

CITY OF NORTH CHICAGO

SUBDIVISION ORDINANCE

ORDINANCE

WHEREAS, The City Council of North Chicago, Illinois deems it desirable to have an ordinance regulating subdivision controls within the City of North Chicago, Illinois.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH CHICAGO, ILLINOIS, as follows:

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ARTICLE 1 GENERAL PROVISIONS

1.1 TITLE

This Ordinance shall be known, cited and referred to as the "North Chicago Subdivision Ordinance".

1.2 INTENT AND PURPOSE

This Ordinance is adopted for the following purposes:

- A. To promote and protect the public health, safety, morals, comfort and general welfare of the people of North Chicago.
- B. To ensure the sound, harmonious development of subdivisions in North Chicago.
- C. To ensure that the public costs of new development do not impose unnecessary social, economic or environmental burdens on the residents and property owners of North Chicago.
- D. To ensure that public services continue to be provided efficiently and economically.
- E. To ensure that North Chicago's future transportation, water, sewer, educational, recreational and other public requirements are satisfied.
- F. To establish reasonable standards of design that will encourage orderly and appropriate subdivision of land in North Chicago.
- G. To guide the future growth, development, and redevelopment of the City in accordance with the Comprehensive Plan.
- H. To protect the character and the social and economic stability of all parts of the City.
- I. To provide for adequate light, air and privacy, to secure safety from fire, flood, or other danger, and to promote the orderly and beneficial development of all parts of the City.
- J. To prevent or ensure against further pollution of air, streams, lakes, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wide use and management of natural resources throughout the City in order to preserve the integrity and stability of the community and the value of the land.
- K. To guide, regulate, and control the design, construction, use, and maintenance of any development or other activity that disturbs or breaks the topsoil or otherwise results in movement of earth or land.

- L. To coordinate the standards and regulations of this Ordinance with the site design criteria as designated in the City of North Chicago Zoning Ordinance.

1.3 JURISDICTION

- A. Wherever any subdivision of land shall hereafter be laid out within the incorporated limits of the City of North Chicago or in any contiguous unincorporated area located entirely or in part within one and one-half (1.5) miles of the nearest limits of the City (as specified in 65 ILCS 5/11-12-5), the subdivider shall submit both preliminary and final subdivision plats and proposed improvements and all procedures relating thereto shall in all respects be in full compliance with the regulations of this chapter.
- B. All lands offered to the City of North Chicago for use as streets, highways, alleys, parks and other public facilities and uses where no approval of the Plan Commission has been obtained shall be referred to the Plan Commission for review and recommendation before being accepted by the City Council or any governing authority.
- C. Wherever any land is developed under the Planned Unit Development provisions, Article 6, of the North Chicago Zoning Ordinance, the developer thereof shall comply with all standards and requirements of this chapter except as they may be specifically modified or excepted by the provisions of the Zoning Ordinance. The term "subdivision" as used herein shall be understood to apply to "planned unit development" regardless of whether any part of the planned unit development is platted and recorded as a subdivision. The term "plat" shall be understood to apply to "specific implementation plan" for planned unit developments.

1.4 APPROVALS AND INTERPRETATIONS

- A. No land shall be subdivided and filed for record, nor any street laid out, nor any improvements made to the land, until all final subdivision plats have been certified and approved by the North Chicago City Council. Such approval must be in writing and placed on the original of the final plat according to the procedure outlined in this chapter.
- B. No lot, tract or parcel of land within any subdivision shall be offered for sale nor shall any sale, contract for sale or option be made or given until all final subdivision plats have been certified and approved by the North Chicago City Council.
- C. No improvements, such as sidewalks, water supply, storm water drainage, sewage facilities, gas service, electric service, telephone service, cable service, fiberoptic lines, lighting, landscaping, grading, or paving and surfacing streets and sidewalks shall be made within any subdivision until the preliminary subdivision plats and

improvement plans have been certified and approved by the North Chicago City Council.

- D. Where a tract of land is proposed for subdivision that is part of a larger subdivision unit relative to a broader geographical area, the Plan Commission may direct the Department of Community Development and Planning to prepare a plan for the larger subdivision unit. The City Engineer shall cooperate with the Department of Community Development and Planning in the preparation of said plan, and shall provide such technical data and assistance as may be necessary. The Plan Commission shall use the plan as an aid in judging the proposed plat.
- E. Subdivisions of land lying outside the City of North Chicago in unincorporated areas and within one and one-half miles of the corporate limits of the City shall comply with the provisions of this chapter in accordance with the Illinois Municipal Code.
- F. Whenever an area is subdivided in such a manner that resubdivision into smaller building lots is possible, consideration shall be given to the street and lot arrangement of the original subdivision so that additional streets can be located that will adequately and logically service the smaller lots.
- G. All interpretations of these regulations are reserved to the administrative agencies and bodies referenced herein.
- H. The Plan Commission may vary and make exceptions from the design standards and improvement requirements as set forth in this chapter only where there exists sufficient evidence that topographical conditions impose significant and otherwise unavoidable hardship on the subdivider.
- I. Words used in the present tense shall include the future tense.
- J. Words used in the singular number shall include the plural number. Words used in the plural number shall include the singular.
- K. The word "shall" is mandatory and not discretionary. The word "may" is permissive.
- L. Words, terms and phrases used in this Ordinance, unless defined in Article 2, shall have the applicable meaning or meanings ascribed to them in Webster's Unabridged Dictionary.
- M. All "measured distances" shall be to the nearest one one-hundredth (1/100) foot.

1.5 COMPREHENSIVE PLAN INCORPORATION

This subdivision ordinance is hereby incorporated as part of the North Chicago Comprehensive Plan.

ARTICLE 2 DEFINITIONS

ALLEY A public or private right-of-way primarily designed to serve as a secondary access to the side or rear of those properties whose principal frontage is on a street.

BLOCK A tract of land bounded by streets or, in lieu of a street or streets, by public parks, cemeteries, railroad rights-of-way, bulkhead lines, shore lines of waterways or a corporate line of the city.

BOND Any form of security, including a cash deposit, surety, letter of credit, or performance bond, collateral, property or instrument of credit in an amount and form satisfactory to the City Engineer and Director of Community Development and Planning whenever a bond is required by this Ordinance.

BUILDING Any structure with substantial walls or roof securely affixed to the land and entirely separated on all sides from any other structure by open space or by walls in which there are no communicating doors, windows or openings; and which is designed or intended for the shelter, enclosure or protection of persons, animals or chattels. Any structure which is not normally accessible for human use, such as gas holders, oil tanks, water tanks, grain elevators, coal bunkers, oil cracking towers and other similar structures, are not considered as buildings.

BUILDING LINE A line within a lot or other parcel of land, so designated on the plat of the proposed subdivision, between which and the adjacent property boundary no structure or portion thereof shall be constructed.

CITY COUNCIL The North Chicago City Council.

CROSSWALK A public right-of-way located across a block to provide pedestrian access to adjacent streets or areas.

CUL-DE-SAC A street having one end open and one end permanently terminated by a vehicular turn around.

EASEMENT The right to use a portion of land granted by a property owner to a person or persons, the general public, or a corporation.

ENGINEER A licensed professional responsible for the design of the division of land based on a legal survey.

EXCAVATION Any act by which organic matter, earth, sand, gravel, rock or other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.

EXISTING GRADE The vertical location of existing ground surface prior to excavation or filling.

FILL Any act by which earth, sand, gravel, rock or any other material is deposited, placed, replaced, pushed, dumped, pulled, transported or moved by man to a new location, and shall include the conditions resulting therefrom.

FINAL GRADE The vertical location of the ground or pavement surface after the grading operations are completed in accordance with the site development plan.

FINAL PLAT The map, survey, or plan of record of a subdivision.

GRADE The slope of a road, land, street or other public way, specified in percent (%).

GRADING Excavation or fill operations or any combination thereof.

GRADING PLAN A topographic drawing establishing the proposed land elevation versus existing topography necessary for the achievement of a subdivision.

INDUSTRIAL STREET Any street servicing the M-1, M-2, M-3 or CW zoning districts.

LOT A legally defined portion of a subdivision or other parcel of land intended for the transfer of ownership or development.

MINOR STREET A traffic artery of limited length which primarily provides access to abutting properties.

NATURAL DRAINAGE The path by which water traverses a piece of property in its natural state, agricultural state or, if modified previously by man, that is now present on the site.

PLAN COMMISSION The Plan Commission of the City of North Chicago.

PLAT A plan, map, drawing or chart that graphically represents the proposed subdivision of land.

PRELIMINARY PLAT A map showing the prominent features of a proposed subdivision, submitted to the Plan Commission for purposes of preliminary action and tentative approval by the City Council.

PRIMARY STREET A traffic artery of considerable length that serves as a medium-high speed means of vehicular access between two or more distinct sections of the North Chicago area.

PRIVATE STREET Any street owned by or under the jurisdiction of an individual, corporation or trustee.

PUBLIC STREET Any street shown on a subdivision plat that has been or will be dedicated for public use.

RIGHT OF WAY A portion of land occupied, or intended to be occupied by a street, alley, crosswalk, railroad, electric transmission line, oil or gas pipeline, watermain, sanitary or storm sewer main, or for another special use.

ROADWAY The paved area within a street right-of-way including curb and gutter and excluding sidewalks.

SECONDARY STREET A traffic artery that provides slow-medium speed access to and from a primary street.

SIDEWALK That portion of a street or crosswalk way paved, or otherwise surfaced, intended for pedestrian or other non-automobile related uses only.

SOIL EROSION AND SEDIMENT CONTROL PLAN An engineering drawing establishing the standards that a contractor must follow to uphold the standards of the State of Illinois and the Lake County Stormwater Management Commission concerning the erosion of materials on a construction site as well as the future erosion of a completed site.

STORMWATER POLLUTION PREVENTION PLAN An engineering drawing establishing the standards that a contractor must follow to uphold the standards of the Environmental Protection Agency, State of Illinois and the Lake County Stormwater Management Commission concerning the quality of stormwater exiting from a development site.

STREET A public or private right-of-way for primary means of vehicular access to abutting property, whether designated as a street, avenue, highway, road, boulevard, lane, throughway, or however designated, but does not include alleys or driveways to buildings.

STRIPPING Any activity which removes the vegetative surface cover including tree removal, clearing and storage or removal of topsoil.

SUBDIVISION The division of land into two (2) or more parts, for the purpose of transfer of ownership or development. The following, however, shall not be considered a subdivision and shall be exempt from the requirements of this chapter:

1. The division or subdivision of land into parcels or tracts which does not involve any new streets or easements.
2. The sale or exchange of parcels of land between owners of adjoining or contiguous land.
3. The conveyance of parcels of land or interests therein for use as rights-of-way for railroads or other public utility facilities that does not involve any new streets or easements.
4. The conveyance of land owned by a railroad or other public utility that does not involve any new streets or easements.
5. The conveyance of land for highway or other public purposes, or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
6. Conveyances made to correct errors in prior conveyances.

SURVEYOR A licensed professional responsible for the division of land into legally recordable divisions.

UTILITY PLAN An engineering drawing establishing the proposed slope, size, and material of the storm sewer, sanitary sewer, and watermain infrastructure of the development.

ARTICLE 3 PLAT APPROVAL PROCEDURES

3.1 GENERAL PROCEDURE

Subdivision plat approval is a two phase process. In some cases, the Director of Community Development and Planning will request a concept plan prior to submission of the preliminary plat and preliminary engineering plan. Both preliminary and final plat approval shall be obtained from the Plan Commission and City Council before filing the subdivision and recording it with the Lake County Recorder of Deeds.

Most technical analysis and modification of the plat will be completed during the preliminary plat approval stage. Only minor design changes and refinements should be necessary during the final plat approval stage. The amount of technical analysis and modification needed to the preliminary engineering plans to convert them to final engineering plans is dependent on the detailing of the preliminary engineering plans.

Although these procedures are generally required of land development requiring subdivision, resubdivision, or consolidation of land, the plan contents also apply to developments not requiring the subdivision process.

3.2 GENERAL REQUIREMENTS

- A. The Plan Commission and City Council shall require that all subdivisions conform in general to the provisions and conditions of all current land use and development plans for future development in the City of North Chicago. Plat approval may be withheld if a subdivision is not in conformity with provisions of the City's Comprehensive Plan.
- B. The Plan Commission shall not recommend for approval any plat of subdivision which does not make adequate provision for storm or flood water run-off channels or detention facilities.
- C. In all subdivisions, due regard shall be given to the preservation of natural features such as trees, watercourses, historical and similar features.

3.3 CONCEPT PLAN PROCEDURES

- A. When warranted five (5) contact prints of the concept plan of the proposed subdivision shall be submitted to the Director of Community Development and Planning. These copies shall be distributed for review and written comment to the following persons or their designated representatives:
 - Director of Community Development and Planning
 - Building Commissioner
 - Chief of Police
 - Fire Chief
 - City Engineer

- B. All written comments shall be submitted to the Director of Community Development and Planning within fifteen (15) days of concept plan submission. After reviewing all comments received, the Director of Community Development and Planning shall forward to the petitioner or set a meeting with the petitioner to discuss the next steps to proceed.

3.4 CONCEPT PLAN CONTENTS

- A. Existing property zoning.
- B. Proposed subdivision name.
- C. Name, address and telephone number of property owner and developer.
- D. Name, address and telephone number of designer.
- E. Scale (i.e. 1" = 100' or 1" = 50'); North Arrow.
- F. Date.
- G. Boundary line of the proposed subdivision, indicated by a heavy, solid line.
- H. General layout of proposed subdivision including location of all lots (numbered), roadways, and access points.
- I. The location of any significant natural features including, but not limited to, drainage ways, woods, ravines, bluffs and wetlands.
- J. The regulatory floodway and the regulatory flood fringe, as defined in the North Chicago Zoning Ordinance.
- K. Lot area and lot dimensions.
- L. Stormwater detention area
- M. General proposed utility locations, if known

3.5 PRELIMINARY PLAT PROCEDURES

- A. Fourteen (14) contact prints of the preliminary plat of the proposed subdivision shall ultimately be submitted to the Director of Community Development and Planning. These copies shall be distributed for review and written comment to the following persons or their designated representatives:
- Director of Community Development and Planning
 - Building Commissioner
 - Chief of Police
 - Fire Chief
 - City Engineer
 - Planning Commission Members

- B. The petitioner shall first submit five (5) of the total fourteen (14) required prints of the preliminary plat and preliminary engineering plans for review by the city staff. Any comments from City Staff shall be submitted in written form to the Director of Community Development and Planning within fifteen (15) days of preliminary plat and preliminary engineering plan submission. Any revisions required by staff prior to placing the petition on the plan commission agenda will then be requested by the Director of Community Development and Planning to the petitioner.

Upon a review of all comments received and a finding that the plan is acceptable, the Director of Community Development and Planning shall request the additional nine (9) copies so that they may be forwarded to the Plan Commission, the representative alderman and the community development and planning committee chair. The plan must then be placed on agenda within thirty (30) days of the plan commission submission with a written recommendation of action to be taken on the preliminary plat.

Within thirty (30) days of receipt of the recommendation of the Director of Community Development and Planning, the Plan Commission shall meet and make, by majority vote of its seven members, a formal recommendation to the City Council to approve or disapprove the preliminary plat.

- C. Within thirty (30) days of receipt of the Plan Commission recommendation, the City Council shall approve or disapprove by majority vote the preliminary plat of the proposed subdivision. If the preliminary plat is approved, all final plat approval requirements must still be satisfied. If the preliminary plat is disapproved, it may be revised to comply with these regulations and resubmitted to the Plan Commission for further consideration. The City Council shall have the right to refer the preliminary plat back to the Plan Commission one time within the 30 days for reconsideration of City Council comments. After the preliminary plat has been referred back to the Plan Commission, it shall be reviewed by the Plan Commission within 30 days and re-submitted to the City Council within 30 days of Plan Commission review.
- D. Preliminary plat approval shall be effective for a period not to exceed twelve (12) months. If a final plat is not submitted for approval within this time, the preliminary plat must be resubmitted for approval, unless an extension is granted by the Plan Commission and City Council.

3.6 PRELIMINARY PLAT CONTENTS

- A. Legal description and existing property zoning.
- B. Proposed subdivision name.
- C. Name, address and telephone number of property owner and developer and disclosure of all beneficial interests, officers and directors if a land trust corporation or partnership is involved.
- D. Name, address and telephone number of designer.
- E. Scale (i.e. 1" = 100' or 1" = 50'); North Arrow.
- F. Date (including original design date and last revision date).
- G. Boundary line of the proposed subdivision, indicated by a heavy, solid line.
- H. Site Summary Information:
 - 1. Gross site area.
 - 2. Lineal feet of right-of-way.
 - 3. Net subdivided area.
 - 4. Total lots.
 - 5. Density (dwelling units per acre).
 - 6. Total open space (in acres).
 - 7. Percent (%) of space in open space.
- I. Locations, names and dimensions of all existing or previously platted streets, alleys, easements, parks, railroad and utility rights-of-way, permanent buildings and structures, quarter-section lines and corporate boundaries on or within one hundred, fifty feet (150') of the site.
- J. The location and size of all existing sewers, water mains, culverts, drains, hydrants, manholes and other underground utilities.
- K. Zoning, ownership and boundaries of all parcels within one hundred, fifty feet (150') of the site.
- L. Boundaries and high water elevation of all hydrological features.
- M. The location of any significant natural features including, but not limited to, drainage ways, woods, ravines, bluffs and wetlands.
- N. The regulatory floodway and the regulatory flood fringe, as defined in the North Chicago Zoning Ordinance.

- O. Names, layouts and dimension, where applicable, of all proposed streets and sidewalks.
- P. Layout, numbers and dimensions of all proposed lots.
- Q. Lot area.
- R. Layout and dimension of proposed open space areas.
- S. Building set back lines.
- T. Proposed Easement lines.

3.7 PRELIMINARY ENGINEERING PLAN CONTENTS

- A. Proposed subdivision name.
- B. Name, address and telephone number of designer.
- C. Scale (i.e. 1"=10', 1"=20', 1"=30', 1"=40' or 1"=50')
- D. North Arrow
- E. Date (including original design date and last revision date).
- F. Preliminary Site Plan
 - 1. General layout of development
 - 2. Handicap Accessible Space Designation, location and size (if applicable)
 - 3. Location of stormwater detention
 - 4. Access Drive location and dimension
 - 5. General roadway layout
 - 6. Proposed street tree location
- G. Preliminary Grading Plan
 - 1. Existing topography, at one-foot (1'-0") contour intervals extending 100 feet past the property line.
 - 2. Proposed grading of development including preliminary slopes and gradients, notations of any berms and swales with slope and gradient.

3. Proposed elevation of buildings
 4. Stormwater detention grading including slope of sides, slope of bottom (if applicable), high water line, normal water line (if applicable), and overflow location and elevation.
- H. Preliminary Utility Plan
1. Existing utilities including storm sewer, sanitary sewer, water main, electric service, gas service, telephone service, cable service, and any fiber optic lines all with location, elevation, and size (as applicable).
 2. Proposed storm sewer location with preliminary sizing and outlet locations.
 3. Proposed sanitary sewer location, elevation, and size.
 4. Proposed water main location with preliminary sizing, hydrant location, and valve location.
 5. Proposed lift station location (if applicable).
 6. Proposed street light/parking lot light location.
- I. Preliminary Stormwater Analysis
1. Stormwater Detention sizing calculation
 2. Stormwater Detention design calculation (stage storage table)
 3. Proof of existence or non-existence of floodplain and wetlands

3.8 FINAL PLAT PROCEDURES

- A. Within twelve (12) months of preliminary plat approval, or within such time specified by the Plan Commission and the City Council pursuant to section 3.2E of this Ordinance, the subdivider may file with the Director of Community Development and Planning eleven (11) copies of a final plat. One (1) copy shall be provided to the City Engineer for review and nine (9) copies shall be forwarded to the Plan Commission, the representative alderman and the Community Development and Planning Committee Chair once the Director of Community Development and Planning and the City Engineer have approved the final plat. When more than one (1) sheet is used for any plat, they shall be numbered consecutively. A final plat covering only a portion of the preliminary plat may be submitted if accompanied by a written statement detailing the reasons for the filing of only a partial plat.

- B. The Director of Community Development and Planning shall forward to the Plan Commission within sixty (60) days of final plat submission a written recommendation of action to be taken on the final plat.
- C. Within thirty (30) days of receipt of the recommendation of the Director of Community Development and Planning, the Plan Commission shall meet and make, by majority vote of its members, a formal recommendation to the City Council to approve or disapprove the final plat.
- D. Within thirty (30) days of receipt of the Plan Commission recommendation, the City Council shall approve or disapprove, by majority, the final plat. If the final plat is approved, the plat shall be presented to the North Chicago City Clerk for filing with the Lake County Recorder of Deeds. The City Clerk shall file the plat within thirty (30) days, and all filing costs and fees shall be paid by the developer. If the final plat is disapproved, it may be revised to comply with these regulations and resubmitted to the Plan Commission for further consideration. The City Council shall have the right to refer the final plat back to the Plan Commission one time within the 30 days for reconsideration of City Council comments. After the final plat has been referred back to the Plan Commission, it shall be reviewed by the Plan Commission within 30 days and re-submitted to the City Council within 30 days of Plan Commission review.
- E. Approval of final engineering plans is not a condition of the final plat approval unless specifically recommended by the City Engineer to the Director of Community Development and Planning and provided in writing to the petitioner by the Director.

3.9 FINAL PLAT CONTENTS

- A. All preliminary plat information.
- B. All property covenants and restrictions.
- C. All school donations or cash contributions.
- D. Dimensions in feet and hundredths.
- E. Radii, interval angles, points and curvature, tangent bearings and lengths of all arcs
- F. Statements granting necessary easements to the City and/or utility companies.
- G. Letters from all utility companies stating that they have approved the final plat and will be willing to sign the plat once it is approved by the City of North Chicago City Council.

3.10 FINAL ENGINEERING PLAN CONTENTS

- A. Title Sheet
 - 1. Name, title, company, address and telephone number of the engineer responsible for preparing the plans.
 - 2. Engineer's seal and signature.
- B. Existing Topography Sheet
 - 1. Existing topography, at one-foot (1'-0") contour intervals extending 100 feet past the property line.
 - 2. Existing utility locations, sizes, and elevations
 - 3. Existing building locations
 - 4. Existing trees/landscaping
 - 5. Any other existing features that will remain or will be demolished
 - 6. Permits – Appropriate approvals shall be obtained when required from the Illinois Historic Preservation Agency and the Illinois Department of Natural Resources – Endangered Species division.
- C. Demolition Plan
 - 1. Notations showing what is to remain and what is to be removed
 - 2. Notes stating how items shall be removed, capped, or abandoned.
 - 3. Notes referencing all procedures to follow in demolition.
- D. Road Construction
 - 1. Road construction plans shall include plan and profile views. The plans shall show the existing and proposed centerline elevations at each station for all the roads to be improved. The grade line profile shall be shown at the minimum scale of 1" = 100' horizontal and 1" = 10" vertical. Complete horizontal and vertical curve data shall be shown for each road. A typical cross section shall be included in the plans. Deceleration lanes and entrance design shall be included.

2. The roadways shall follow the requirements of the Illinois Department of Transportation
 3. Appropriate permits shall be obtained through the City, County, Township, or State depending on the jurisdiction of the new public roadway and/or the connecting roadway.
- E. Parking Lot Construction
1. Site Paving Plan
 - a. Pavement section including pavement type and depth
 - b. Details on striping, location, size, and type
 - c. Signage with details showing location, size, and type
 - d. Dimensions showing proposed layout
- F. Grading Plan
1. Existing topography, at one-foot (1'-0") contour intervals extending 100 feet past the property line.
 2. Proposed grading of development including detailed slopes and gradients, notations of any berms and swales with slope and gradient.
 3. Proposed elevation of buildings
 4. Stormwater detention grading including slope of sides, slope of bottom (if applicable), high water line, normal water line (if applicable), and overflow location and elevation. Cross section of basin shall also be included.
 5. Spot grades of curbs as needed for parking lot layout or special driveway layout or other needs of the development.
 6. Retaining Walls - Location and elevation of walls to be provided
 7. Permits – Appropriate permits shall be obtained from the appropriate agencies such as but not limited to Illinois Environmental Protection Agency (for National Pollutant Discharge Elimination System), Illinois Department of Natural Resources (some stream connections), US Corp of Engineers (wetlands), and Lake County Stormwater Management Commission (for wetlands and large scale projects).

G. Utility Plan

1. Existing utilities including storm sewer, sanitary sewer, water main, electric service, gas service, telephone service, cable service, and any fiber optic lines all with location, elevation, and size (as applicable). Existing field tiles to be shown when appropriate.
2. Proposed storm sewer location with size, slope, elevation, and material type as well as connection information and types of drainage structures to be used.
3. Proposed sanitary sewer location including location, elevation, size, and material type as well as connection information and types of structures to be used.
4. Proposed water main location with size, elevation, and material type as well as hydrant location and elevation, and valve location and elevation.
5. Proposed lift station location with details and specifications (if applicable).
6. Proposed street light/parking lot light location.
 - a. Photometric plan should be provided conforming with the standards found in the City of North Chicago Zoning Ordinance.
7. Plan and profiles of storm sewer, sanitary sewer, and water main to be provided when warranted by the Illinois Environmental Protection Agency when not part of a roadway profile.
8. Detention basin outlet control structure details.
9. Permits – Appropriate permits shall be obtained from the Illinois Environmental Protection Agency (for water and sewer mains) as well as North Shore Sanitary District.

H. Soil Erosion and Sediment Control Plan

1. The plan shall include soils, topographic and drainage information as well as any planned temporary or permanent structural or vegetative erosion and sediment control measures.
2. This plan shall conform to the standards found in the Lake County Watershed Development Ordinance.

- I. Construction Details
 - 1. Providing schematic drawings for all features proposed onsite
- J. Specifications
 - 1. In plan form or book form, providing information on the specifics of each proposed feature onsite.
- K. Exhibits
 - 1. Plan sheet showing overlay of proposed easements onto utility plan
 - 2. Plan sheet showing proposed landscaping overlaid onto utility plan.
 - 3. Traffic study (if required)
 - 4. Stormwater Report
 - a. Following the standards found in the Lake County Watershed Development Ordinance, as amended from time to time, as well as additional standards found within this subdivision ordinance signed and sealed by a professional engineer.
- L. Miscellaneous Information
 - 1. Performance bond or irrevocable bank letter of credit in the amount of one hundred fifty percent (110%) of the estimated cost of land improvements as determined by a registered professional engineer and approved by the City Engineer.
 - 2. Cost Estimate detailing the estimated cost of the site improvements as determined by a professional engineer and approved by the City Engineer.

ARTICLE 4 PLAT DESIGN STANDARDS

4.1 GENERAL STANDARDS

- A. The subdivision of land shall conform to the provisions of the Comprehensive Plan of the City of North Chicago.
- B. The subdivision of land shall comply with the provisions of the North Chicago Zoning Ordinance.

4.2 STREETS

- A. All streets shall be laid out with due consideration to public convenience and safety, environmental conditions and existing and proposed land uses.
- B. All streets will comply with the following standards:

| Type | Clear Sight Distance | Minimum Right-of-Way Width | Tangents between Reverse Curves |
|-----------------------|----------------------|----------------------------|---------------------------------|
| Primary | 400'-0" | 100'-0" | 200 |
| Secondary | 300'-0" | 80'-0" | 200 |
| Minor | 200'-0" | 66'-0" | - |
| Cul-de-Sac Turnaround | - | 50'-0" Radius | - |

- C. Half streets shall be prohibited.
- D. Alleys shall be prohibited except where deemed necessary by the Plan Commission to serve commercial or industrial areas.
- E. Utility easements shall not be less than ten feet (10'-0") in width. No buildings or structures shall be erected on utility easements.
- F. Crosswalks shall not be less than twenty feet (20'-0") in width.
- G. Street jogs with centerline offsets of less than one hundred twenty-five feet (125'-0") shall be prohibited.
- H. Minor streets shall be laid out so as to discourage through traffic.
- I. No streets shall intersect at angles of less than seventy (70) degrees.
- J. Turnarounds shall be provided on all dead end streets. No dead end street shall exceed four hundred feet (400'-0") in length, unless topographical conditions so warrant. In such cases, written permission must be received by the Department of Community Development and Planning.

- K. No street names shall duplicate the names of existing North Chicago area streets.
- L. In non-residential areas, the minimum cul-de-sac turnaround radius shall be sixty-six feet (66'-0").

4.3 BLOCKS

- A. The length, width, shape and configuration may vary but design consideration shall be given with respect to zoning requirements, circulation and access, environmental conditions, and special needs of existing and proposed uses.
- B. Blocks shall not exceed twelve hundred feet (1,200'-0") in length.

4.4 LOTS

- A. Lot size, width, depth, shape and orientation may vary, but design consideration shall be given with respect to zoning requirements, environmental conditions, and special needs of existing and proposed uses.
- B. All lots shall comply with the provisions of the North Chicago Zoning Ordinance.
- C. All lots shall front on and have access to a publicly dedicated street.
- D. Double frontage lots are forbidden except where lots back upon a primary street. In such instances, vehicular access between the lots and the primary streets shall be prohibited.

4.5 PARK AND SCHOOL SITE CONTRIBUTIONS

- A. As a condition of final plat approval, the dedication of land for recreational purposes and school sites, a cash contribution in lieu thereof, or a combination land donation and cash contribution shall be required.
- B. The ultimate number of students to be generated by a subdivision shall bear directly upon the amount of land required to be dedicated for school sites. The land dedication requirement shall be determined by obtaining the ratio of: (1) estimated number of children to be generated from the subdivision in each school classification, to the (2) maximum recommended number of students to be served in each school classification as stated herein, and then applying such ratio to the (3) minimum recommended number of acres of land for a school site of each school classification as stated herein. The product thereof shall be acres of land required to be dedicated to serve the estimated increase in children in each such school classification.

- C. School classification and size of school sites within the City shall be determined in accordance with the following criteria:

| School Classification by Grades | Maximum Number of Students for each School Classification | Minimum number of Acres of Land for each School Site of such Classification |
|---|---|---|
| Elementary: K through 5 or 6 | 600 Students | 11 Acres |
| Junior High: 6th through 8th or 5th through 8th | 900 Students | 29 Acres |
| High School: 9th through 12th | 1,500 Students | 45 Acres |

The ultimate population generated by a subdivision shall bear directly upon the amount of land to be generated for recreational sites. The land dedication requirement shall be 10.0 acres per 1000 ultimate population.

- D. When private open space is provided within a subdivision, the recreational land dedication requirement may be reduced by the amount of private open space provided. The private open space shall be designed to meet the needs of the subdivision population, and shall be improved to the specifications of the Plan Commission and Park District.
- E. Where the subdivision is small or when the available land is inappropriate for a recreation school site, a cash contribution in lieu of the land dedication shall be required. Cash contributions in lieu of park and recreation land dedication shall be held in trust by the City or other public body designated by the City solely for the acquisition of park and recreation land as herein before classified, which will be available to serve the immediate or future needs of the residents of that subdivision or for the improvement of other existing local recreational land already serving such needs. Cash contributions in lieu of school sites shall be held in trust by the City or other public body designated by the City solely for use in the acquisition of land for a school site to serve the immediate or future needs of children from that subdivision or for the improvement of any existing school site already serving such needs, but not for the construction of any school buildings or additions thereto. Actual payment of the contribution(s) or a contractual agreement obligating such payment shall be a prerequisite to final plat approval. Any unexpended cash contribution in lieu of recreation or school site dedications ten (10) years from the date of receipt shall be refunded to the developer who made such contribution.

- F. Whenever a recreational or school site donation is required, such site(s) shall be shown on the preliminary plat. In all other instances, a letter from the affected park district and/or school district stating that either a cash donation agreement is necessary or that no agreement is necessary shall be forwarded to the Plan Commission.
- G. Cash contributions in lieu of land shall be based on the "fair market" value of the areas valued as improved land as specified in these regulations that otherwise would have been dedicated as recreation or school sites. The fair market value shall be determined in one of the two following ways:
 - 1. The affected park district or school district and the developer may execute an agreed upon statement of fair market value which shall be presented to the Plan Commission prior to final plat approval.
 - 2. The developer and the affected park district or school district may commission appraisals of the subject property, to be conducted by a Member of the Appraisal Institute of the American Institute of Real Estate Appraisers. All such appraisals shall be submitted to the North Chicago Plan Commission. If two or more different appraisals of fair market value are received, the Plan Commission shall make the final determination of fair market value.
- H. The Table of Ultimate Estimated Population for Dwelling Units is generally indicative of current and short range projected trends in family size for new construction projects and shall be used in calculating the required land dedication in acres or cash contributions in lieu thereof.
- I. Developers may file written objections to the Table of Ultimate Estimated Population for Dwelling Units. All such objections shall be accompanied by a demographic study which clearly substantiates the use of alternative formulae.
- J. Environmental conditions of the dedicated sites must be suitable for its intended use. Site slope, topography, geology and grading shall not differ significantly from surrounding land.
- K. Utilities, including electricity, gas, water, street lights, sanitary sewer, storm sewer, streets and sidewalks shall be provided to the site boundary when available.
- L. Title to all dedicated sites shall be conveyed to the school district and park district upon final plat approval by the City Council. The developer shall be responsible for conveying good merchantable title to such sites and shall also be responsible for the payment of all real estate taxes accrued to the date of conveyance.

- M. Dedication of land and/or cash contributions in lieu thereof required in this section shall also be required in the annexation of land to the City and shall therefore be incorporated in any pre-annexation agreement.
- N. Where the North Chicago Comprehensive Plan calls for more recreational and/or school site land in a particular subdivision than the developer is required to dedicate, the land needed beyond the developer's contribution shall be reserved for subsequent acquisition by the City or other public body designated by the City, provided that such acquisition is made within one (1) year of the date of final plat approval.

TABLE OF ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT

| Type of Unit | Pre-School (0-4 yrs) | Elementary (5-10 yrs) | Junior High (11-13 yrs) | TOTAL | High School (14-17 yrs) | Adults (18 & up) | Total per Unit |
|---|----------------------|-----------------------|-------------------------|-------|-------------------------|------------------|----------------|
| Detached Single Family | | | | | | | |
| 2 BR | .286 | .247 | .096 | .343 | .175 | 1.8 | 2.604 |
| 3 BR | .313 | .399 | .179 | .578 | .291 | 2.0 | 3.182 |
| 4 BR | .417 | .532 | .289 | .821 | .387 | 2.3 | 3.925 |
| 5 BR | .440 | .714 | .517 | 1.231 | .525 | 2.4 | 4.596 |
| Attached Single Family | | | | | | | |
| 1 BR | - | - | - | - | - | 1.5 | 1.500 |
| 2 BR | .488 | .103 | .014 | .117 | .038 | 1.9 | 2.543 |
| 3 BR | .514 | .323 | .090 | .413 | .155 | 2.0 | 3.082 |
| 4 BR | .718 | .639 | .234 | .884 | .284 | 2.2 | 4.086 |
| Low Density Apartment (Up to 15 dwelling units per acre) | | | | | | | |
| Eff'cy | - | - | - | - | - | 1.000 | 1.000 |
| 1 BR | .070 | .052 | - | .052 | - | 1.420 | 1.542 |
| 2 BR | .315 | .213 | .085 | .298 | .098 | 1.780 | 2.491 |
| 3 BR | .472 | .319 | .128 | .447 | .188 | 2.000 | 3.107 |
| 4 BR | .496 | .556 | .174 | .730 | .261 | 2.100 | 3.587 |
| High Density Apartment (16 dwelling units per acre and up) | | | | | | | |
| Eff'cy | - | - | - | - | - | 1.000 | 1.000 |
| 1 BR | .050 | .026 | - | .026 | - | 1.260 | 1.336 |
| 2 BR | .210 | .065 | .035 | .100 | .029 | 1.430 | 1.769 |
| 3 BR | .430 | .150 | .080 | .230 | .092 | 2.000 | 2.752 |

ARTICLE 5 LAND IMPROVEMENTS

5.1 GENERAL STANDARDS

- A. In addition to the design standards established herein, all subdivision plans shall comply with the following laws, rules, and regulations:
1. All applicable provisions of the Illinois Revised Statutes
 2. The City of North Chicago Zoning Ordinance and City Code and all other applicable laws of the City.
 3. The rules of the Illinois Department of Transportation and the Lake County Division of Transportation relating to safety of access and the preservation of the public interest and investment in the streets if the subdivision or any lot contained therein abuts a state or county highway or connecting street.
 4. All standards, regulations, and specifications adopted and maintained by the City Engineer.
 5. Accessibility Standards as published by the State of Illinois Capital Development Board.
 6. The current and applicable standards of the Illinois Environmental Protection Agency concerning water quality and distribution and sewage collection and treatment.
 7. Unless the City Council has specifically determined that no development agreement shall be required, the developer shall enter into a development agreement for the construction of all required public improvements and other improvements necessary to serve the subdivision or development. The development agreement shall include the following provisions:
 - a. A description of the proposed improvements
 - b. The estimated cost of all improvements, in an amount approved by the City Engineer
 - c. A performance bond or letter of credit in the amount of 110% of the estimate of cost.
 - d. Covenants, restrictions, and easements necessary to protect, preserve, and maintain the improvements and other public land features.

- e. Payment of required fees, donations and costs, including but not limited to all legal fees incurred by the village in connection with the negotiation and preparation of any development agreement that may be required in connection with such subdivision or development.
- f. Acknowledgements and indemnifications from the developer.

5.2 STREETS

- A. All streets in subdivisions that have received final plat approval from the North Chicago City Council shall be designed and constructed in accordance with the current State of Illinois Standard Specifications for Road and Bridge Construction.
- B. All streets in subdivisions that have received final plat approval from the North Chicago City Council shall be designed and constructed in accordance with the following standards:

| | Primary | Secondary | Minor |
|--------------------------|----------------|------------------|--------------|
| Structural Design Factor | 3.84 | 3.84 | 2.98 |
| Minimum Pavement Width | 51'-2" | 39'-2" | 30'-2" |
| Curb and Gutter | B6.12 | B6.12 | B6.12 |
| Maximum Gradient | 3.0% | 3.0% | 5.0% |
| Minimum Gradient | 0.5% | 0.5% | 0.5% |
| Intersection Curb Radius | 25'-0" | 25'-0" | 15'-0" |

- A. The City Engineer may impose more stringent requirements as required by site conditions or project characteristics.
- B. The structural design factor for all industrial streets shall be 4.50.
- C. Public residential streets dedicated to the City shall be constructed of B6.12 Curb and Gutter. Private residential streets may be constructed of M3.12 Curb and Gutter. All parking lots shall be constructed of B6.12 Curb and Gutter.

- D. Vertical curves shall be used as prescribed below:
 - 1. Primary Street – 300', but not less than 65' for each percent difference in grade.
 - 2. Secondary Street – 200', but not less than 65' for each percent difference in grade.
 - 3. Minor Street – 100', but not less than 30' for each percent difference in grade.
- G. The cross slopes on all roadways shall be two percent (2.0%).
- H. Driveways
 - 1. Driveways for residential buildings shall be constructed of a minimum of two (2) inches of bituminous surface over six (6) inches of compacted aggregate base OR four (4) inches of concrete pavement.
 - 2. Driveways for commercial or industrial sites shall follow the standards of the parking lot pavement.

5.3 PARKING LOTS

- A. Generally, the minimum standards for a pavement not traveled by trucks should be 1.5" Bituminous Surface Course, 1.5" Bituminous Binder Course, and 8" Compacted Aggregate Base Course or 8" Portland Cement Concrete with 4" Compacted Aggregate Base Course or another pavement section approved by the City Engineer.
- B. For pavements that include truck traffic, the minimum standards are 2" Bituminous Surface Course, 2" Bituminous Binder Course, and 10" Compacted Aggregate Base Course or 8" Portland Cement Concrete with 4" Compacted Aggregate Base Course or another pavement section approved by the City Engineer.
- C. Handicap Accessible parking shall be located and designed per the Illinois Accessibility Code. Details of signage and striping shall be provided. Ramps shall be provided per the Illinois Accessibility Code and shall comply with current city construction standards.
- D. Parking lot striping shall be laid out per the dimensions in the City of North Chicago Zoning Ordinance and may be striped yellow or white depending on the petitioner.

5.4 WATER SUPPLY

- A. All subdivisions that have received final plat approval from the North Chicago City Council shall have an interconnected water distribution system supplying all lots with water from a source approved by the Illinois Environmental Protection Agency (IEPA).
- B. The system shall be designed in accordance with the regulations of the Illinois Environmental Protection Agency (IEPA).
- C. Water distribution systems shall be constructed to provide each lot with a separate connection. Water mains shall not be less than eight inches (8") in diameter and shall be arranged so as to avoid dead ends. Shut off valves shall be provided at each branch main connection and elsewhere, as required, to allow adequate sectionalization for maintenance. Fire hydrants shall be installed at intervals not exceeding three hundred feet (300'-0"). Hydrants shall be placed within reasonable proximity of a driving surface, sometimes being required on private property. The fire department may require a fire protection analysis to confirm appropriate locations.
- D. The following materials are acceptable for water main construction:
 - 1. Size 6" and 8"
ASA A21.51 Class III
 - 2. Size 10" and larger
ASA A21.51 Class II
 - 3. PVC Plastic Pressure Main
Class 150 (SDR-18)
- E. Calculations shall be provided showing that all vertical and horizontal separation requirements are sufficient.
- F. Water mains shall comply with the Standard Specifications for Water and Sewer Main Construction in Illinois.

5.5 SANITARY SEWERS AND SEWAGE DISPOSAL

- A. All subdivisions that have received final plat approval from the North Chicago City Council shall have a sanitary sewer system, serving each lot, connected to a city approved central sewage treatment plant. The system shall be designed in accordance with the requirements of the Illinois Environmental Protection Agency (IEPA).
- B. No oxidation ponds, seepage lagoons or holding lagoons shall be permitted. Sanitary and storm sewer systems shall not be combined. Sanitary sewer systems shall be constructed to provide each lot with a separate connection. Main sanitary sewer lines shall be no less than eight inches (8") in diameter and shall be arranged to avoid dead ends.
- C. The following materials are acceptable for main line sanitary sewer construction:
 - 1. PVC Gravity Sewer (SDR-35, SDR-26, or SDR-18 whichever is applicable).
- D. Calculations shall be provided showing that all vertical and horizontal separation requirements are sufficient.
- E. Sanitary sewers shall comply with the Standard Specifications for Water and Sewer Main Construction in Illinois.

5.6 STORM DRAINAGE

- A. All subdivisions that have received final plat approval from the North Chicago City Council shall have a storm drainage system, serving all land, improved or otherwise, within the subdivision. The storm drainage system shall be designed to discharge into a city-approved watercourse or drainage system with adequate excess capacity to accommodate the increased flow.
- B. Storm sewers shall be designed and constructed to carry, without surcharge, the rate of storm water flow generated during a storm of ten (10) year frequency. Calculations substantiating system design shall be provided to the City Engineer.
- C. The following materials are acceptable for storm sewer construction:
 - 1. Reinforced Concrete Pipe ASTM C-76.
 - a. Class IV pipe to be used when under a truck area or the condition of a shallow pipe exists.

2. HDPE Pipe.
 - a. Can be used in private developments only.
3. Other materials
 - a. Other materials may be used with approval of the City Engineer.

D. Calculations

1. Shall be designed using the “flowing full” model rather than hydraulically unless approved by the City Engineer.
2. Coefficients shall be calculated using 0.9 for impervious areas and 0.45 for pervious areas.
3. Hydraulic grade lines to be provided for all storm sewers.
4. Inlet capacity calculations shall be provided unless waived by the City Engineer.
5. Overland flow routes shall be shown on the plan sheets and calculations showing ponding amounts at inlets shall be shown unless waived by the City Engineer. Inlets shall not pond more than nine (9) inches in a driving/pedestrian area. Inlets may not exceed one (1) foot of ponding in rear or side yards.
6. Calculations shall be provided showing that all vertical and horizontal separation requirements are sufficient.

E. Collection

1. All stormwater must be collected onsite prior to being conveyed to the public sewer system.

F. Conveyance

1. All stormwater must be treated as outlined in the Lake County Watershed Development Ordinance prior to conveyance to the public sewer.

5.7 STORMWATER DETENTION BASINS

- A. Wet bottom basins
 - 1. Shall have a maximum 4:1 slope, 10 foot safety ledge with 3:1 maximum slope below the safety ledge. A wet bottom basin shall contain at least 5 feet of water
 - 2. Aerators shall be used in all wet bottom basins to reduce stagnant water problems.
 - 3. The basin shall have an appropriately sized weir with 1'-0" freeboard.
 - 4. The petitioner shall consider the use of a protective decorative fence for safety. The Director of Community Development and Planning shall approve the use, type, and height.
- B. Dry bottom basins
 - 1. Shall have a maximum 4:1 slope, minimum 2.0% bottom.
 - 2. The basin shall have an appropriately sized weir with 1'-0" freeboard.
- C. Wetland bottom basins
 - 1. Shall have a maximum 4:1 slope with an associated landscape plan detailing the native plantings to be used.
 - 2. The basin shall have an appropriately sized weir with 1'-0" freeboard.
- D. Outlet control structure
 - 1. Shall follow the requirements in the Lake County Watershed Development Ordinance. Plate restrictors or other types of devices that can easily be removed for cleaning are required.
- E. Detention Sizing
 - 1. Shall follow the requirements of the Lake County Watershed Development Ordinance.
 - 2. Shall use a "D" hydrologic rating for the soil types used in creating the curve number.
 - 3. Shall be designed for the 100 year storm event.

5.8 MONUMENTS

- A. Permanent monuments shall be placed at all corners, angles and points of tangency in the subdivision.
- B. Monuments shall be steel pipe at least one-half inch (0.5") in diameter and twenty-four inches (24") in length. The top of the monument shall be set flush with the surface grade.
- C. All federal, state, county or other official benchmarks, monuments or triangulation stations shall be preserved in precise position.

5.9 SIDEWALKS

- A. All subdivisions that have received final plat approval from the North Chicago City Council shall have sidewalks installed along both sides of the streets. Sidewalks may also be required elsewhere by the City Engineer when site and use consideration so dictate.
- B. All sidewalks shall be constructed of portland cement concrete and shall be at least four inches (4") thick with four inches (4") of aggregate base and five feet (5'-0") wide. Sidewalks under driveways shall be at least six inches (6") thick with four inches (4") of aggregate base. Sidewalks shall be constructed within the street right-of-way with lot side edge exactly twenty inches (20") from the property line, except where necessary to join sidewalks on adjacent properties.
- C. Curb cuts shall be constructed at all points of intersection between sidewalks and streets, alleys and drives to allow wheelchair accessibility. The sidewalk surface shall be one inch (1") higher than the surface of the gutter where the sidewalk joins the gutter forming a curb cut.
- D. Handicap Accessible ramps shall be provided per the Illinois Accessibility Code and shall comply with current city construction standards.
- E. All sidewalks shall be handicap accessible with slopes per the Illinois State Standards.

5.10 STREET LIGHTING

- A. All subdivisions that have received final plat approval from the North Chicago City Council shall have street lighting provided throughout. Street light standards shall be installed with street rights-of-way and shall be served by underground wiring connected to a Commonwealth Edison Company power supply.

Street lighting shall comply with the following minimum standards:

| Road Type | Average Foot Candles | Mounting Height | Lamp Size |
|-----------|----------------------|-----------------|-----------|
| Primary | 1.9 | 30'-0" | 400 Watts |
| Secondary | 1.2 | 25'-0" | 250 Watts |
| Minor | 0.6 | 25'-0" | 200 Watts |

- B. Wiring, standards, raceway, and luminaires shall be to the specification of the City Engineer. All luminaires shall be of the high pressure sodium vapor type with an integral ballast.
- C. Standards shall be located not closer than three feet (3'-0") from the back of the curb and shall be located alternately on both sides of the street at such intervals as necessary to produce uniformly the required level of illumination.

5.11 PARKING LOT LIGHTING

- A. All parking lot lighting shall follow the requirements found in the City of North Chicago Zoning Ordinance. Metal Halide fixtures with 90 degree cutoff shall be used unless approved by the City Engineer and Director of Community Development and Planning.

5.12 PUBLIC UTILITIES

- A. Easements shall be provided for public utility service including storm water drainage where necessary. Easements shall be at least ten feet (10'-0") wide and shall be established where practicable at the rear of each lot and along such other lot lines as to provide continuity of alignment from block to block.
- B. All utility distribution lines for telephone, cable television, gas and all electric service to be installed shall be placed underground within easements or dedicated public ways. The installation of such facilities shall be made in compliance with applicable orders, rules and regulations of the Illinois Commerce Commission. The owner or subdivider of any property to be served from such underground installations shall be responsible for compliance with the rules and regulations.

- C. Stormwater detention basins shall be placed in a maintenance easement requiring the owner or association to maintain the basin but giving the City the right to maintain the pond if it becomes in disrepair. If the City performs maintenance work, the owner or association shall reimburse the City for expenses incurred during the maintenance.

5.13 RETAINING WALLS

- A. Shall contain a railing approved by the City Engineer and Director of Community Development and Planning if the wall exceeds one foot in height.
- B. Shall be structurally designed by a licensed structural engineer if the wall exceeds three feet in height.
 - 1. Structural design shall include signed and sealed calculations.
- C. When used on a stormwater detention basin, the wall may only enclose three sides of the detention basin.
- D. If the wall exceeds eight feet in height, a terraced retaining wall with appropriate landscape plantings shall be used.
- E. Shall be composed of decorative modular block or other decorative material (unless impractical) with material being approved by the City Engineer and Director of Community Development and Planning.

5.14 COMPLETION OF LAND IMPROVEMENTS

- A. The subdivider is entitled to the return of his or her performance bond upon:
 - 1. Certification by the City Engineer and the Director of Community Development and Planning that all land improvements have been completed as shown in the final subdivision plat.
 - 2. The submission of two (2) sets of "As built" drawings signed and sealed by the subdivider's engineer showing any corrections or alterations made with the approval of the North Chicago City Engineer and Director of Community Development and Planning where required because of field conditions.
- B. Materials, system arrangement and details of design of all land improvements are subject to the approval of the City Engineer and the Director of Community Development and Planning.

5.15 AS-BUILT REQUIREMENTS OF LAND IMPROVEMENTS

- A. The plan should use the approved engineering plan and provide notation of how improvements have changed.
- B. The improvements to verify are:
 - 1. Storm sewer, sanitary sewer, and water main size, location, and elevation.
 - 2. Slope of proposed swales.
 - 3. Elevation of proposed building(s).
 - 4. Size (volume) of detention basin.
 - 5. Additional items may be requested by the City Engineer when the specific project demands.

ARTICLE 6 FEES, VIOLATIONS AND PENALTIES

6.1 FEES

Fees for subdivision review shall be as established by the City Council from time to time by separate ordinance. In addition to the fees set by ordinance, any developer or person submitting a proposed subdivision shall deposit with the City Controller an amount estimated by the City Engineer, Director of Community Development and City Attorney to be necessary to cover the time spent by the City Engineer, Director of Community Development and City Attorney to reimburse the City all of the costs associated with the review of the proposed subdivision. The developer or other person seeking a subdivision may be required to replenish the escrow if the costs exceed the amount deposited. No review of the proposed subdivision shall commence until the funds are deposited as required by this section.

6.2 VIOLATIONS

Failure to comply with any of the requirements of this Ordinance shall constitute a violation, and any person upon conviction thereof shall be subject to the penalties set forth below. Proceedings may be commenced by warrant, arrest or summons.

Each day that a violation continues shall be considered a separate offense. The owner or tenant of any building, structure, premises or part thereof, any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains a violation may each be found guilty of a separate offense and subject to the penalties set forth below.

The City may also take other lawful action as is necessary to prevent or remedy any violation.

6.3 PENALTIES

Any person who violates this Ordinance upon conviction thereof shall be fined not less than \$50.00, nor more than \$750.00. Each day that a violation exists shall be considered a separate offense.

ARTICLE 7 SEPARABILITY

The several provisions of these subdivision regulations shall be separable, in accordance with the following:

If any court or competent jurisdiction shall adjudge invalid the application of any provision of this Ordinance, such judgment shall not affect any provision of these regulations not specifically included in the judgment.

If any court or competent jurisdiction shall adjudge invalid the application of any provision of these regulations to a particular property, building or other structure, such judgment shall not affect the application of the provisions to any property, building or other structure not specifically included in the judgment.

ARTICLE 8 REPEALS

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

ARTICLE 9 CERTIFICATES

ARTICLE 10 APPROVAL

This Ordinance shall be in full force and effect after passage, approval and publication in pamphlet form according to law.

Mayor

ATTEST:

City Clerk

AYES:

NAYS:

ALDERMEN ABSENT:

PASSED:

APPROVED: