters are required, underground storm sewers shall conform to the current *Standard Specifications for Water and Sewer Main Construction in Illinois*, second edition, November 1973, Illinois Society of Professional Engineers, et. al., and as set forth in the Manual of Highways Standards, Department of Transportation, State of Illinois, or current revisions thereof.
2. At street sag locations with a curb and gutter inlet or catch basin an underdrain system shall be installed consisting of a 4" perforated PVC pipe wrapped in filter fabric, installed within the 12" of

crushed stone required in back of the curb extending 25 ft. in each direction, longitudinal to the curb and gutter and emptying into the inlet or catch basin.

**I FRONTAGE ROADS**

The standards for construction of any frontage roads, providing access to property abutting a major street, shall be approved by the Village, as recommended by the Village Engineer.

**J. EROSION CONTROL**

All exposed surfaces within a street right-of-way shall be properly protected by rip rap, sod, seeding with rapid growing grass or vegetation, and ditch checks. All such work shall conform to the applicable provisions of the then current Lake County Watershed Development Ordinances as adopted by the Village.

**16.28.150 SIDEWALKS, WALKWAYS, BIKEWAYS AND GREENWAY CORRIDORS**

**A. SIDEWALKS**

1. Sidewalks shall be located on both sides of the street, and shall be a minimum of 4 feet wide when located along cul-de-sacs, minor streets, and subcollector streets, and shall be 5 feet wide when located along collector streets and major streets. The edge of such sidewalks shall be located 1 foot from the right-of-way line, unless the Village Board approves otherwise.
2. Sidewalks shall be not less than 3 inches above the center line of the street. Sidewalks shall be constructed on a 3-inch thick sand or pea gravel bedding. The sidewalk section shall be not less than 5 inches in thickness and thickened to 6 inches across the full width of driveways. A contraction joint groove shall be made at 5 (five) foot intervals. In the event the developer is unable to locate driveway entrances at the time of construction of sidewalks, the thickened sidewalk section shall be constructed from the side property lines to the third points of the lot frontage width. Sidewalk ramps for the handicapped shall be constructed in accordance with Standard 2356 of the Highway Standards, State of Illinois, current edition. All sidewalks and sidewalk ramps must be constructed in conformance with the Americans with Disabilities Act and the Illinois Accessibility Code. 8 ft. pedestrian/bikeway paths may be required to maintain continuity in the pedestrian/bikeway system.
3. Three quarter inch (3/4") expansion joints shall be required as follows:
  - a) Transverse joints at fifty (50') intervals longitudinally.
  - b) Transverse joints to match existing expansion joints in abutting curb or pavement.
  - c) Transverse or longitudinal joints as appropriate, between pavements or curbs and sidewalk.
  - d) Transverse joints at points where placement of concrete is interrupted for thirty (30) minutes or more.

Spacing of transverse expansion joints shall be adjusted at increments equal to the control joint spacing without exceeding the 50 foot (50') maximum interval to avoid placing such joints in driveway crossings.
4. One-half inch (1/2") expansion joints shall be required at all structures built in or abutting the sidewalk except storm sewerage, sanitary sewerage, water distribution or underground utility improvement casings.
5. Control joints at least one-fourth (1/4") of the sidewalk thickness deep shall be constructed at right angles to the centerline of the sidewalk. Control joints shall be uniformly spaced at an interval approximately equal to the sidewalk width but not greater than eight feet (8').



Sidewalks more than eight feet (8') wide shall include longitudinal control joints at some convenient interval and shall have a transverse control joint spacing approximately equal to the distance between longitudinal joints or between the longitudinal joint and the edge.

Control joint slots shall be between one-eighth (1/8") and one-fourth inch (1/4") in width and shall have one-fourth inch (1/4") radius edges.

**B. WALKWAYS AND BIKEWAYS**

Walkways and bikeways, not located in the street right-of-way, shall be a minimum of 8 (eight) feet in width and may be constructed of bituminous material on a stone base, as recommended by the Village Engineer.

**C. GREENWAY CORRIDORS**

Greenway Corridors will be constructed in new subdivisions in conformance with the Comprehensive Greenway Corridor System of the Village of Grayslake. The following types of corridors will be created:

1. Dual Purpose: These corridors will serve a dual purpose of pedestrian travel between points and recreation and leisure uses. Due to higher levels of use, these corridors shall be located in such a way to be more visible for public safety, emergency and police activities. There shall be a 30 foot minimum dedicated corridor width and an 8 foot wide meandering asphalt path. In corridors along right-of-ways, additional landscaping shall be required. The landscaping plan must be approved by the Village Board.
2. Recreational: These corridors will serve as recreational and leisure facilities and will be located in such a way as to utilize the significant natural features of the area. There shall be a 30 foot minimum corridor width, and path surfaces may be crushed limestone, boardwalks, grass or other surfaces suggested by the developer and approved by the Village Board.
3. The 30 ft. corridors may be used to determine the open space donation required by Section 16.32.
4. Greenway corridors will be maintained by the appropriate agency depending upon the location of the corridor.

**16.28.160 STREET LIGHTING IMPROVEMENTS**

**A.** The design of street lighting shall conform to the *American National Standard Practice for Roadway Lighting*, approved July 8, 1977, sponsored and published by the Illuminating Engineering Society (IES) of North America and their revisions and additions as updated from time to time, except as specifically modified herein.

**B.** Street lighting in residential areas shall conform to the following specifications:

1. Poles shall be Union Metal Standard No. 125-0430-140-S (Satin Finish) with a 14 foot mounting height or equal thereto. Poles shall be bolt-down type with reinforced concrete foundation to be approved by the Village Engineer. Poles shall be installed at a minimum distance of 4 feet behind the back of curb. Optimum tolerances for this offset shall be between 4 or 5 feet behind back of curb.
2. Luminaries shall be 100 watt high pressure sodium vapor, polycarbonate one piece injection molded with acrylic refractors, with an average life of 3,000 hours or more, as manufactured by General Electric Country Squire Type Catalogue TC100 GE or an approved equal. Average foot candle yield shall be 0.2 fc Average Maintained Horizontal Illumination.
3. Street lights at subdivision entrances shall be aluminum pole, 35 feet in height, with a flat glass luminary, metal halide lamp, and a foundation sized to the pole and mastarm. The final design and lamp size will be approved by the Village Engineer.

4. Unit duct shall be manufactured and installed in accordance with NEC (National Electrical Code) Article 343. The specific type, size, and grounding arrangements shall be determined by the individual installation requirements and shall be approved by the Village Engineer.
  5. Each group of lights shall be operated by an electric photo cell mounted on top of the luminary closest to the Commonwealth Edison Company pedestal or separate control standard.
  6. When cable must go under existing streets or drives, the steel conduit raceway shall be pushed under the pavement.
  7. On completion of the lighting system installation, the luminaries shall be tested for distribution and adjusted, if necessary, to correct the light pattern. Wiring shall be tested for shorts or grounds and replaced if required.
  8. Non-electrical street lighting systems may be permitted by the Village Board of Trustees in residential areas, when the lighting plans, as reviewed by the Village Engineer, provide illumination comparable to that provided by the electrical system specified above.
- C. Street lighting improvements in business and industrial areas shall be approved by the Village Board of Trustees and shall conform to the following standards:
1. Metal standards shall be of one piece steel or aluminum construction with no extrusion or vertical butt welds and finished with hand hole openings covered flush with the pole surface. Shoe bases shall be welded to standards and shall be designed to permit fastening standards to a level foundation.
  2. Standards shall be not less than 30 feet nor greater than 35 feet in height; bracket arms shall not be greater than 12 feet.
  3. Luminaries shall be 250 to 400 watt high pressure sodium vapor, polycarbonate one piece injection molded with acrylic refractors, with an average life of 3,000 hours or more.
- D. Electrical transmissions shall be underground, and shall be installed in conformance with the following standards:
1. The type shall be Copper Stranded 600 Volt in PVC conduit (uniduct).
  2. The size shall be:
    - a. Minimum No. 6 wire for multiple series.
    - b. Minimum No. 8 wire for individual service.
  3. The minimum trench depth shall be 2'6".
  4. At street crossings, the wire shall be in PVC conduit in minimum 2" diameter galvanized steel conduit.

**16.28.170 STREET SIGNS**

- A. Street signs shall be fabricated of aluminum or other approved non-corrosive material to the following dimensions:
1. The length shall be 24", unless the street name requires a greater length.
  2. The width shall be 6", as measured from the edge of the sign to the edge of the sign and not from the edge of the reflective boarder to the edge of the reflective border.

3. All street signs shall be fabricated to a thickness of 1/16", plus or minus.
- B. The street signs shall be reflectorized and shall have a white legend on a green background.
  - C. Lettering of the street names shall be at least 4" high. Supplemental lettering to indicate the type of street or section of the Village may be in smaller lettering but shall be at least 2" high. Conventional abbreviations shall be acceptable, except for the street name itself.
  - D. Street signs shall be mounted parallel to the streets they name and shall be at least 7 feet high, as measured from the edge of pavement to the bottom of the sign. They shall be positioned so that they are 2 feet back from the face of the curb on curbed streets and 2 feet back from the edge of pavement on all other streets.
  - E. Street signs shall be mounted on street lighting poles where practical. Otherwise, they shall be mounted on 2" diameter galvanized steel pipe embedded 2 feet below ground surface in concrete. The thickness of the concrete shall be at least 6" from the exterior of the pipe, and it shall be cast against the surrounding soil.
  - F. All brackets, screws, and other appurtenances used to fasten street signs to supporting poles shall be of galvanized steel, stainless steel, or other approved non-corrosive material.

**16.28.180 MAIL BOXES**

- A. Mail boxes shall be installed at such locations as approved by the Village in conformance with the standards of the United States Post Office.
- B. Mail boxes shall be supported by L-shaped mail box posts, made of 4" x 4" wood posts.
- C. The mail box posts shall be 6'4" in height, as measured from the bottom of the post to the top of the extension arm. The post shall be set in a 7" diameter hole to a depth of 2'-6", backfilled with 2 feet of concrete and covered with 6" of dirt.
- D. The extension arm shall be 1'9" in length, and welded on top of and perpendicular thereto shall be two (2) 20" by 3/2" b 1/2" steel support plates, separated 11" center-to-center.
- E. Bolted parallel to and on top of the 2 steel support p plates shall be two (2) 2" x 6" wood boards, 2'8" in length. The mail boxes shall be affixed thereto.
- F. The posts shall be back 2'6" from the back of the curb on curbed streets and 2'6" from the edge of the pavement on all other streets.
- G. Such additional construction specifications as is necessary to implement these standards shall be published by the Village Building Department.
- H. Different mail box posts than specified herein may be installed to conform to the architectural intent of the surrounding buildings, as recommended by the Plan Commission and approved by the Village Board of Trustees.

**16.28.190 SOIL INVESTIGATIONS**

- A. If the subdivision contains questionable soil and in the opinion of the Village Engineer soil investigations, borings, or other soil tests are necessary to determine the nature and extent of such questionable material, the owner or developer shall retain or cause to be retained the services of a competent testing laboratory to perform the needed investigations.
- B. Copies of the completed reports prepared by the testing laboratory shall be filed with the Village Engineer.

- C. The Village shall have no liability for costs connected with the tests, borings, or interpretations or results of such work.

**16.28.200 BLASTING**

No blasting shall take place in connection with any work in a subdivision until appropriate Village authorities have been notified and the applicable Village Ordinances complied with.

**16.28.210 INSPECTION**

- A. All public improvements proposed to be made under the provisions of this Ordinance shall be inspected during the course of construction by the Village Engineer or a duly designated deputy.
- B. During the course of construction of the improvements, the subdivider shall be required to notify the Village Staff and Village Engineer 48 hours before work commences and prior to commencement of work after a hiatus.
- C. The subdivider shall pay the cost of all inspection services to the Village Collector. The fee shall be established by the Village, based on current rates and standard engineering practice. Payment of the fee shall be in the form of an escrow paid prior to commencement of construction. The escrow payment shall be for the entire estimated cost of the inspection services.

The subdivider shall pay a fee of 3% of the total cost of the required public improvements for administrative expenses related to the development. The fee will be payable upon approval of the Final Plat.

**D.** The general inspection periods or visits by the Village Engineer shall be as follows:

<b>CONSTRUCTION OPERATION</b>	<b>DEGREE</b>	<b>REMARKS</b>
1. Site Preparation	As required by Village	Clearing, rough and fine grading, erosion control
2. Sanitary Sewers	Full time inspection or as required by Village	Underground
3. Storm Sewers & Culverts	Full time inspection or as required by Village	Underground
4. Water Mains	Full time inspection or as required by Village	Underground
5. Roadway System		
a) Sub-base	Daily periodic inspection	Final approval required before base course
b) Base course	Daily periodic inspections	Final approval required before continuing
c) Curb forming	Periodic inspection	Checking of forms prior to concrete
d) Sidewalk forming	Periodic inspection	Checking of forms prior to concrete
e) Curb, Sidewalk & ROW structures	Part-time inspection as required by complexity	During placement
f) Binder Course	Full time inspection	During placement
g) Surface course	Full time inspection	During placement
h) Driveway aprons	As required by complexity	
6. Other Improvements		
a) Lakes & detention basins	As required by Village	Rough and fine grading
b) Building	As required by complexity	
c) Recreation area	As required by complexity	
7. Off-site improvements	As required by complexity	During Placement
8. Construction guidance and administration	As required by complexity	Letter of Credit status reports, "punch lists", correspondence, permit applications, filing and typing

**16.28.220 QUALIFICATIONS OF CONTRACTORS**

The developer shall file with the Village a list of all contractors and subcontractors who are to participate in the construction of public improvements. Such contractors and subcontractors shall be subject to disqualification by reason of faulty performance or prior construction work done.

**16.28.230 SEQUENCE OF CONSTRUCTION**

No underground utilities or storm sewers, except inlet drains, shall be installed under the pavement in streets, alleys, service roads, or highways. Service connections to such underground utilities and sewers shall be extended to the property line of each lot so as to obviate disturbing the surface improvements in such public ways when service connections are later made. Where underground utilities are located in the parkway adjacent to the paved roadway, service connections to properties across such roadway shall only be made by drilling under the pavement in such a way that surfacing is not disturbed or weakened, and excavation shall be compacted granular backfill and properly

restored. The current Illinois Standard Specifications for Water and Sewer Main Construction, latest edition shall apply.

**16.28.240 DEBRIS REMOVAL**

The subdivider shall clean and maintain all public ways, sewers, and drains free from debris and trash or other extraneous material, prior to acceptance and at such other times during construction as the Village may deem necessary to prevent the creation of a public nuisance.

**16.28.250 MODIFICATION OF DESIGN OF IMPROVEMENTS DURING CONSTRUCTION**

During the course of inspections, the appropriate public inspector will especially note any circumstances which entail departures in the improvements from the plans and specifications as approved, such as an unforeseen difficulty in drainage, ground water, poor subsoil, unstable fill material, or unconventional or faulty practices of subcontractors. Whenever such departures are likely to cause a lower ultimate level of performance than could reasonably have been anticipated, the inspector shall prepare a report of his findings in the situation and promptly forward copies to the enforcing officers.

**16.28.260 COMPLETION, MAINTENANCE AND ACCEPTANCE OF IMPROVEMENTS**

**A. CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS**

1. No construction of, on and/or off site water, sanitary sewer, street, or other public improvements will occur until the Final Plat is approved by the Village Board of Trustees and recorded by the Lake County Recorder of Deeds.
2. The subdivider or developer shall build and pay for all costs of temporary improvements required by the Village Board of Trustees and shall maintain same for the period specified. Prior to construction of any temporary facility or improvements, the subdivider or developer shall file with the Village a separate suitable Letter of Credit, cash, or other securities for the temporary facilities which shall insure that the facilities are properly constructed, maintained, and removed.
3. Posting of a Letter of Credit, cash, or other securities
  - a. The Village, at the time of Final Plat recording, will require the subdivider or developer to post a Letter of Credit, cash, or other securities in an amount estimated by the Village Engineer to be equal to 125% of the cost of construction of both on site and off site public improvements. Subdivision improvements not dedicated to the public, shall be considered public improvements for purposes of this section. Examples of these types of improvements include, but are not limited to benches, gazebos, landscaping, etc.
  - b. The depositing of any Letter of Credit, cash, or other securities shall comply with all Ordinance requirements and said Letter of Credit, cash, or other securities shall be satisfactory to the Village Attorney as to form, sufficiency, and manner of execution.
  - c. All required public improvements shall be completed within 2 years of the Final Plat recording date. The completion date shall be incorporated into the agreement depositing the cash or other securities with the Village. Upon proof of difficulty, the Village Board of Trustees may grant an extension of the completion date for a maximum period of one year.
4. The amount of the Letter of Credit, cash, or other security may be reduced upon successful completion of the improvements. The Village Engineer must inspect the public improvements and recommend the reduction.
5. A Letter of Credit may be reduced and cash and other securities released in part upon completion of a public improvement and then only to the ratio that the completed public improvement bears to the total improvements required. In no event shall a Letter of Credit be released or cash and other

securities released below 25% of the principal amount unless approved by the Village Board of Trustees.

## **B. INSPECTION OF IMPROVEMENTS AND PREPARATION OF "AS-BUILT" PLANS**

1. **Inspection by Village Engineer** - The Village Engineer shall inspect all required improvements during construction in conformance with Section 16.28.210.D. to ensure that they are installed in conformance with the regulations contained herein and the approved final engineering drawings. The subdivider or developer shall post an escrow in an amount determined by the Village to pay for inspection fees and other charges as established by Ordinance. The escrow will be deposited with the Village, in the entire amount, prior to construction.
2. **Corrections at Subdivider's or Developer's Expense** - If the Village Engineer finds, upon inspection, that any of the required improvements have not been constructed and installed in accordance with the standards and specifications of the Village and in conformance with the approved final engineering drawings, the subdivider or developer shall be responsible for completing and correcting the required improvements, before same shall be accepted by the Village. The corrections and/or completions must be performed within 30 days of the date of inspection. This date can be extended upon approval by the Village Engineer.
3. **Preparation of "As-Built" Plans** - "As-Built" Plans showing the location, size and invert elevations of all valves, manholes, stubs, sewer and water mains, and other improvements shall be prepared at the end of construction and submitted to the Village Engineer for review. The Village Engineer will review the "As-Built" Plans and compare them with the approved final engineering drawings. In addition, the Village will conduct any field inspections necessary to ensure the validity of the "As-Built" Plans. If in the opinion of the Village Engineer there are unacceptable differences in the two drawings, the subdivider or developer will correct those differences. The approval of these "As-Built" Plans will occur before acceptance of the improvements and release of any Letter of Credit, cash, or other securities. The approved set of plans or a reproducible copy thereof will become property of the Village.

## **C. DEDICATION AND ACCEPTANCE OF IMPROVEMENTS**

### **1. Dedication of Improvements**

- a. All improvements to be constructed and installed as required hereunder, as specified in the final engineering drawings, or as required by the Village Board shall be dedicated to the Village, unless the Village Board of Trustees specifically authorizes otherwise.
- b. The street system and its appurtenances may be completed upon 75% of the total units being occupied in a subdivision with the approval of the Village Engineer. Upon completion and approval by the Village Engineer, the subdivider or developer can deposit with the Village a sum equal to 25% of the value of the street system work. This deposit will relieve the subdivider or developer of any further maintenance responsibility, including the one-year guarantee which would otherwise be required.
- c. Title to the improvements required to be dedicated to the Village shall be transferred by Bill of Sale, with proof of ownership in the grantor and evidence that said improvements are free and clear of any and all liens and encumbrances, which shall be in a form acceptable to the Village Attorney, and which will include lien waivers from all major subcontractors and material men.

## **D. MAINTENANCE OF IMPROVEMENTS**

1. **Maintenance of Non-Accepted Improvements at Subdivider's or Developer's Expense** - The subdivider or developer shall maintain and repair all required improvements including snow

removal on streets and sidewalks, if necessary, until acceptance of said improvements by the Village Board of Trustees. If necessary, maintenance and repairs are not made to the required improvements in a timely fashion by the subdivider or developer, the Village may on 12 hours notice, effect such repairs or maintenance, including snow plowing and shall charge the costs of same to the subdivider or developer.

**2. Filing of Maintenance Retention or Guarantee: At the option of the Village Board of Trustees**

- a. The subdivider or developer shall file a maintenance Letter of Credit, cash or other security with the Village prior to the dedication of the improvements, in an amount considered adequate by the Village Engineer and in a form satisfactory to the Village Attorney, in order to assure the satisfactory condition of the required improvements for a period of one year after the date of their acceptance by the Village Board of Trustees.
- b. The Village shall retain a portion of the Letter of Credit, cash, or other securities, posted in conformance with Section 16.28.260.A.3a of this Ordinance, equal to 5.00% of the cost of the accepted improvements. This guarantee shall be retained for a period of one year after the date of the acceptance of the dedicated improvements by the Village Board of Trustees. During this period, the funds shall be used to pay for the cost of any repairs to the accepted improvements not paid for by the subdivider or developer. At the end of the period, any remaining funds shall be returned to the subdivider or developer.
- c. The final release of the sum of 5% of the original Letter of Credit covering a subdivision's public improvement work held for the one-year guarantee period will be predicated upon an inspection of all improvements.

This test will be performed by an approved qualified leak detection specialist. The test results will be forwarded to the Village Engineer for final determination of an acceptable level of leakage. The Village Engineer will then, based on the test results, recommended final release of the Letter of Credit sum still being held for watermain guarantee.

**E. COST OF IMPROVEMENTS TO THE VILLAGE:**

- 1. **Required Improvements at Subdivider's or Developers Expense:** All costs related to the construction and installation of the required improvements shall be borne by the subdivider or developer, and said improvements shall be dedicated to the Village without charge.
- 2. **Over-Sized Improvements:** Wherever necessary to conform to the Comprehensive Plan of the Village, or otherwise to protect or promote the public interest, the Village may require that the required improvements be over-sized. The cost to construct and install such over-sized facilities by the subdivider or developer shall be no greater than that which would result from the construction and installation of improvements sized for his own subdivision. The excess cost resulting from the requirement of over-sizing the improvement shall be borne by the Village or appropriate public authority, or by other affected property owners in a Recapture Ordinance, or in an abatement of a portion of required tap-on fees and charges, as specified by the Village Board of Trustees at the time of approval of the detailed engineering drawings.

**16.28.270 ENGINEERING SPECIFICATIONS**

- A. The owner or subdivider shall install storm and sanitary sewers, water supply system, street grading and pavement, alleys, cross-walkways, public utilities, street lighting and street signs in accordance with applicable ordinances and standards of construction of the Village of Grayslake.



- B. No subdivision of land shall be approved without receiving a statement signed by the Village Engineer certifying that the improvements described in the Subdivider's plans and specifications together with agreements, meet the minimum requirements of all ordinances of the Village.
- C. The construction of improvements required by these regulations shall be in accordance with and to the specifications set forth hereunder, and unless otherwise specified, all construction work shall be done in accordance with the provisions of the **Standard Specifications for Road and Bridge Construction**, July 1, 1976, by the Department of Transportation, State of Illinois, **Standard Specifications for Water & Sewer Main Construction**, and their revisions and additions as adopted from time to time.

**16.32 LAND DEDICATIONS**

**A. DEDICATIONS BY IRREVOCABLE OFFER TO DEDICATE**

Dedications of all land, easements and rights-of-way to the public shall be shown and indicated on the Final Plat, which shall be accompanied by an irrevocable offer to dedicate said land, which offer shall be filed at the Office of the Recorder of Deeds.

**B. ACCEPTANCE BY VILLAGE**

Acceptance of such dedicated land easements or rights-of-way shall be by action of the Village Board of Trustees and warranty deed, upon receipt of evidence of good title.

Lands covered by this section include, but are not limited to: streets, rights-of-way, park sites, trails and greenways, storm water detention areas and wetlands, school sites and municipal sites.

Prior to conveyance of land, the developer, or grantor, shall furnish to the Village, or other appropriate governing authority, the following:

1. Certification that soils are free of all noxious or toxic chemical matter, as defined by the Illinois Environmental Protection Agency.
2. Certification that soils are free of unsuitable fill materials, including, but not limited to: construction or demolition debris; excessive quantities of trees, roots and other vegetable matter; discarded household or machinery items and unstable soils.
3. The certification shall be prepared by a recognized firm, specializing in environmental investigations.
4. All documents required by Ordinance prior to dedication shall be forwarded at one time as a comprehensive submittal.

**16.32.010 DEDICATION OF PARK LANDS AND SCHOOL SITES OR FOR PAYMENTS OF FEES IN LIEU THEREOF**

As a condition of approval of a Final Plat of subdivision or of a Final Plat of a Planned Unit Development, land for park and recreational purposes and land for school sites, or cash contributions in lieu of land, or a combination of both, at the option of the Village, shall be provided to serve said needs specifically and uniquely attributable to the residents of the subdivision or planned unit development. This land or cash or combination thereof shall be provided in accordance with the following criteria and formula:

**A. CRITERIA FOR PARK AND RECREATIONAL LAND REQUIREMENTS**

1. **Land Requirement and Population Ratio** - The amount of land required for dedication for park and recreational purposes shall be a direct function of the ultimate population density of a proposed

development. The total requirement shall be 15 acres of land per 1,000 of ultimate population computed in accordance with the Table of Estimated Ultimate Population Per Dwelling Unit, contained herein.

2. **Location** - The location and configuration of the site to be dedicated shall be determined by the Village Board upon recommendation of the Plan Commission and in consultation with the Park District, which shall take into account the Comprehensive Plan of the Village, the suitability of the site of park purposes or development, its relationship to population concentrations and its proximity to other park or recreational lands. Donated land should be reasonably accessible and should be centrally located to all lots within the impacted area where feasible.

3. **Minimum Size, Topography, Soils, Improvements and Landscaping**

a. **Minimum Size** - The minimum size of any land to be dedicated for park and recreational purposes shall be no less than one acre, one dimension of which cannot be less than 100 feet (except that the Plan Commission may recommend and the Village Board of Trustees may approve dedications of similar sizes, when required by the specific plans of the development and when the usefulness of the smaller area for park and recreational purposes is demonstrated.)

b. **Topography and Soils**

- 1) Site must be graded to meet existing topography and to meet existing drainage patterns.
- 2) At least 80% of the donated land for park and recreational purposes shall be suitable in topography and soil types for recreational facilities.
- 3) Soil shall allow construction of recreational facilities and have a soil bearing capacity to support recreational facilities; recreational facilities are defined as:

Buildings and other physical features set aside in a park site that are used by participants of the community. Examples of recreational facilities include, but are not limited to, swimming pool complex, playground, picnic shelter, picnic sites, baseball/softball field, football/soccer field, various game activity courts, tennis court, basketball court, volleyball court, restroom/storage building, community center and waterfront area.

c. **Improvements and Landscaping**

- 1) Each park site shall have sanitary and storm sewers, water, electricity, and gas available at the property lines of the dedicated site when these utilities are required in the subdivision.
- 2) A designated paved parking area with curbing not to exceed 9 spaces and one handicapped space and located in close proximity of a dedicated street shall be provided in park sites over one acre.
- 3) Landscaping - All seeding shall be of an acceptable stand of grass suitable for recreational uses and in line with the park layout. Determination shall be reached on the type of seed to be planted and said determination shall be reached prior to final plat approval. A minimum of 6 trees per acre, at least 2-1/2" in caliper measured one foot from the ground, shall be planted. Said determination of tree numbers shall be reached prior to final plat approval. Under no condition shall

trees prohibited by Section 16.28.060.E. of the Grayslake Subdivision Control Ordinance be permitted.

**4. Use of Wetlands and Detention Areas for Dedications**

Wetlands and detention areas for storm water control shall not qualify as land for park and recreational purposes unless a recreational use can be demonstrated.

**5. Private Open Spaces and Recreational Areas**

Land for park and recreational purposes shall not be privately owned and maintained unless specifically approved by the Village Board of Trustees. The Village shall approve the detailed plans for all improvements for such park and recreational land which is privately owned and maintained, and guarantees of the permanency of the use and maintenance of such privately owned and maintained park and recreational open space, satisfactory to the Village shall be entered into by the subdivider or developer, which guarantees may include covenants and/or express provisions in the articles of condominium ownership or constitution and by-laws of a homeowner’s association.

**B. CRITERIA FOR SCHOOL SITE DEDICATION**

**1. Land Requirement and Population Ratio** - The amount of land required to be dedicated for school sites shall be a direct function of the ultimate number of students to be generated by a proposed development. The land dedication requirement shall be determined by obtaining the ratio of: (1) estimated children to be served in each such school classification, computed in accordance with the Table of Estimated Ultimate Population Per Dwelling Unit, contained herein, over the (2) maximum recommended number of students to be served in each such school classification as stated herein, and then applying such ratio to the (3) said minimum recommended number of acres for a school site of each such school classification as stated herein. 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.

**2. School Classifications and Size of School Sites** - School classifications and size of school sites within the Village shall be determined in accordance with the following criteria:

<b>SCHOOL CLASSIFICATION BY GRADES</b>	<b>MINIMUM NUMBER OF STUDENTS IN EACH SUCH SCHOOL CLASSIFICATION</b>	<b>MINIMUM NUMBER OF ACRES OF LAND FOR EACH SCHOOL SITE OF SUCH CLASSIFICATION</b>
Elementary Schools, Grades - Kindergarten through 5th (K-5)	600 Students	11 Acres
Junior High Schools, Grades - 6th through 8th (6-8)	900 Students	19 Acres
Combined Schools Grades - Kindergarten through 8th (K-8)	1,500 Students	25 Acres
High Schools, Grades 9th through 12th (9-12)	2,300 Students	48 Acres

**3. Location** - The Comprehensive Plan of the Village of Grayslake and/or the standards adopted by the affected School District shall be used as a guideline in locating school sites.

**C. CRITERIA FOR REQUIRING A CONTRIBUTION IN LIEU OF PARK AND SCHOOL SITES**

Where the development is small and the resulting land dedication is too small to be practical, or when the available land is inappropriate for park and recreational purposes or a school site, as determined by the Village Board of Trustees, the subdivider or developer shall pay a cash contribution in lieu of the land required.

- 1. Cash Contribution in Lieu of Park and Recreational Land Dedication** - The cash contribution in lieu of park and recreational land dedications shall be held in trust by the Village, or other public body designated by the Village, solely for the acquisition of park and recreational land, which will be available to serve the immediate or future needs of the residents of that subdivision or development or for the improvement of any existing local park and recreational land which already services such needs.
- 2. Cash Contribution in Lieu of School Site Dedications** - The cash contributions in lieu of school site dedications shall be held in trust by the Village or the public body designated by the Village, solely for use in the acquisition of land for a school site to serve the immediate or future needs of students from that subdivision or development or for the improvement of any existing school site which already serves such needs.
- 3. Refund of Cash Contributions** - If any portion of a cash contribution in lieu of park and recreational land dedication, or cash contribution in lieu of school site dedication is not expended for the purposes set forth herein 7 years from the date of receipt, it shall be refunded to the subdivider or developer who made such contributions, along with any accrued interest earned on such funds.
- 4. Fair Market Value** - The cash contributions in lieu of land shall be based on the “fair market value” of the acres of undeveloped land in the area to be improved as specified herein, that otherwise would have been dedicated as park and recreational and school sites.

  - a** It has been determined that the present “fair market value” of such undeveloped land in and surrounding the Village to be improved as specified herein, is \$100,000 per acre, and such figure shall be used in making any calculation herein, unless the subdivider or developer and affected School District or Park District files a written objection thereto.
  - b** In the event of any objection to the “fair market value” specified in subparagraph a. above, the objecting party shall submit an appraisal showing the “fair market value” of said undeveloped land in the area of the proposed development. The final determination of said “fair market value” per acre of said undeveloped land shall be made by the Village Board of Trustees based upon such information submitted by the objecting party, along with any response thereto by the subdivider or developer, or by the affected School District or Park District.
- 5. Criteria for Requiring Dedication and A Fee** - A combination of land dedication and a contribution in lieu of land shall be required, when:

  - a** The subdivision or development does not have sufficient or adequate land to meet the dedication requirements hereunder. That portion of the land within the subdivision or development which is adequate or sufficient for the park or school location shall be dedicated as a site as aforesaid, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be dedicated.
  - b** A major part of the local park or recreational site or school site has already been acquired and only a small portion of land is needed from the development to complete the site.

The remaining portions shall be required by dedication, and a cash contribution in lieu thereof shall be required.

6. **Criteria for a Fully Developed Park** - A fully developed park, including appropriate lighting, grading, landscaping, and recreational equipment, may be required when the availability of land for park land is limited and where the recreational needs of the residents of the subdivision can be satisfied with a smaller but fully developed park with a more intensive activity level.

**D. DENSITY FORMULA**

The "Table of Estimated Ultimate Population Per Dwelling Unit", dated December 15, 1981 and prepared by Illinois School Consulting Service, Box 329, Naperville, Illinois 60566 (a copy of which Table has been placed on file in the Office of the Village Clerk of this Village at the Village Hall and by reference is hereby made a part hereof), is generally indicative of trends in family size for new construction, and shall be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof, unless a written objection is filed thereto by the subdivider or developer.

**E. RESERVATION OF ADDITIONAL LAND**

Where the Comprehensive Plan or standards of the Village call for a larger amount of park and recreational land or school sites in a particular subdivision or development than the subdivider or developer is required to dedicate, the land needed in excess of required dedication shall be reserved for subsequent purchase by the Village or other public body designated by the Village, provided that such acquisition is started within one year from the date of approval of the Final Plat.

**F. COMBINING WITH ADJOINING DEVELOPMENTS**

Park or recreational land dedications and school site dedication may be combined with dedications from adjoining subdivisions and developments in order to produce usable recreational areas or school sites without hardship on a particular developer.

**G. TOPOGRAPHY AND GRADING**

The slope, topography, and geology of the dedicated site as well as its surroundings must be suitable for its intended purposes. Grading on sites for park and recreational uses shall not differ greatly from surrounding land.

**H. IMPROVED SITES**

All sites shall have a portion of their frontage improved with water and sanitary utility lines, electrical service, and fully improved streets.

**I. DEDICATION REQUIRED AS PART OF ANNEXATION AGREEMENT OR SPECIAL USE PERMIT**

The dedications of land or cash contributions in lieu thereof required by this Ordinance shall also be required as a condition to the annexation of any land to the Village and/or the issuance of any special use permit. Dedications of land or cash in lieu thereof as specified in any annexation agreement or special use permit which are in substantial conformance with the requirements of this Ordinance shall be deemed to have fulfilled the dedication requirements of this Ordinance.

**J. DEDICATION AT TIME OF APPROVAL OF FINAL PLAT**

Approval of any final plat of subdivision or any final planned unit development plat shall be conditioned upon the dedication of land or cash donations in lieu thereof as required by this Ordinance. Dedications of

such land or cash in lieu thereof may be made at such other time as is specifically approved by the Village Board of Trustees.

**K. ON-SITE STORAGE**

No storage of any equipment and/or material, including spoil materials or top soil, shall be permitted on any land designated for park and recreational use or for school sites.

**L. SCHOOL, LIBRARY AND FIRE DISTRICT CAPITAL IMPROVEMENT FEES**

In order to defray the capital improvement costs incurred by the school, library and fire protection districts and specifically and uniquely attributable to the residential subdivisions and residential planned unit developments occurring within the Village, the following capital improvement fees shall be paid to the Village at the time of occupancy permit and transferred by the Village to said school, library and fire protection districts upon receipt of an agreement from each such district in form acceptable to the Village:

School Fees: The Capital Improvement portion of the fee will be deemed the difference between the number which appears in the chart below and the figure determined utilizing the formulas dictated by Sections 16.32.010.B, 16.32010.C, and "Table of Estimated Ultimate Population Per Dwelling Unit".

COMMUNITY CONSOLIDATED DISTRICT 46

<u>Apartments</u>	
<u>Bedrooms</u>	<u>Fee</u>
2	\$1,749
3	\$3,536
<u>Condos/Townhomes</u>	
<u>Bedrooms</u>	<u>Fee</u>
2	\$1,548
3	\$3,021
<u>Attached Single Family</u>	
<u>Bedrooms</u>	<u>Fee</u>
2 & 3	\$3,120
4 & 5	\$4,173
<u>Detached Single Family</u>	
<u>Bedrooms</u>	<u>Fee</u>
2	\$3,120
3	\$4,729
4	\$7,254

COMMUNITY HIGH SCHOOL DISTRICT 127

<u>Apartments</u>	
<u>Bedrooms</u>	<u>Fee</u>
2	\$ 897
3	\$1,839
<u>Condos/Townhomes</u>	
<u>Bedrooms</u>	<u>Fee</u>
2	\$ 794
3	\$1,549

Attached Single Family

<u>Bedrooms</u>	<u>Fee</u>
2 & 3	\$1,600
4 & 5	\$2,140

Detached Single Family

<u>Bedrooms</u>	<u>Fee</u>
2	\$1,600
3	\$2,425
4 & 5	\$3,720

The fees appearing in the existing chart will remain in effect for all other school districts.

2. Library Capital Improvement Fee - \$500 per unit regardless of the number of bedrooms.
3. Fire Protection Capital Improvement Fee - \$500 per unit regardless of the number of bedrooms.

The above fees shall be applicable to all residential subdivision and planned unit developments unless other arrangements satisfactory to said, school, library and fire protection districts are made and written confirmation thereof deposited with the Village.

- M.**
1. All land being dedicated to the Grayslake Community Park District shall conform to the following:
    - a. Title insurance in the amount of the value of the park site from a title insurance company reasonably accepted by the Park District with no unacceptable conditions.
    - b. Proof all taxes have been paid. For unknown taxes, subdivider shall establish an escrow in an amount of 105% of the last known tax bill.
    - c. An ALTA/ASCM staked survey not more than six (6) months old showing the property and with no unacceptable conditions.
    - d. Affidavit of title and waivers of mechanic liens for any construction which was done on the park site.
    - e. Copies of any Phase I or Phase II environmental studies showing no hazardous materials upon or under the park site. A statement that, to the best of the subdivider's knowledge, the property is free from hazardous substances and materials.
    - f. Warranty Deed.
    - g. Such other documents which are reasonably necessary to close this transaction.

**TABLE OF ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT**

Type of Unit	Children Per Unit						Total Per Unit
	Pre-School 0-4 Years	Elementary Grades K-5 5-10 Years	Junior High Grades 6-8 11-13 Years	Total Grades K-8 5-13 Years	High School Grades 9-12 14-17 Years	Adults (18-up)	
<b>Detached Single Family:</b>							
2 Bedroom	.286	.247	.096	.343	.175	1.8	2.604
3 Bedroom	.313	.399	.179	.578	.291	2.0	3.182
4 Bedroom	.417	.532	.289	.821	.387	2.3	3.925
5 Bedroom	.440	.714	.517	1.231	.525	2.4	4.596
<b>Attached Single Family (Townhouse, Row House, Quadriplex, etc.):</b>							
1 Bedroom						1.5	1.500
2 Bedroom	.488	.103	.014	.117	.038	1.9	2.543
3 Bedroom	.514	.323	.090	.413	.155	2.0	3.082
4 Bedroom	.718	.639	.234	.884	.284	2.2	4.086
<b>*Low Density Apartment (to 15/acre):</b>							
Efficiency						1.000	1.000
1 Bedroom	.070	.052		.052		1.420	1.542
2 Bedroom	.315	.213	.085	.298	.098	1.780	2.491
3 Bedroom	.472	.319	.128	.447	.188	2.000	3.107
4 Bedroom	.496	.556	.174	.730	.261	2.100	3.587
<b>*High Density Apartments (16 plus/acre):</b>							
Efficiency						1.000	1.000
1 Bedroom	.050	.026		.026		1.260	1.336
2 Bedroom	.210	.065	.035	.100	.029	1.430	1.769
3 Bedroom	.430	.150	.080	.230	.092	2.000	2.752

\*The recent data collected for these units did not provide conclusive reasons for change. Thus the figures provided are the same as the 2/27/79 chart.



**16.36 VACATIONS**

**16.36.010 PROCEDURE**

In all cases, the vacation of any plat, or part thereof, or any public right-of-way, easement or part thereof, shall follow the procedure for the review of plats established in the subdivision regulations except:

- A. Final action shall be taken by the Village Board after consultation with the Plan Commission.
- B. The Plat Officer shall recommend to the Village Board a sum to be paid by the owner(s) of abutting properties in consideration of any public property involved in the vacation.

**16.36.020 STANDARDS**

The Plat Officer and the other administrative officers shall recommend disapproval of any petition for vacation which fails to meet the following standards:

- A. No vacation shall be approved which creates a condition which would not be permitted under the standards of design set forth herein unless such vacation will at the same time correct a more serious condition which exists contrary to the standards of the subdivision regulations.
- B. No vacation shall be approved which will result in a violation of the Village of Grayslake Zoning Ordinance or other applicable ordinances or regulations, unless such vacation will at the same time correct a more serious condition which exists contrary to such ordinances or regulations.

**16.36.030 PETITION FORM AND CONTENT**

The sketch and preliminary plat of vacation shall be accompanied by a certified statement of the assessed valuation of all properties surrounding any public right-of-way to be vacated. Final petitions for vacation shall include the following items:

- A. 3 copies of the original plat certified by the Recorder to be a true copy of same, on which is shown the portion to be vacated outlined in a heavy line and hatched.
- B. The following Deeds, Petitions, and Certificates, all drafted from models obtainable from the Plat Officer:
  - 1. Deed of Vacation
  - 2. Petition - 3 copies
  - 3. County Clerk's Certificate
  - 4. Resolution or Ordinance
  - 5. Assessor's Certificate
- C. The petition as it is presented to the Village Board to be accompanied by a recommendation from the Plat Officer.

**16.36.040 EASEMENTS**

The vacation of any plat, or part thereof, or right-of-way, easement, or part thereof, shall not be deemed to be a vacation of the rights of any public utility where said public utility has installed its facilities therein. All such vacations shall be made upon the express condition that the abutting property owner(s) grant to all public utilities, their successors and assigns, the right-of-way or easement to operate, maintain, renew, and reconstruct their facilities, over, or under the public right-of-way or easement vacated and such condition shall be noted in the Deed or Plat of Vacation and in the Ordinance or Resolution of Vacation.

**16.36.050 BONDS**

The Village of Grayslake may require the petitioner to furnish a bond or other security in an amount sufficient to protect the Village, indemnifying it for any suit which may be filed for damages sustained as a result of such vacation.

**16.36.060 LIMITATION**

Nothing contained herein, nor any required certificate, shall be deemed in any way to limit the right and authority of the Village of Grayslake to vacate any plat or part thereof, or any right-of-way or easement or part thereof where it finds that such vacation will serve the public interest.

**16.36.070 RESUBDIVISION IN LIEU OF VACATION**

It shall not be necessary to vacate a plat or part thereof in order to proceed with a resubdivision of said plat or part thereof. Resubdivision according to the procedure and standards for subdivision required by the Subdivision Ordinance shall automatically constitute vacation of a prior plat or part thereof, provided that monetary remuneration shall be paid to the Village of Grayslake in consideration of any excess public property vacated over that dedicated in the subdivision.

**16.36.080 CANCELLATION OF BONDED CONTRACTS**

Bonded contracts for the improvement of platted streets or alleys shall be automatically canceled upon vacation of such platted streets or alleys.

## **APPENDIX A**









## **APPENDIX B**



## **UTILITY EASEMENT GRANT IN PLAT**

A permanent non-exclusive easement is hereby reserved for and granted to the Village of Grayslake, Lake County, Illinois, and to those utility and other companies or entities operating now, or in the future, under franchise from the Village of Grayslake, including, but not limited to, Ameritech, North Shore Gas Company, Commonwealth Edison Company, Jones Intercable, and to their successors and assigns in, on, upon, across, over, under, and through the areas shown by dashed lines and labeled "utility easements" on this Plat of Subdivision, such easements granting and reserving for the said Village and companies or entities the perpetual right, privilege and authority to install, construct, reconstruct, inspect, operate, replace, renew, alter, enlarge, remove, repair, clean and maintain various utility transmission, receiving, and distribution systems, including, but not limited to, cables, lines, transformers, computer devices, sanitary sewers, storm sewers, water mains, and any and all necessary manholes, hydrants, pipes, connections, catch basins, buffalo boxes, and without limitation, such other installation as may be required to furnish utility service to the attached area, and such appurtenances and additions thereto as said Village and companies or entities may deem necessary, useful or convenient, together with a permanent right of access across the lots and shown on this Plat of Subdivision for the said Village and companies or entities to cut down, trim, or remove any trees, shrubs, or other plants to said utility installations in, on, upon, across, over, under, through said easements. No permanent buildings or trees shall be placed on said easements, but same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights. Where an easement is used for municipal owned utilities, other utility installations shall be subject to the prior approval, as to location and design, of the said Village so as not to interfere with the municipal utilities