

CHAPTER 34 – SUBDIVISION CODE

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
I	GENERAL PROVISIONS	
	Section 34-1-1 - Title	34-1
	Section 34-1-2 - Purpose	34-1
	Section 34-1-3 - Jurisdiction	34-1
	Section 34-1-4 - Instances When Plats Will Not Be Required	34-1
	Section 34-1-5 - Interpretation	34-2
	Section 34-1-6 - Disclaimer of Liability	34-2
	Section 34-1-7 - Review and Expiration	34-2
II	DEFINITIONS	
	Section 34-2-1 - Interpretation of Terms	34-3
	Section 34-2-2 - Selected Definitions	34-3
III	PLATS AND PLANS	
	<i>Division I – Preliminary Plats</i>	
	Section 34-3-1 - General Procedure	34-10
	Section 34-3-2 - Filing Procedure	34-10
	Section 34-3-3 - Information Required	34-10
	Section 34-3-4 - Plan Commission Action	34-11
	Section 34-3-5 - Review by Village Board; Time Constraints	34-11
	Section 34-3-6 - Rights and Privileges of Subdivider	34-12
	Section 34-3-7 - Reserved	
	<i>Division II – Improvement Plans</i>	
	Section 34-3-8 - Submission of Plans	34-12
	Section 34-3-9 - Information Required	34-12
	Section 34-3-10 - Inspections Required	34-13
	Section 34-3-11 - Filing "As-Built" Records	34-13
	Section 34-3-12 - Reserved	
	<i>Division III – Assurance for Completion of Required Improvements</i>	
	Section 34-3-13 - Approval of Final Plat - Improvements	34-13
	Section 34-3-14 - Forms of Assurance	34-13
	Section 34-3-15 - Amount of Bond or Deposit	34-13
	Section 34-3-16 - Eligible Sureties	34-14
	Section 34-3-17 - Term of Assurance, Extension	34-14
	Section 34-3-18 - Release of Bond/Escrow Deposit	34-14
	Section 34-3-19 - Failure to Complete Improvements	34-14
	Section 34-3-20 - 34-2-21 Reserved	
	<i>Division IV – Final Plats</i>	
	Section 34-3-22 - Village Board Approval	34-14
	Section 34-3-23 - Filing, Time Limits	34-15
	Section 34-3-24 - Information Required	34-15
	Section 34-3-25 - Certificates Required	34-16
	Section 34-3-26 - Administrative Review, Advisory Report	34-17
	Section 34-3-27 - Action by Village Board	34-18
	Section 34-3-28 - Changes in Approved Final Plats	34-18
	Section 34-3-29 - 34-3-34 Reserved	

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
III	PLATS AND PLANS (CONTINUED)	
	<i>Division V – Maintenance of Improvements</i>	
	Section 34-3-35 - Subdivider’s Responsibilities	34-18
	Section 34-3-36 - Maintenance Bond	34-18
	<i>Division VI – Vacation of Plats</i>	
	Section 34-3-37 - Vacation of Plats	34-19
IV	ADMINISTRATIVE PROCEDURES	
	Section 34-4-1 - Enforcement Officer, Duties	34-20
	Section 34-4-2 - Subdivision Variances	34-20
	Section 34-4-3 - Review by Plan Commission	34-20
	Section 34-4-4 - Action by Village Board, Variance Standards	34-20
	Section 34-4-5 - Amendments	34-21
	Section 34-4-6 - Schedule of Fees	34-21
	Section 34-4-7 - Fees: Time of Payment	34-21
V	DESIGN AND IMPROVEMENT STANDARDS	
	<i>Division I – Generally</i>	
	Section 34-5-1 - Applicability of Article	34-22
	Section 34-5-2 - Suitability for Development Generally	34-22
	Section 34-5-3 - Reserved	
	<i>Division II – Lot Requirements</i>	
	Section 34-5-4 - Conformity with Zoning	34-22
	Section 34-5-5 - Access and Relationship to Street	34-22
	Section 34-5-6 - Reference Monuments	34-22
	<i>Division III – Street Design Standards</i>	
	Section 34-5-7 - Plan Integration	34-23
	Section 34-5-8 - Right-of-Way and Pavement Widths	34-23
	Section 34-5-9 - Topographical Considerations	34-23
	Section 34-5-10 - Through Traffic Discouraged	34-23
	Section 34-5-11 - Limited Access to Arterials	34-23
	Section 34-5-12 - Dead-End Streets	34-23
	Section 34-5-13 - Intersections	34-24
	Section 34-5-14 - Reverse Curves	34-24
	Section 34-5-15 - Improvements to Existing Streets	34-24
	Section 34-5-16 - When Excess Right-of-Way Required	34-24
	Section 34-5-17 - 34-5-19 Reserved	
	<i>Division IV – Street Improvement Standards</i>	
	Section 34-5-20 - Developer’s Expense	34-25
	Section 34-5-21 - Curb and Gutter	34-25
	Section 34-5-22 - Maintenance Responsibility	34-26
	Section 34-5-23 - 34-5-24 Reserved	
	<i>Division V – Blocks</i>	
	Section 34-5-25 - Block Width	34-26
	Section 34-5-26 - Block Length	34-26
	Section 34-5-27 - Crosswalks	34-26
	Section 34-5-28 - Reserved	

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
V	DESIGN AND IMPROVEMENT STANDARDS (CONTINUED)	
	<i>Division VI – Sidewalks</i>	
	Section 34-5-29 - Required	34-26
	Section 34-5-30 - Sidewalk Construction Standards	34-26
	Section 34-5-31 - Reserved	
	<i>Division VII – Streetlights</i>	
	Section 34-5-32 - Intersection Lighting	34-27
	Section 34-5-33 - Streetlight System Standards	34-27
	Section 34-5-34 - Reserved	
	<i>Division VIII – Street Name Signs</i>	
	Section 34-5-35 - Specifications	34-27
	Section 34-5-36 - Reserved	
	<i>Division IX – Utilities</i>	
	Section 34-5-37 - Utility Location and Easements Required	34-27
	Section 34-5-38 - Utility Easements	34-28
	Section 34-5-39 - Drainage Easements	34-28
	Section 34-5-40 - Maintenance Easements	34-28
	Section 34-5-41 - Reserved	
	<i>Division X – Water Facilities</i>	
	Section 34-5-42 - Potable Water Required	34-28
	Section 34-5-43 - Fire Hydrants	34-28
	Section 34-5-44 - Reserved	
	<i>Division XI – Sanitary Sewers</i>	
	Section 34-5-45 - Compliance with Regulations	34-28
	Section 34-5-46 - When Public System Planned	34-28
	Section 34-5-47 - Alternate Methods of Disposal	34-29
	Section 34-5-48 - Reserved	
	<i>Division XII – Drainage and Storm Sewers</i>	
	Section 34-5-49 - Purpose and Intent	34-29
	Section 34-5-50 - Special Definitions	34-29
	Section 34-5-51 - Reserved	
	<i>Division XIII – Guidelines for Detention Storage</i>	
	Section 34-5-52 - Applicability	34-30
	Section 34-5-53 - Affidavit of Disclosure of Property Interest	34-31
	Section 34-5-54 - Method of Evaluation	34-31
	Section 34-5-55 - Detention of Differential Runoff	34-31
	Section 34-5-56 - Flows From Upstream Areas	34-31
	Section 34-5-57 - Facilities in Floodplains	34-31
	Section 34-5-58 - Land Credit for Detention Facilities	34-31
	Section 34-5-59 - Reserved	
	<i>Division XIV – Design Criteria</i>	
	Section 34-5-60 - General Requirements	34-31
	Section 34-5-61 - Other References	34-32
	Section 34-5-62 - Storm Water Runoff	34-32
	Section 34-5-63 - Hydraulic Considerations for Detention Storage	34-32
	Section 34-5-64 - Reserved	

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
V	DESIGN AND IMPROVEMENT STANDARDS (CONTINUED)	
	<i>Division XV – Plan Requirements</i>	
	Section 34-5-65 - Plan Requirements	34-33
	Section 34-5-66 - Construction Alternatives	34-33
	Section 34-5-67 - Reserved	
	<i>Division XVI – Inspection, Maintenance and Acceptance by Village</i>	
	Section 34-5-68 - Inspection	34-33
	Section 34-5-69 - Maintenance	34-34
	Section 34-5-70 - Acceptance	34-34
	Section 34-5-71 - Reserved	
	<i>Division XVII – Penalties for Violation</i>	
	Section 34-5-72 - General	34-34
	Section 34-5-73 - Corrective Actions	34-34
	Section 34-5-74 - Penalty	34-34