

**CHAPTER 155: SUBDIVISION REGULATIONS AND DESIGN CRITERIA**

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## CHAPTER 155: SUBDIVISION REGULATIONS

### Section

#### ***General Provisions***

- 155.001 Jurisdiction
- 155.002 Approvals, interpretations and exceptions
- 155.003 Definitions

#### ***Required Land Improvements***

- 155.020
- 155.021 Street plan
- 155.022 Street improvements
- 155.023 Minimum street standards
- 155.024 Easements
- 155.025 Block standards
- 155.026 Lot standards
- 155.027 Alleys and crosswalks in commercial areas
- 155.028 Storm water management and erosion control
- 155.029 Sewers
- 155.030 Public utilities
- 155.031 Sidewalks and driveways
- 155.032 Parkway Maintenance
- 155.033 Street lighting
- 155.034 Public water supply
- 155.035 Cost participation
- 155.036
- 155.037 Variations and exceptions
- 155.038 Building permit
- 155.039 Occupancy permit
- 155.040 Enforcement
- 155.041 Acreage fees

#### ***Design Standards-Engineering and Administrative Procedures***

- 155.055 Introduction
- 155.056 Definitions

## **Subdivision Regulations**

- 155.057 Scope
- 155.058 Pre-design conference
- 155.059 Drawing preparation requirements
- 155.060 Specification requirements
- 155.061 Design computation requirements
- 155.062 Opinion of probable cost
- 155.063 Plan review, inspection and administration fees
- 155.064 Other permit applications and approvals
- 155.065 Revisions to approved drawings and specifications
- 155.066 Construction supervision
- 155.067 Existing facilities
- 155.068 Record drawings
- 155.069 Final processing and acceptance
- 155.070 Waiver of design standards

### ***Design Standards—Erosion Control, Protection and Restoration Requirements***

- 155.080 Introduction
- 155.081 Erosion control
- 155.082
- 155.083
- 155.084
- 155.085
- 155.086
- 155.087
- 155.088 Interruption to utilities and damage to surface improvements
- 155.089 Traffic control
- 155.090 Pavement crossing
- 155.091 Trenching
- 155.092 Bracing and sheeting
- 155.093 Bedding and backfill requirements
- 155.094 Restoration of existing improved surfaces

### ***Design Standards—Sanitary Sewerage Facilities***

- 155.110 Introduction
- 155.111 Service areas
- 155.112 Sewer design
- 155.113 Design details for sanitary sewers
- 155.114 Bedding
- 155.115 Design details for sanitary manholes
- 155.116 Sanitary sewer service lines
- 155.117 Testing and inspecting
- 155.118 Vacuum testing of manholes

## **Huntley - Land Usage**

### ***Design Standards—Storm Water Drainage***

- 155.130 Introduction
- 155.131 General project requirements
- 155.132 Design criteria for storm water detention
- 155.133 Design criteria for storm sewers and surface swales
- 155.134
- 155.135 Adopted; Exceptions
- 155.136 Additions, Insertions and Changes

### ***Design Standards—Water Distribution System***

- 155.150 Introduction
- 155.151 General design considerations
- 155.152 Main capacity
- 155.153 Fire hydrants
- 155.154 Valves
- 155.155 General design details for water mains, 3 - 24 inch diameter
- 155.156 Connections to existing mains
- 155.157 Water service lines
- 155.158 Water main protection
- 155.159 Water service line protection
- 155.160 Testing
- 155.161 Pressure and leakage tests
- 155.162 Disinfection
- 155.163 Workmanship

### ***Design Standards—Roadways, Sidewalks and Streetlighting***

- 155.175 Introduction
- 155.176 Street classification
- 155.177 Geometrics
- 155.178 Combination concrete curb and gutter
- 155.179 Driveways/approaches
- 155.180 Pavement types
- 155.181 Standard design method for pavements
- 155.182 Subgrade support strength
- 155.183 Special requirements for bituminous pavement
- 155.184 Special requirements for concrete pavement
- 155.185 Special requirements for underground utilities
- 155.186 Sidewalks
- 155.187 Street lighting
- 155.188 Signs

## **Subdivision Regulations**

### ***Parks, Schools and Public Areas***

- 155.200 Introduction
- 155.201 General Provisions
- 155.202 Definitions
- 155.203 Administration
- 155.204 Calculations
- 155.205 Land Dedication
- 155.206 Miscellaneous Provisions
- 155.207 Indemnification for liability
- 155.208 Improved sites
- 155.209 Library fee
- 155.210 Fire impact fees

### ***Procedure and Requirements***

- 155.220 Preliminary plat
- 155.221 Final plat
- 155.222 Agreements

155.999 Penalty

Approved Material List [See Public Works & Engineering Approved Material List](#)

Figure 1: Minimum Pavement Requirements

Figure 2: Street Geometric Criteria

Exhibit A: Letter of Credit

Exhibit B: Letter of Credit - Maintenance

## TITLE XV LAND USAGE

### CHAPTER 155: SUBDIVISION REGULATIONS

#### Section

#### *General Provisions*

155.001 Jurisdiction

155.002 Approvals, interpretations and exceptions

155.003 Definitions

## **GENERAL PROVISIONS**

### **§ 155.000 ADOPTION**

Chapter 155: Subdivision Regulations and Design Criteria was adopted in totality at the August 25, 2011 Village Board meeting via Ordinance (O)2011-08.37. Amendments to this chapter or any section of this chapter will be identified by ordinance number when approved in each appropriate section.

### **§ 155.001 JURISDICTION**

- (A) Wherever any subdivision of land shall hereinafter be laid out within the incorporated limits of the Village or contiguous territory not more than one-half mile beyond the incorporated boundary of the Village, the subdivider thereof or his agent shall submit both a preliminary and a final subdivision plat to the Village as defined in § 155.003. Said plans, proposed improvements, and all procedures relating thereto, shall in all respects be in full compliance with the regulations hereinafter contained in this chapter and the design standards contained therein.
- (B) All lands as part of a subdivision offered to the Village for use as streets, highways, alleys, parks and other public use shall be referred to the Village Plan Commission for review and recommendation before being accepted by the Village Board or by any other governing authority.
- (C) Wherever any municipal infrastructure is to be repaired, replaced or newly installed within the incorporated limits of the Village or contiguous territory not more than one-half mile beyond the incorporated boundary of the Village, the following design standards shall govern. This includes, but is not necessarily limited to subdivisions, site improvements and capital projects (road construction, sewer and water installations, storm water management facilities, etc.).  
Penalty, see § 155.999

### **§ 155.002 APPROVALS, INTERPRETATIONS AND EXCEPTIONS**

- (A) No land shall, after the adoption of these regulations, be subdivided or filed for record, nor any street laid out, nor any improvements made to the land, until the plan or plans of the subdivision or street improvements shall have been certified to and approved by action of the Village Board. This approval must be in writing and placed on the original tracing of the final plat, according to the procedure outlined in §§ 155.220 through 155.222.
- (B) No lot, tract or parcel of land within any such subdivision shall be offered for sale, nor shall any sale, contract for sale, or option be made or given until such subdivision plat has been approved by the Village Board.
- (C) No improvements, such as sidewalks, water supply, storm water drainage, sewerage facilities, gas service, electric service or lighting, or grading, paving or surfacing of streets, shall hereafter be made within any such subdivision by any owner or owners or his or their agent, or by any public service corporation at the request of such owner or owners or his or their agent until the plat for the subdivision and also the plans for improvements thereto have been formally recommended by the Plan Commission and approved by the Village Board.

- (D) Subdivisions of land lying outside of the Village and within one and one-half miles of the Village limits, shall also be required to conform with the requirements of this chapter, in accordance with the provisions of the "Revised Cities and Villages Act" of the State of Illinois.
- (E) All interpretations of these rules and regulations are reserved to the administrative bodies referred to herein.
- (F) The Village Board may vary and make exceptions as set forth herein in instances where there is sufficient evidence, in its opinion, or hardship caused by the topographic conditions, or where any other reasonable deterrents prevail.
- (G) Whenever a parcel is divided into lots containing one to three acres, inclusive, and there are indications that such lots will eventually be re-subdivided into smaller building lots, consideration shall be given to the street and lot arrangement of the original subdivision so that additional minor streets can be opened which will permit a logical arrangement of smaller lots.
- (H) Because of their potential impact on the Comprehensive Plan of the Village of Huntley Planned Unit Developments, as defined in the Zoning Code, are considered subdivisions and shall be subject to the standards of this chapter whether the PUD is in the corporate limits of the Village or within the extraterritorial one and one-half mile planning jurisdiction of the Village. Penalty, see § 155.999

### § 155.003 DEFINITIONS

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**ALLEY.** A strip of land, not less than 20 feet in width and not more than 30 feet in width along the side or in the rear of properties, intended to provide access to these properties. A 16- foot alley may be considered for a one-way alley.

**BLOCK.** A tract of land bounded by streets, or in lieu of street or streets, by public parks, cemeteries, and railroad rights of way, the centerlines of other lakes or streams, or a corporate line of the Village.

**BUILDING LINE.** A line or lines on the horizontal surface of a lot, parallel or nearly parallel to the front, side and rear lot lines and located at a distance prescribed by the yard regulation of the Zoning Code beyond which no portion of a principal building may extend except as provided by the Zoning Code.

**COLLECTOR STREET.** Those streets carrying between 1,000 and 5,000 vehicles per day that collect and distribute traffic between the arterial street system and local streets. Collector Streets may occur in residential, industrial or commercial areas and their design will vary depending upon which of these areas they are in.

**COMMERCIAL AREA.** An area predominantly used or zoned for retail sales or services or office development. Retail sales development means any building or property used for selling goods or merchandise to the general public for personal or household consumption and rendering services incidental



to the sale of such goods. Retail services development means providing services or entertainment, as opposed to products, to the general public for personal or household use, including eating and drinking places, hotels and motels, finance, real estate and insurance,

personal service, motion pictures, amusement and recreation services, health, education and social services, museums and galleries. Office development means a building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, and may include ancillary services for office workers, such as a restaurant, coffee shop, newspaper or candy stand, and child care facility.

**CONDUIT.** A buried pipe for the installation of wires or cables or the conveyance of gas, water, storm water or sewage.

**CONTRACTOR.** An individual, company, firm or other party or organization who contracts to physically construct all or a portion of a project for either a subdivider or the Village.

**CRADLE.** Bedding placed under and around a conduit for proper support.

**CROSSWALK.** A strip of land dedicated to public use, which is reserved across a block to provide pedestrian access to adjacent areas.

**CUL-DE-SAC.** A street having one open end and being permanently terminated by a vehicle turnaround. The length of cul-de-sac is measured from the centerline of the intersecting street and the back of curb of cul-de-sac bulb. A minimum criterion is 150 foot in length with a maximum length of 750 feet.

**DESIGN ENGINEER.** The individual or firm retained by the subdivider who is responsible for the design and preparation of construction documents for a project.

**DRIVEWAY APPROACH.** Portland Concrete or Bituminous Concrete surface typically located between the (depressed) curb and sidewalk (parkway), for the expressed entrance or egress to private property. Owned and maintained by the property owner.

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

**FIELD INSPECTOR.** An individual, company or firm appointed by the Village to observe construction for compliance with approved drawings and specifications.

**FRONTAGE ROAD.** A local street which is parallel and adjacent to an arterial or expressway, and which provides access to abutting properties and protection to local traffic from through traffic on the arterial or expressway.

**INDUSTRIAL AREA.** An area predominantly used or zoned for industrial development. Industrial development means any building or property used for the assembly, fabrication, or processing of goods and materials or lot where such activity takes place, or the indoor or outdoor storage of goods and materials, or research laboratories that are designed and equipped for basic or applied research or experimental study, testing, or analysis in the natural sciences or engineering, including any educational activities associated with and accessory to such research, and may include ancillary services for the conduct of the affairs of the business such as offices and child care facilities.

**LIVE STORAGE.** That volume available in a reservoir for holding storm water in accordance with the

requirements of these design standards.

**LOCAL STREET.** Those having limited continuity and carrying up to 1,000 vehicles per day which are used primarily for access to abutting properties, or to meet the local traffic flow needs of a neighborhood or community.

**LOT.** A portion of a subdivision or other parcel of land intended for transfer of ownership or for building development.

**MAJOR ARTERIAL.** A street for interurban continuity or regional importance that provides reasonably continuous routes through the whole or major portion of the Village, or any street which carries volume greater than 12,000 vehicles per day.

**NON-URBANIZED AREA.** Any area zoned RE-1 or RE-2 where curbs and gutters are not present.

**PARKWAY.** That area of a street right-of-way between the back of curb or pavement edge and the right-of-way line intended for use primarily by pedestrian traffic and developed in a park-like character.

**PLAT, FINAL.** The final survey and engineering maps, drawings, and supporting material indicating the subdivider's plan of the subdivision which, if approved, may be filed with the County Recorder of Deeds.

**PLAT, PRELIMINARY.** The preliminary survey and engineering maps, drawings, and supportive material indicating the proposed layout of a subdivision.

**RECORD DRAWINGS.** Design drawings checked in the field and which are revised to show as-constructed location, elevation grading and specification of material for improvements and utilities.

**RELEASE RATE.** The controlled rate at which storm water is released from a holding reservoir.

**RESIDENTIAL AREA.** An area predominantly used or zoned for residential development. Residential Development means any detached single family dwelling, townhouse or attached single family dwelling, or multiple family dwelling, or residential care facility.

**SECONDARY ARTERIAL.** Those streets carrying between 5,000 and 12,000 vehicles per day that interconnect and augment the Major Arterials. Secondary Arterials serve major traffic flows between various activity centers and districts within the Village and can also connect directly to the system of existing Township and Farm Roads around the Village.

**STANDARD SPECIFICATIONS.** The most current edition of the "Standard Specifications For Road and Bridge Construction," State of Illinois, Department of Transportation, which may be used in conjunction with the specifications of the Village.

**STORM WATER DETENTION BASIN.** A reservoir for the temporary storage of storm water.

**STREET.** An area of land which serves or is intended to serve as a vehicular and pedestrian access to abutting lands or to other streets.

**STREET, PUBLIC.** All primary, secondary and minor streets which are shown on the subdivision plat and are to be dedicated for public use.

**STREET R.O.W.** The shortest distance between the lines of lots delineating the public street.

**SUBDIVIDER.** The person or persons responsible for preparing and recording the plats of the subdivision and for carrying out these requirements. The term "developer" may be used interchangeably with subdivider for the purposes of these standards.

**SUBDIVISION.** A subdivision is the division of a lot, tract or parcel of land into two or more lots, parcels or other divisions of land, or a re-subdivision of a lot, for the purpose, whether immediate or future, or transfer of ownership or building development, including all changes in street or lot lines; provided, however, that a division of land, for agricultural purposes, in parcels of more than five acres not involving any street or easement of access, shall be exempted.

**SWALE.** A ditch or surface drainage channel meeting certain specific criteria as established herein for the movement of storm water over a land surface.

**VILLAGE.** The Village of Huntley and its area of jurisdiction.

**VILLAGE BOARD.** The President and Board of Trustees of the Village of Huntley.

**VILLAGE ENGINEER.** The individual or firm appointed or contracted by the Village who is licensed to practice professional engineering in the State of Illinois and is responsible for reviewing subdivision plans on behalf of the Village, recommends changes from time to time to these design standards and performs other duties as directed by Village ordinance.

**URBANIZED AREA.** Any area within the Village other than those areas zoned RE-1 and RE-2 where curbs and gutters are present.

**VILLAGE PLAN.** Reference to "Comprehensive Plan" or "Village Plan" shall mean the Comprehensive Plan of the Village of Huntley, as approved by the Plan Commission and adopted by the President and Board of Trustees of the Village of Huntley.

**WATER SYSTEM, LOOPED.** A system of water distribution mains whereby a water service and/or fire hydrant can receive water from the main from two separate sources.

**WATERSHED.** That land area from which all runoff from rainfall would eventually reach the point in question by flowing over the surface of the ground or through existing improvements.

**WETLANDS.** Those transitional lands between terrestrial and aquatic system near where the water table is usually at or near the surface or the land is covered by shallow water. Classification of areas as wetlands shall follow the "Classification of Wetlands and Deepwater Habitats of the United States" as published by the U.S. Fish and Wildlife Service.

## TITLE XV LAND USAGE

### CHAPTER 155: SUBDIVISION REGULATIONS

#### *Required Land Improvements*

- 155.020
- 155.021 Street plan
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- 155.025 Block standards
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- 155.030 Public utilities
- 155.031 Sidewalks and driveways
- 155.032 Parkway Maintenance
- 155.033 Street lighting
- 155.034 Public water supply
- 155.035 Cost participation
- 155.036
- 155.037 Variations and exceptions
- 155.038 Building permit
- 155.039 Occupancy permit
- 155.040 Enforcement
- 155.041 Acreage fees

## **Subdivision Regulations**

### ***REQUIRED LAND IMPROVEMENTS***

#### **§ 155.021 STREET PLAN**

The subdivision of land, including the arrangement, character, extent, width, grade and location of all streets, alleys, or other land to be dedicated for public use, shall conform to the Comprehensive Plan of the Village of Huntley as approved and adopted by the Village Board and other responsible governmental bodies and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. Penalty, see § 155.999

#### **§ 155.022 STREET IMPROVEMENTS**

- (A) Street improvements are required to be constructed in conformity with the design standards adopted by the Village.
- (B) In subdivisions outside of the corporate areas, but within the 1½-mile area, street improvements shall conform to the same standards of improvements as required of subdivisions within the corporate area.
- (C) Final surface for public streets may be delayed at the direction and or approval of the Village Engineer to avoid premature damage of final surface course.  
Penalty, see § 155.999
- (D) Once the final surface course has been placed, NO CONSTRUCTION TRAFFIC signs shall be posted at the subdivision entrances. Further access to the subdivision by construction traffic shall be by means of a construction entrance. Said entrance shall be constructed of three (3) inch diameter stone in accordance with "Illinois Urban Manual" Standards for minimum length of 150 feet.

#### **§ 155.023 MINIMUM STREET STANDARDS**

- (A) All minimum standards established are intended to be construed solely as minimums. Additional standards may be required depending on the topography, soil and overall geological or special conditions of each individual parcel being developed. The standards for streets shall be in conformance with the design standards established by the Village. The Village Engineer may recommend and the Village Board may require standards beyond the minimums set forth when geological conditions dictate the necessity for additional standards.
- (B) All right-of-way widths shall conform to the dimensions shown in design standards adopted by the Village.
- (C) Minor streets shall be so laid out that their use by non-local traffic will be discouraged, without

impairing overall traffic or utility efficiency.

- (D) Alleys in residential districts are not permitted, except where deemed necessary, and at the discretion of the Plan Commission and/or the Village Board.
- (E) Half streets shall be prohibited, except where essential to the reasonable development of this regulation, and where the Plan Commission and/or the Village Board finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be planned within such tract.
- (F) No street names may be used which will duplicate, or be confused with the names of existing streets. Each name has to be approved by the Village Board.
- (G) Provisions shall be made for serving lots abutting Arterials by either the use of:
  1. Frontage Roads
  2. Restriction of access to internal subdivision streets
  3. Shared driveway access (for commercial and industrial areas only)

Screening shall be required along arterials should a frontage road not be provided. These provisions are intended to provide adequate protection of residential properties and to afford separation of through and local traffic.

- (H) Subdivisions shall provide at least one well-planned Collector Street.
- (I) Streets are the preferred routing of the overland emergency floodway.
- (J) Curbs shall be depressed where sidewalks intersect curblines for the full width of the sidewalk to provide for handicapped ramps as provided in the design standards adopted by the Village.

Penalty, see § 155.999

#### **§ 155.024 EASEMENTS**

- (A) Easements when required for Village owned and/or maintained utilities to be labeled municipal utility easement (M.U.E.) shall be at least 20 feet wide. All other easements provided for non-municipally owned utilities shall meet the requirements of the individual company and be called public utility easements (P.U.E.). A P.U.E. cannot co-exist with a M.U.E. except by permission of the Village Engineer or Public Works Director.
- (B) A drainage easement (D.E.) is to be established for the purpose of conveyance of surface waters at a width necessary such that the width of surface water is contained within the limits of the D.E. The maximum design for allowing conveyance of surface waters shall be in accordance with the “100 year storm event” as defined in the Kane County Stormwater Ordinance as adopted by the Village of Huntley, and shall include a provision prohibiting the installation of trees, shrubs, hedges, bushes, or

other impediments to runoff, if determined by the Village Engineer that they would hinder or prevent the drainage of surface water. The establishment of a D.E. is a perpetual right to convey surface water and the Village retains the right to enter the easement and perform any necessary maintenance if the property owner fails to adequately maintain the area.

Penalty, see § 155.999.

- (C) Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width needed to straighten, or for maintenance access, or both, as will be adequate for the purposes. Parallel streets or parkways may be required in connection therewith.
- (D) Construction of detached garages, sheds or other equipment and/or structures are prohibited in the easements defined in this section except by permission of the Village Engineer and Public Works Director. Any such structures installed within any easement, defined above, with or without permit from the Village, Utility Company or other authorized user of said easement, shall be removed by the current owner of said property, upon request of the Village, Utility or other authorized agent for which the easement has been established. All costs incurred by the removal or relocation of any such obstruction to said easement shall be the sole responsibility of the current owner or owner's agent.

#### **§ 155.025 BLOCK STANDARDS**

- (A) The maximum lengths of block shall be 1,200 feet unless otherwise approved by the Village Board. Blocks over 1,200 feet require a crosswalk. Crosswalk dedication of not less than ten feet in width shall be provided where necessary by the Plan Commission at the approximate centers of the blocks. A sidewalk shall be constructed in conformance with § 155.186 and shall be erected on the center line, and full length of the crosswalk. The Plan Commission or the Village Board will specify the use of additional crosswalk in any instance to provide safe and convenient access to schools, parks or other similar destinations.
- (B) No specific rule concerning the shape of blocks is made, but blocks must fit easily into the overall plan of the subdivision and their design must evidence consideration of lot planning, traffic flow, and public areas.
- (C) Blocks intended for commercial and industrial use must be designated as such and the plan must show adequate off-street areas suitably surfaced to provide for parking, loading docks and such other facilities that may be required to accommodate motor vehicles.  
Penalty, see § 155.999

#### **§ 155.026 LOT STANDARDS**

- (A) The minimum lot dimensions for residential development shall be pursuant to the Zoning Code at the established building line. (This minimum requirement shall not apply to land subdivided for non-residential development.) Corner lots shall be 10% larger than the minimum permitted within the zoning district.



- (B) Corner lots shall be sufficiently larger than interior lots to allow maintenance of building set back lines on both streets.
- (C) Within the incorporated limits of the Village, building lines shall conform to the front yard provisions of the Zoning Code. Building lines for territory outside the incorporated limits, but within the jurisdiction of this chapter, shall conform to the provision of the applicable county ordinance except that in no instance shall the building lines be less than 25 feet from the street line.
- (D) All lots shall abut publicly dedicated streets.
- (E) Side lines of lots shall be approximately at right angles or radial to the street line.
- (F) Double frontage lots are discouraged except where lots back upon a primary street (major) and in such instances, vehicular access between the lots and the thoroughfare is prohibited or where topography of the land might render subdividing otherwise unreasonable. Such lots shall have an additional rear yard depth of at least 20 feet in order to allow for a protective screen planting.
- (G) Lots abutting a water course, drainage way, wetland, channel or stream shall have additional minimum width or depth as required to provide an adequate building site and afford the minimum usable area required in the Zoning Code for front, rear and side yards.  
Penalty, see § 155.999

#### **§ 155.027 ALLEYS AND CROSSWALKS IN COMMERCIAL AREAS**

Alleys and crosswalks shall be provided in commercial areas unless such areas are otherwise provided with off-street loading space.

Penalty, see § 155.999

#### **§ 155.028 STORM WATER MANAGEMENT AND EROSION CONTROL**

Facilities to control the discharge of stormwater runoff from a development shall be required in accordance with § 155.130 through 155.136. Direction shall be included in both the plans and special provisions in sufficient detail to define what physical measures the developer shall perform to eliminate the effects of soil erosion, mud tracking and the resultant sedimentation problems both on and off the site in accordance with § 155.080 through 155.086. Control of erosion shall be required both during and following construction, until expiration of the required maintenance bond.

Penalty, see § 155.999

#### **§ 155.029 SEWERS**

Sanitary sewers shall be installed to comply with specifications established by the Village Engineer and shall be connected to the sanitary disposal system of the Village of Huntley if reasonably accessible; otherwise, to a specifically constructed sanitary sewage disposal plant in accordance with the plans acceptable to the Village. Where public sanitary sewers are not reasonably accessible individual septic systems may be permitted; however, a subdivision plat shall in no case be approved which shall be dependent upon individual septic systems and private wells, except where lots therein contain not less than 40,000 square feet each and

said system are approved by the appropriate County Department. If the subdivision is served with public water supply, the lots with septic systems shall contain at least 25,000 square feet each. All Village maintained utilities shall be placed within dedicated rights of way and approved easements and specifically these utilities shall not be placed upon private properties except for PUDs in which alternate agreement(s) are entered into by the Village and subdivider.

Penalty, see § 155.999

### **§ 155.030 PUBLIC UTILITIES**

- (A) All existing and proposed utility lines, conduits or cable for telephone, electric and cable television services shall be placed a minimum of 24 inches underground within the easements or dedicated public ways as recommended by the Village Engineer and as approved by the President and Village Board in conjunction with the approval of any final plat of subdivision or final planned unit development. Further, all transformer boxes shall be located so as not to be hazardous to the public.
- (B) Penalty, see § 155.999
- (C) Permits shall be required for the installation of conduits, cable or piping for telephone, electricity, cable TV and natural gas supply and distribution in accordance with utility franchise agreements.
- (D) All Service lines to buildings or structures shall be placed underground in an approved manner and shall follow lot lines or easements to the shortest point from lot line to building at a 90 degree angle from such lot line or easement. Services to buildings or structures shall not be placed diagonally across any lot to any building or structure.  
(Reference § 155.036)

### **§ 155.031 SIDEWALKS AND DRIVEWAYS**

Sidewalks and driveways are required to be constructed in accordance with the design standards adopted by the Village.

Penalty, see § 155.999

### **§ 155.032 PARKWAY MAINTENANCE**

- (A) Parkway shall be required to be constructed in accordance with the design standards set forth in this Chapter or otherwise adopted by the Village.
- (B) The following maintenance of the parkway area, defined as that area adjacent to any lot or parcel, between the property line and any street shoulder or curb, shall be the responsibility of the property owner of said lot or parcel:
  - 1. Mowing of grass or ground cover.
  - 2. Maintaining private driveway approaches; Private driveways, driveway approaches, curbs, and related structures shall be designed, constructed, installed, and maintained in accordance with all applicable design standards under this Chapter.

3. Trimming and pruning of trees located on the property owner's lot or parcel that overhang the public right-of-way as necessary to prevent obstruction of streets and sidewalks and protect public safety, including as needed to maintain a minimum clearance of twelve feet (12') above traveled pavement or curb of a public street, to allow public right-of-way signs to be seen by motorists and pedestrians, and to remove damaged or hazardous branches.
4. Keeping culvert opening free of debris.
5. Maintaining mailboxes and support structures in accordance with the following requirements and standards:
  - i. Placement of Mailboxes
    - The placement and use of freestanding, individual mailboxes at the curb on the right-of-way in front of each residence is permitted.
    - Within the cul-de-sac, mailboxes may be grouped all together or individually at the curb as determined by the Postmaster therein.
    - The standards for the placement of freestanding mailboxes shall be as follows: The face of the mailbox shall not be less than six inches (6") or more than ten inches (10") from the back edge of the curb, and the bottom of the mailbox shall be a minimum of forty-two (42") and a maximum of forty-eight (48") above the top of the curb. Residents shall be responsible for placing, replacing, and repairing of said mailboxes. The Village will not replace or repair any damaged mailbox unless said damage is caused by the Village and the mailbox was installed in conformance with these standards. Mailboxes damaged and in conformance with the standards shall be repaired or replaced in accordance with the Mailbox Repair Program or such other programs and standards as the Village Board may establish from time to time.
    - A standard metal mailbox shall be mounted on a wooden support structure which is a minimum of four by four inches (4" x 4") or a maximum of six inches by six inches (6" x 6") treated wood post, or a minimum one and one-half inch (1-1/2") to a maximum of three (3") diameter light gauge galvanized steel hollow pipe, or on such other similar structure as is approved by the Director of Public Works, and found to be of comparable safety/breakaway to the wooden post or light gauge steel pipe structures.
    - Other support structures such as, but not limited to, masonry columns, railroad rails and ties, tractor wheels, plow blades, milk cans, or barrels filled with concrete are expressly prohibited.
    - The support structure shall be firmly secured in the ground.
    - Any existing mailbox structure in existence at the time of the initial adoption of these standards may remain as a non-conforming mailbox structure. Provided, in the event of a change of ownership or if any such mailbox structure is

materially damaged, altered or removed after adoption of these standards, the mailbox structure must be brought into conformity with this ordinance.

6. Sidewalk installation and maintenance. Sidewalks shall be constructed and installed in accordance with all applicable design standards under this Chapter.
  - i. The Village shall maintain public sidewalks in accordance with the Pedestrian Access and Repair (PAR) Program, or such other maintenance programs and standards as the Village Board may establish from time to time.
  - ii. Public sidewalk replacements not meeting the criteria identified in the PAR Program, or as otherwise established by the Village Board, may be eligible for participation in the Village's Sidewalk Repair Rebate Program, or such other programs as the Village Board may establish from time to time.

(C) No person may install any organic or inorganic materials, structures, or improvements within the parkway without prior written approval by the Village of Huntley Public Works Director. The Public Works Director may issue permits for private improvements within Village rights-of-way consistent with the requirements and standards of this Chapter. No item shall be installed / placed within 2' of a sidewalk, or a sidewalk ramp. No illumination items are allowed, that, in the opinion of the Public Works Director, constitutes a hazard or a nuisance. Items located on top of a manhole frame shall not exceed 20 pounds.

(D) Encroachment or obstruction of public property. Except as authorized by this Section, no person shall cause, create or make any encroachment or obstruction within any public right-of-way or parkway or upon other Village property, including without limitation the placement of plantings, boulders, posts, signs, or other structures.

(E) Parkway Trees and Landscaping

1. No person shall plant any tree, bush, or shrub in any street parkway or other public place without a permit issued by the Director of Public Works.
2. No person shall remove, trim, prune, cut down, or injure any tree or shrub growing in any Village right-of-way, parkway, or other Village property without a permit issued by the Director of Public Works.
3. No person shall attach any sign, advertisement, or notice to any tree, pole or shrub in any Village right-of-way, parkway, or other Village property.
4. Any tree or shrub growing on private property that overhangs a sidewalk, street, parkway or other public place in the Village shall be trimmed, pruned, and maintained in accordance with this Section by the owner of the property on which the tree or shrub stands. The owner shall promptly remove any overhanging tree, branch or limb that is at risk of falling on or across any street, sidewalk, parkway, or other public property or that otherwise poses a hazard to public safety.
5. The Village shall have the right, but not the obligation, to prune trees, branches, or limbs growing on private property that overhang a public right-of-way or other village property as necessary to preserve public safety and protect against damage to public property. The Village shall also have the right, but not the obligation, to prune overhanging trees, branches, or limbs, that create sight distance or visibility hazards to motorists or pedestrians, including at

intersections where traffic and street signage may be obstructed.

6. Wires and Poles

- i. It is unlawful to attach any wire, rope, or similar material to any tree or shrub growing in a public parkway, right-of-way, or other Village property without prior written permission of the Public Works Director.
- ii. Any person or entity given permission to maintain poles and wires in the streets, alleys or other public places in the Village shall, except as may otherwise be authorized by a franchise concerning the subject, keep such wires and poles away from (so far as reasonably possible under the circumstances) any trees or shrubs in the vicinity so as to avoid contact, hazard, or injury to such trees or shrubs. Maintenance of poles and wires within public rights-of-way shall be subject to the direction and supervision of the Director of Public Works consistent with this ordinance.

7. Upon request or application of an adjacent property owner, the Village may elect to participate in the cost of planting or replacing parkway trees in accordance with the Parkway Tree Replacement Program, or such other programs as may be established by the Village Board from time to time.

Penalty, *see* § 155.999

### **§ 155.033 STREET LIGHTING**

(A) *Purpose.* It has been determined that the creation of specific street lighting improvement standards establishes uniformity in development and furthers the health, safety, and general welfare of citizens of the Village.

(B) Each subdivider or subdivision owner shall provide for the adequate lighting of public streets within the proposed subdivision in accordance with Village standards and requirements established by the Village Engineer, Commonwealth Edison or any subsequent power supplier, in accordance with the provisions of Section 155.187, and subject to the approval of the corporate authorities of the Village. It shall be the responsibility of the subdivider or subdivision owner to pay the installation cost of all such lighting.

Penalty, *see* § 155.999

### **§ 155.034 PUBLIC WATER SUPPLY**

An adequate system of water mains sufficient to supply all present and future needs provided by a looped main no less than eight inches diameter that provides a minimum of two separate sources of pressure and volume. Final design shall meet the approval of the Village Engineer and the Fire Protection District.

Penalty, *see* § 155.999

### **§ 155.035 COST PARTICIPATION**

A subdivider of any project that involves the Village as a participant in certain defined costs by agreements shall include the Village in the notification process coincidental with the advertisement for bids. A representative of the Village shall be invited to the bid opening to consider the acceptance or rejection of the concerned bid items.

Penalty, see § 155.999

### **§ 155.036 UTILITY INSTALLATION**

All utilities to service an individual lot except sewer and water are to enter along the lot lines and be placed at a depth of no less than eighteen inches or at whatever depth is required by Village code or ordinance, whichever is greater. Utilities shall not cross lots on angles other than 90 degrees. No utility except for sewer and water can be placed diagonally across or through a lot. (Ord. 93-10-14-01, passed 10-14-93) Penalty, see § 155.999

### **§ 155.037 VARIATIONS AND EXCEPTIONS**

In the case where there are particular difficulties or peculiar hardship in carrying out the literal provisions of this chapter, the Plan Commission may recommend variations from these requirements in specific cases which, in its opinion, do not affect the general plan or the spirit of this section, and recommendations shall be communicated to the Village Board or the governing county authorities. Such recommendation may be made by referring the variation matter to the Board of Trustees before the Plan Commission makes any further consideration of or takes any further action on the subdivision application in question; or such recommendation may be made at the same time that the Plan Commission recommends action on the entire subdivision application. The Village Board may upon receipt of recommendations of the Plan Commission approve, deny or refer back to Plan Commission for further consideration, variations from these requirements in specific cases which, in its opinion, do not affect the general plan or the spirit of this section, and when applicable forward approval of such variations to the county authorities.

### **§ 155.038 BUILDING PERMIT**

No building permit shall be issued by any governing official for the construction of any structure within a subdivision as defined herein, until all fire hydrants are operational and all roadways are capable to support emergency equipment.

### **§ 155.039 OCCUPANCY PERMIT**

No Final Occupancy Permit shall be granted by any governing official for the use of any structure within a subdivision approved for platting and re-platting until required utility facilities have been installed and made ready to service the property, and that roadways providing access to the subject lot or lots have been constructed, or are in the course of construction sufficiently completed to meet the approval of the Village Engineer, which in the case of corner lots shall include both streets upon which the property is located. Record drawings must be submitted and approved by the Village Engineer prior to the issuance of an Final Occupancy Permit.

### **§ 155.040 ENFORCEMENT**

No plat of any subdivision shall be entitled to be recorded in the County Recorder's office or have any validity until it shall have been approved in the manner prescribed by this chapter.

### **§ 155.041 ACREAGE FEES**

At the time of approval and before the recording and filing of the approved plat of subdivision, an acreage fee of \$1,500 to \$3,000 per acre or portion thereof shall be paid by the subdivider to the Village to offset capital cost. The President and Village Board may determine the method of payment and grant extensions on the time of payment at their discretion.

## TITLE XV LAND USAGE

### CHAPTER 155: SUBDIVISION REGULATIONS

#### *Design Standards-Engineering and Administrative Procedures*

- 155.055 Introduction
- 155.056 Definitions
- 155.057 Scope
- 155.058 Pre-design conference
- 155.059 Drawing preparation requirements
- 155.060 Specification requirements
- 155.061 Design computation requirements
- 155.062 Opinion of probable cost
- 155.063 Plan review, inspection and administration fees
- 155.064 Other permit applications and approvals
- 155.065 Revisions to approved drawings and specifications
- 155.066 Construction supervision
- 155.067 Existing facilities
- 155.068 Record drawings
- 155.069 Final processing and acceptance
- 155.070 Waiver of design standards



## **DESIGN STANDARDS—ENGINEERING AND ADMINISTRATIVE PROCEDURES**

### **§ 155.055 INTRODUCTION**

These standards have been prepared to insure that the design and construction of public improvements will meet the minimum requirements of the Village. The intent of §§ 155.055 through 155.069 is to provide an overview of requirements and procedures required by this chapter, which govern the design and construction of public improvements. These standards are also intended to provide uniform design criteria for facilities designed for or directly by the Village, as well as provide specifications for private development within the Village. Whenever municipal infrastructure is to be repaired, replaced or newly installed within the incorporated limits of the Village or contiguous territory not more than one-half mile beyond the incorporated boundary of the Village, the following design standards shall govern. This includes, but is not limited to subdivisions, site improvements and capital projects (road construction, sewer and water installations, storm water management facilities, etc.).

### **§ 155.056 DEFINITIONS**

See § 155.003

### **§ 155.057 SCOPE**

In addition to the Village, the review and approval of contract documents for certain types of improvements may also fall within the jurisdiction of other public agencies. These standards are not intended as a substitute for the requirements of other public agencies. It shall be the subdivider's responsibility to ensure that the proposed contract documents meet the requirements of all other public agencies and that any and all permits and bonds required by such agencies are secured.

### **§ 155.058 PRE-DESIGN CONFERENCE**

It is recommended that after preliminary plat approval and prior to the development of detailed drawings, the Sub-divider and the Design Engineer meet with the Village Engineer to review Village requirements and any other proposed projects or existing conditions that may affect the final project design. The request for this preliminary meeting, if desired, shall be initiated by the Design Engineer.

### **§ 155.059 DRAWING PREPARATION REQUIREMENTS**

All drawings submitted for approval shall bear the name of the Design Engineer, his/her signature, the imprint of the Professional Engineer seal, and his/her address and telephone number. Where feasible, drawings shall consist of 24-inch x 36-inch sheets. Drawings shall be clear and legible, and shall be drawn to a conventional, even scale, which will permit all necessary information to be plainly shown. All elevations shall be referenced to U.S.G.S. datum and benchmarks shall be noted. All materials proposed for use on the project shall be indicated on the drawings. All proposed improvements and all existing municipal and privately owned utilities shall be shown in both plan and profile at the Village Engineer's discretion.

### **§ 155.060 SPECIFICATION REQUIREMENTS**

- (A) Technical specifications shall be complete in themselves, except that appropriate specific sections of the most recent editions of the "Standard Specifications for Road and Bridge Construction," as published by the Department of Transportation, State of Illinois, The Standard Specifications for Water and Sewer Construction In Illinois as published by the Illinois Society of Professional Engineers, The Manual for Uniform Traffic Control Devices, as published by the Federal Highway Administration, the Kane County Stormwater Ordinance, as published by Kane County and adopted by the Village of Huntley, and the various standard published material specifications prepared by associations such as the American Society for Testing and Materials (ASTM) and the American Water Works Association (AWWA), may be incorporated by reference.
- (B) The specifications shall include, but not be limited to, all information not shown on the drawings which is necessary to establish in detail the quality of materials and work required in the project, allowable parameters for testing the various parts of the project and instructions for testing material and equipment. Wherever there is conflict between the written specifications, and the drawings, the more stringent requirements, as determined by the Village, shall apply. The specifications shall include a clause that all work included shall be guaranteed by the contractor to be free from defects in construction and materials and in conformance with the approved drawings and specifications. A statement of comprehensive liability insurance shall also be provided as required in §§ 155.150 through 155.163.

#### **§ 155.061 DESIGN COMPUTATION REQUIREMENTS**

The Design Engineer shall make design computations for all phases of the project when such computations are required to facilitate review by the Village Engineer. Said computations shall be neat and legible and in a form considered acceptable by the Village Engineer. Said computations shall include, but not necessarily be limited to, the following:

- Detention reservoir capacity design
- Compensatory flood plain storage
- Wetlands mitigation
- Fire flow determination and water main sizing
- Storm sewer system design, including inlet capacity
- Sanitary sewer design
- Structural strength design for conduits more than 20 feet below finished grade

#### **§ 155.062 OPINION OF PROBABLE COST**

The Design Engineer shall prepare an itemized opinion of the probable cost of the work which shall be approved by the Village Engineer. The opinion shall delineate public and private (onsite) improvements when applicable.

#### **§ 155.063 PLAN REVIEW, INSPECTION AND ADMINISTRATION FEES**

- (A) All required land improvements proposed to be made under the provisions of this section shall be inspected during the course of construction by a duly designated representative of the Village. All fees and costs connected with the review of the drawings and specifications for the improvements

and inspection of the construction of the improvements, including final approvals and project guarantee reductions, shall be paid by the developer or subdivider. The developer of a single lot residential property shall pay a nonrefundable fee of \$500 for a single-family dwelling and \$750 for a multi-family dwelling to cover the costs of site plan review, a site visit (if necessary), a letter of comments and recommendations, a follow-up review and a final letter of approval recommendation. The developer of a single lot commercial property and the developer of a subdivision or P.U.D. (residential and commercial) shall submit a non-refundable fee equal to the sum of 1.5% of the amount of the design engineer's opinion of probable cost for required land improvements. The developer shall deposit with the Village the sum of \$1,500 at the time it submits a preliminary plat for review. Said \$1,500 shall be credited toward the actual calculated review fee computed hereunder. Any remaining amounts due hereunder shall be paid prior to the issuance of a final letter of approval recommendation or to the approval of the final plat of subdivision.

- (B) The cost for inspection of the installation of required land improvements shall be billed to the subdivider or developer by the Village based on the actual hours spent at the project site, plus travel and expenses, by Village retained personnel. Any additional administrative or legal costs, including updating Village plans and atlases from required record drawings, the Village may incur, shall be billed to the developer or subdivider by the Village.

Penalty, see § 155.999

#### **§ 155.064 OTHER PERMIT APPLICATIONS AND APPROVALS**

Other governmental agencies may review and approve for construction all or certain parts of the work included in a project and may require a permit for such work. They may also require that the Village execute an application for a permit. When such permit application is required, the Design Engineer shall prepare it. The subdivider shall secure all required permits and necessary authorizations from other governmental agencies.

#### **§ 155.065 REVISIONS TO APPROVED DRAWINGS AND SPECIFICATIONS**

The Village Engineer shall approve any deviations from previously approved drawings or specifications affecting capacity, stability or operations of the system in writing before such changes are made. Minor changes not affecting capacity, stability or operation of the system will not require formal approval, but must be approved in writing by the Field Inspector.

#### **§ 155.066 CONSTRUCTION SUPERVISION**

The Village Engineer and/or Field Inspector shall perform inspection and observation of improvements construction for private project developments; full-time inspection and performance certifications are the responsibility of the Design Engineer or other independent professional employed by the subdivider. Confirmation of approved grades and utility installation and preparation of record drawings are likewise the responsibility of the Design Engineer or other independent professional employed by the subdivider.

#### **§ 155.067 EXISTING FACILITIES**

Drawing and specifications shall provide for the continuous operation of existing facilities without

interruption during construction, unless otherwise specifically authorized by the Village Engineer.

#### **§ 155.068 RECORD DRAWINGS**

Reproducible record drawings signed and sealed by the Design Engineer shall clearly show any and all changes from the approved drawings. Record drawings shall be submitted to the Village Engineer prior to the subdivider's request for final inspection of the required improvements. The record drawings shall be based on actual measurements of both horizontal and vertical dimensions, made after the completion of the work. Record drawings shall be in the form of a complete set of approved engineering drawings modified to show as-built information. The drawings shall include, but not be limited to, the following information:

- a. As-built topographical data taken at the locations identified on the approved engineering plans. This information must include as-built spot elevations and contours.
- b. Locations, depths, slopes and pipe sizes for all utilities installed.
- c. Water service (b-box) locations;
- d. Sanitary service locations;
- e. Fire hydrant locations;
- f. Location of street light poles and cable run to power source;
- g. Location and rim and invert elevations of structures
- h. Drainage swale grades and capacity calculations;
- i. Storm water detention basin contours, volume calculations and a statement from the design engineer certifying that the stormwater management facilities meet or exceed the requirements of the approved design.

Two digital copies of the record drawing and the final, recorded plat of subdivision (AutoCAD) shall be submitted along with six plotted or photo reproduced copies.

#### **§ 155.069 FINAL PROCESSING AND ACCEPTANCE**

- (A) Upon written request of the subdivider, and after the required improvements have been completed and record drawings have been submitted, the Village Engineer shall make a final inspection of the completed work. The Village Engineer shall then prepare a final punch list, itemizing all items not meeting the requirements of the approved drawings and specifications. Upon completion of all items listed in the final punch list, the subdivider shall request, in writing, a final inspection. When all items are found to meet the requirements of the Village and the approved drawings and specifications, the Village Engineer shall notify the Village Manager, in writing, of his recommendation for approval and acceptance of the improvements.
- (B) The Village Manager shall schedule the acceptance for the next available regular Village Board Committee of the Whole meeting. Prior to final acceptance of the public improvements, the subdivider shall submit a 10% maintenance bond for the full value of the public improvements as estimated by the subdivider's engineer and approved by the Village Engineer. Said maintenance bond shall be the developer's guarantee against defects of the public improvements / workmanship, and shall terminate three years after acceptance of maintenance of the public improvements by the Village Board. Maintenance bond and acceptance of trees required in Chapter 145 "Tree and Landscape Regulations" shall be determined in accordance with said Chapter. Upon acceptance by the Village Board, the balance of the public improvements construction guarantee shall be released

to the subdivider.

(C) Written acceptance request as stated in Paragraph (A) must be submitted between April 1st and September 1st (of the same calendar year). Final acceptance by the Village Board of Trustees must occur by October 15<sup>th</sup> of the same year as the written acceptance request. Failure to meet the October 15<sup>th</sup> date will result in deferral of the acceptance procedures to the following calendar year.

## **§ 155.070 WAIVER OF DESIGN STANDARDS**

Where conditions so warrant, the Village Board of Trustees may consider waiving any of the requirements found in these standards upon appeal by the subdivider.

## **TITLE XV LAND USAGE**

### **CHAPTER 155: SUBDIVISION REGULATIONS**

#### ***Design Standards—Erosion Control, Protection and Restoration Requirements***

- 155.080 Introduction
- 155.081 Erosion control
- 155.082
- 155.083
- 155.084
- 155.085
- 155.086
- 155.087
- 155.088 Interruption to utilities and damage to surface improvements
- 155.089 Traffic control
- 155.090 Pavement crossing
- 155.091 Trenching
- 155.092 Bracing and sheeting
- 155.093 Bedding and backfill requirements
- 155.094 Restoration of existing improved surfaces

**DESIGN STANDARDS—EROSION CONTROL, PROTECTION AND RESTORATION REQUIREMENTS**

**§ 155.080 INTRODUCTION**

Project construction required in connection with a development often occurs in or adjacent to areas with existing surface or underground improvements. The intent of this subchapter is to specify Village requirements relative to construction affecting existing and future improvements and the restoration of existing improvements. Drawings and specifications presented for Village approval shall provide for the implementation of the requirements of this subchapter. All erosion control and protection shall be in accordance with the Kane County Stormwater Ordinance as adopted by the Village of Huntley.

**§ 155.081 EROSION CONTROL**

Erosion and sediment control due to run-off, equipment leaving and entering a construction site, wind, etc., is required for all construction, including individual single family lots, in the Village. Site engineering or grading plan for projects shall either contain specific provisions for erosion control or a separate erosion control plan. The provisions or plan will follow accepted practices as detailed in the Kane County Stormwater Ordinance and the Illinois Urban Manual. Additional measures may be required at any point during construction as directed by the Village Engineer.

Steep slopes (exceeding 4:1) are prohibited unless alternative designs are approved by the Village Engineer and Director of Public Works. Natural vegetation should be retained, especially next to lakes, creeks, or other natural water sources in accordance with the Kane County Stormwater Ordinance as adopted by the Village of Huntley.

If a project consists solely of a grading permit or if earth work commences prior to final project approval, a separate bond or letter of credit will be required in the amount specified as follows:

- |                         |                                   |
|-------------------------|-----------------------------------|
| 1. Less than 1.0 acre   | \$3,000/acre                      |
| 2. 1 to 10 acres        | \$3,000 + 1000/acre over one acre |
| 3. Over 11 to 100 acres | \$12,000 + 500/acre over 11 acres |

Penalty, see § 155.999

**§ 155.082 - See § 155.135 and § 155.136**

**§ 155.083 - See § 155.135 and § 155.136**

**§ 155.084 - See § 155.135 and § 155.136**

**§ 155.085 - See § 155.135 and § 155.136**

**§ 155.086 - See § 155.135 and § 155.136**

**§ 155.087 RESERVED**

**§ 155.088 INTERRUPTION TO UTILITIES AND DAMAGE TO SURFACE IMPROVEMENTS**

- (A) A minimum of 48 hours prior to commencement of work, J.U.L.I.E (1-800-892-0123) must be notified for location of any existing utilities. All reasonable precautions shall be taken against damage to existing utilities.
- (B) In the event of a break in an existing water main, gas main, sewer or underground cable, the contractor shall immediately notify a responsible official from the organization operating the utility interrupted. The contractor shall lend all possible assistance in restoring service and shall assume all costs, charges or claims connected with the interruption and repair of such services unless it is determined that the utility has not been properly located.
- (C) In the case of Village utilities, the cost of such work will be billed to the contractor.  
Penalty, see § 155.999

**§ 155.089 TRAFFIC CONTROL**

- (A) All work within public rights-of-way shall conform to the requirements of the latest edition of the Manual of Uniform Traffic Control Devices for Highway Control and Maintenance Operations as published by the Department of Transportation, State of Illinois. The provisions of these standards will be enforced:
  - 1. When an opening is made into the existing pavement;
  - 2. When construction takes place adjacent to the edge of the existing pavement;
  - 3. When a utility crossing is made beneath the existing pavement; and
  - 4. When it is necessary to close a lane of traffic due to construction operations.
- (B) Permission for lane or road closure must be obtained from various jurisdictional entities (Village, Township, County, State) as determined by the Village Manager. Several entities must be notified of any potential lane or road closure prior to construction, including, but not limited to the Village Police Department, the Huntley Fire Protection District, Consolidated School District 158, United States Postal Service, and the current licensed residential wastehaulers operating in the Village. Signing will be required in strict conformance to the Traffic Control Manual. No construction operation is to commence until such time that all required signs and barricades have been erected.  
Penalty, see § 155.999

**§ 155.090 PAVEMENT CROSSING**

- (A) Unless otherwise specifically approved by the Village Engineer, all conduits crossing existing

pavements shall be installed by tunneling, jacking or auguring. When the carrier pipe is a conduit intended to operate under internal pressure, a casing pipe of adequate strength for all applied loads shall be used. The nearest face of pits or other open excavations on each side of a traveled pavement shall be at least ten feet from the edge of the pavement.

- (B) When open cutting is allowed or other pavement opening is required, backfill shall be placed prior to the end of the working day unless otherwise authorized by the Village. All excavations shall be backfilled with select Granular Material CA-6, Grade 8 or 9 crushed stone and a temporary bituminous patch of at least two inches in thickness shall be constructed. Upon contractor request FA-6 can be substituted for all but the upper 12 inches of select granular backfill. It is understood that the 2 inch bituminous patch is only temporary. The temporary patch shall be maintained by the developer and / or contractor for a minimum of 30 days. The permanent pavement repair will be completed no later than 6 months after excavation as specified in § 155.094. In lieu of a bituminous patch, a steel plate (minimum of one inch of thickness) over the excavation may be approved upon request by the contractor.

Penalty, see § 155.999

**§ 155.091 TRENCHING**

- (A) Trenches shall be excavated to the depths and grades necessary for pipelines including allowances for bedding material.
- (B) As determined by the Village Engineer, unsuitable soils found at or below the bottom of the trench shall be excavated to meet firm subsoil.
- (C) Comply with the following maximum trench widths at the top of pipelines:

| <b>Nominal<br/>Pipe Sizes<br/>(inches)</b> | <b>Trench<br/>Widths<br/>(inches)</b> |
|--|---------------------------------------|
| 12 or smaller                              | 30                                    |
| 14-18                                      | 36                                    |
| 20-24                                      | 42                                    |
| 27-30                                      | 48                                    |
| 33 or larger                               | 1-1/3 times pipe O.D.                 |

- (D) If trench widths will exceed the maximum limitations above, higher strength pipe may be required or a concrete cradle may be used to achieve the necessary load factor.  
Penalty, see § 155.999

**§ 155.092 BRACING AND SHEETING**

Open-cut trenches shall be sheeted and braced as required by governing federal and state laws including all OSHA Safety and Health Standards (29CFR 1926/1910), and as may be necessary to protect life, property and



the work.

Penalty, see § 155.999

### **§ 155.093 BEDDING AND BACKFILL REQUIREMENTS**

#### *Bedding*

Bedding shall be provided for all underground pipelines, except where concrete encasement, concrete cradles, boring or jacking are indicated. Bedding shall be a minimum thickness of four inches and consist of gravel or crushed stone 1/4-inch to one inch in size. At a minimum, the bedding material shall conform to the requirements of the "Standard Specifications for Road and Bridge Construction," Illinois Department of Transportation.

The gradations shall conform to gradation CA7, CA8, CA11 or CA13 therein. Note that when PVC or ABS pipe is used, the bedding material shall extend to 12 inches over the top of the pipe. Bedding shall be properly compacted to 95% of modified proctor.

Wherever two or more pipes or conduits are placed in the same trench or excavated area, backfill the trench with granular bedding material to support the uppermost pipe or conduit.

#### *Backfill*

For conduits not requiring selected granular backfill, backfill shall be made with materials available from the trench excavation. The material shall be free from rocks and be carefully placed and compacted in 12-inch lifts.

For conduits requiring excavation as described in the "Standard Specifications for Road & Bridge Construction" beneath or within three feet horizontally of existing or proposed pavements, driveways, or sidewalks or in other areas which, in the opinion of the Village Engineer, are or may be subject to vehicular traffic loading, selected granular backfill shall be provided above the bottom of the trench and shall extend upward to the surface of the ground or pavement. Material for select granular backfill shall consist of CA-6 Grade 8 or 9 Crushed Stone. Upon contractor request FA-6 can be substituted for all but the upper 12 inches of the select granular backfill. Backfill shall be compacted in 12 inch lifts and shall meet 95% compaction of modified proctor.

Penalty, see § 155.999

### **§ 155.094 RESTORATION OF EXISTING IMPROVED SURFACES**

(A) *General.* The contractor shall restore all permanent type pavements, sidewalks, driveways, curbs, gutters, trees, shrubbery, lawns, fences, poles and other property and surface structures removed or disturbed during or as a result of construction operations to a condition that existed before the work began. The surface of all improvements shall be constructed of the same material and, in the opinion of the Village of Huntley, match in appearance the surface of the improvements which were removed.

(B) *Saw Cutting.* When necessary to remove sections of existing pavement, sidewalk, or curb and gutter, and prior to removal, the edges of the section to be removed shall be cleanly cut with a concrete saw.

(C) *Concrete Pavement Surface.* Where the existing roadway pavement surface is Portland Cement concrete, the pavement replacement shall consist of six-inch P.C. concrete pavement or existing concrete depth, whichever is greater. Portland Cement concrete and construction methods for Portland Cement concrete pavement shall conform to the current requirements of the "Standard Specifications for Road and Bridge Construction" of the Illinois Department of Transportation, for Portland Cement concrete pavement. Pavement joints and reinforcing in the replacement pavement shall conform to and match that in the adjacent pavement area.

(D) *Hot Mix Asphalt Pavement Surface*

1. Where the existing pavement surface is hot mix asphalt and the base consists of a rigid material such as brick or Portland Cement concrete, the base replacement shall consist of eight-inch Portland Cement concrete base course. Portland Cement concrete shall be as noted in division (D) of this section.
2. The surface replacement shall consist of a bituminous prime coat, a 1½ inch Binder Course and a 1½ inch minimum Surface Course conforming to the requirements of the "Standard Specifications for Road and Bridge Construction" of the Illinois Department of Transportation for Hot Mix Asphalt Binder and Surface Course.

(E) *Bituminous Plant Mix Pavement or Bituminous Treated Surface—Flexible Base*

1. Where the existing pavement is bituminous plant mix material or bituminous surface treatment and the base consists of a flexible material such as gravel, crushed stone, Bituminous Aggregate Mixture, Pozzolanic Material or Soil Cement, the base replacement shall consist of a 6-inch compacted thickness of Bituminous Base Course conforming to the "Standard Specifications for Road and Bridge Construction" of the Illinois Department of Transportation and special provisions thereof.
2. The surface replacement shall be as specified in division (D) of this section.

(F) *Concrete Sidewalks, Driveways, Curb, Curb and Gutter*

1. Where necessary to remove and replace concrete sidewalk, driveways, curb and curb and gutter, replacements shall be made according to the Village's ordinance regulating the construction of driveways, approaches and sidewalks.
2. Curb or curb and gutter dimensions and cross sections shall conform, as nearly as practicable, with the existing installations except that at intersections with sidewalk that does not conform to State of Illinois handicap requirements, sufficient depressed curb and gutter along with sidewalk shall be replaced to meet said handicap specifications. One-half inch preformed expansion joints shall be placed at intervals not exceeding 50 feet and at the junction with existing work. Saw cut crack control contraction joints shall be made every 20 feet (minimum) and shall be a minimum of one-half inch in depth. Sidewalks shall be finished to match existing adjacent sidewalk surfaces. Handicap sidewalk sections shall be finished with a tactile surface

in accordance with ADA Standards and Village Approved Material List. Dyed concrete is prohibited. Replacement of sidewalk at street curbs shall meet all current state and/or federal requirements for accessibility.

(G) *Cultivated Lawns*. The provisions of this section shall be enforced for restoration of existing lawns as well as for new construction. Provide topsoil, seeding, sodding, and care of grass during establishment period for a complete surface restoration of lawns, parkways, and other areas disturbed as a result of the construction.

1. *Topsoil*

- a. Topsoil shall be furnished and properly placed, raked, and rolled to a minimum depth of six inches. The topsoil furnished shall consist of loose, friable, loamy, non-acid soil, having at least 90% passing a No. 10 sieve, free of large roots, brush, sticks, weeds, stones larger than one-fourth inch in diameter, and any other debris.
- b. Before topsoil is placed, the area to be covered shall be brought to the proper grade. If the existing surface has become hardened or crusted, it shall be raked or otherwise loosened to provide a suitable bond with the topsoil.
- c. Apply commercial grade fertilizer uniformly at a rate of 20 pounds per 1,000 square feet. Work fertilizer into soil prior to seeding or sodding.

2. *Sodding*

- a. Provide sod in developed areas that were grassed prior to construction and as indicated on the drawings. Sodding shall also be used in ditches and drainage swales and on all embankment slopes steeper than 4 to 1 unless protection is provided against erosion of seeding meeting the Kane County Stormwater Ordinance criteria. At the contractor's option, sodding may be substituted for seeding.
- b. The cut sod shall be not less than two inches thick. Sod, which has been cut more than 48 hours prior to installation, shall not be used without the approval of the Village Engineer.
- c. Sod shall be placed according to IDOT Standard Specifications. Place sod with edges in close contact and alternate courses staggered. On slopes 2 to 1 or steeper, sod shall be staked with at least one stake for each piece of sod. Do not place sod when the ground surface is frozen or when air temperatures may exceed 90°F.
- d. New sod shall be watered for the first 24 hours after installation. After the initial 24 hours watering shall be in accordance with current Village watering policy. Contact the Village Public Works or the Village website for the current policy. Village water used shall be metered and paid for by the contractor. Any defective, dead or dying sod shall be removed and replaced up to one year after completion of the sodding.
- e. In ditches, the sod shall be placed with the longer dimension perpendicular to the flow of water in the ditch. On slopes, starting at the bottom of the slope, the sod shall be placed

with the longer dimension parallel to the contours of the ground.

### 3. *Seeding*

- a. Seed all grassed areas disturbed by construction operations and not receiving sod in accordance with the IDOT Standard Specifications. Seed shall be sown between September 1 and November 1, or in spring from the time the ground can be worked until May 15. Do not seed in windy weather or when soil is very wet. Sow seed either mechanically or by broadcasting in two directions at right angles to each other to achieve an even distribution.
- b. After seeding, rake seed lightly into ground and roll with a roller weighing between 100 and 200 pounds per foot of roller width.
- c. Immediately after rolling seeded areas, apply vegetative mulch unless hydraulic seeding method is used. Apply mulch in accordance with the IDOT Standard Specifications. Place erosion control excelsior blanket or fiber mat on slopes steeper than 6 horizontal to 1 vertical. Unless otherwise indicated, also place erosion control material at sides and bottoms of ditches, swales, and all areas within ten feet of catch basins in seeded areas.
- d. Immediately after placing erosion control matting or mulch, soil shall be kept adequately moist until seeds have sprouted and achieved a growth of one inch.  
Penalty, see § 155.999

## TITLE XV LAND USAGE

### CHAPTER 155: SUBDIVISION REGULATIONS

#### *Design Standards—Sanitary Sewerage Facilities*

- 155.110 Introduction
- 155.111 Service areas
- 155.112 Sewer design
- 155.113 Design details for sanitary sewers
- 155.114 Bedding
- 155.115 Design details for sanitary manholes
- 155.116 Sanitary sewer service lines
- 155.117 Testing and inspecting
- 155.118 Vacuum testing of manholes

## **DESIGN STANDARDS—SANITARY SEWERAGE FACILITIES**

### **§ 155.110 INTRODUCTION**

- (A) All developments, regardless of size within the corporate limits or otherwise within the jurisdiction of the Village, shall include provisions for the construction of sanitary sewerage facilities, designed in accordance with this section. Sanitary sewers shall be constructed throughout and to the extremities of a development to facilitate future extension of the Village sewer system to adjacent areas. Individual septic systems may be installed in residential subdivisions of less than ten lots provided:
1. No public sanitary sewer is accessible for use within 1,320 feet of the subdivision.
  2. All requirements of the Village, Kane or McHenry County Health Department, and the Illinois Environmental Protection Agency are met.
- (B) The design of all sanitary sewerage facilities proposed for construction or reconstruction as independent projects under Village jurisdiction shall also meet the technical requirements of this section. The technical requirements include the “Village of Huntley Approved Materials List (AML)” found at the end of this chapter.  
Penalty, see § 155.999

### **§ 155.111 SERVICE AREAS**

- (A) The service area shall include the entire area proposed to be ultimately served by all or a portion of the sanitary sewer system submitted for approval.
- (B) If oversizing onsite facilities or extending the sanitary sewer system beyond the limits of the development results in additional construction cost, provisions shall be made for the subdivider's recapture of the incremental cost upon submittal of all waivers of lien and paid invoices for such onsite and off-site improvements.
- (C) Adequate details shall be shown on submitted drawings relative to future sewer sizes, elevations and topography to establish the adequacy of the proposed improvements to ultimately serve future sewer extensions.  
Penalty, see § 155.999

### **§ 155.112 SEWER DESIGN**

- (A) Sanitary Sewage Flow from Residential Development. Sanitary sewage flow used in developing Design Average Flow from residential areas shall be computed using not less than 100 gallons per capita per day, and the Design Peak Flow need not exceed 400 gallons per capita per day but shall not be less than 250 gallons per capita per day.
- (B) *Sanitary Sewage Flow Estimation (Residential)*

- Sanitary sewage flow from both single family and multiple family residential areas shall be based on the population after full development of the area. For areas where the details of a proposed development are known, population shall be estimated as follows:

| Type of Dwelling Unit | Number of Persons |
|-----------------------|-------------------|
| Studio                | 1                 |
| 1 bedroom             | 2                 |
| 2 bedroom             | 3                 |
| 3 bedroom             | 4                 |
| 4 bedroom             | 5                 |

- For undeveloped residential areas where the details of future development are not known, design population per acre shall be estimated based on the zoning classification and any comparable developments within the Village.

*(C) Sanitary Sewage Flow Estimation (Other than Residential)*

- In other than residential areas, estimated sanitary sewage flow shall be based on the type of development and the following table:

| Type of Establishment | Unit               | Average Flow in Gal/Day/Unit | Maximum Flow for Sewer Design in Gal/Day/Unit |
|-----------------------|--------------------|------------------------------|---|
| Shopping centers      | Employee (1 shift) | 50                           | 200   |
| Store                 | Employee (1 shift) | 30                           | 120   |
| Offices               | Person (1 shift)   | 25                           | 100   |
| Industrial            | Person (1 shift)   | 35                           | 140   |
| Restaurant            | Meal served        | 7                            | 30  |
| Theatre               | Per seat           | 5                            | 20  |
| Hotel                 | Per guest          | 100                          | 400   |

- For other than residential developments where the details of the development are not established, sanitary sewage flow shall be estimated by the Design Engineer and submitted for approval by the Village Engineer. Such approval shall not relieve the subdivider of the responsibility of providing adequate sanitary sewers to meet any and all future requirements within the development.

*(D) Design Formula*

- Sanitary sewers shall be designed to provide adequate capacity without surcharge for the design flow, using Manning's formula:

$$V = 1.486 R^{2/3} S^{1/2} / n$$

2. (Where  $R$  = the hydraulic radius,  $S$  = the slope of the energy grade line,  $n$  = appropriate coefficient of roughness for the pipe material proposed). Flowing-full velocity shall not be less than 2.0 feet per second. Where velocities greater than 10 feet per second will occur in a sanitary sewer flowing full, special provisions shall be taken to prevent erosion or displacement of the pipe. Design flow at any point in the system shall be the total of the allowable infiltration at that point plus sanitary sewage flow from the fully developed service area (computed in accordance with § 155.112(B) and (C) plus all potential additional flow from the ultimate service area. Infiltration shall not exceed 200 gallons per 24 hours per mile per inch diameter of the sewer pipe for any section of the system at any time during its service life.  
Penalty, see § 155.999

### § 155.113 DESIGN DETAILS FOR PUBLIC SANITARY SEWERS

(A) *Pipe and Joint Types.* Sanitary sewer pipe and the joint specification required for the various types of pipe shall be in accordance with the Village's Approved Material List (AML).

(Reference to material types removed from this paragraph, as they are provided for in the AML)

(B) *Minimum Size.* No sanitary sewer main shall be less than eight inches in diameter.

(C) *Alignment.* Sewers with diameters less than 24 inches shall be laid straight in both horizontal and vertical planes between manholes.

(D) *Location.* All sanitary sewers shall be located in the parkway opposite that of Village water main or in easements as approved by the Village Engineer. Manholes must be accessible via an all weather surface unless otherwise approved by the Director of Public Works.

(E) *Sewer Size Changes.* Under normal conditions, when sanitary sewers of different diameters join, the invert elevations shall be adjusted to maintain a uniform energy gradient. The alignment of the 0.8 depth points of the sewers will be accepted as meeting this requirement.

(F) *Dewatering.* Prior to pipe laying and jointing, the trench shall be sufficiently dewatered to maintain the water level in the trench at or below the base of the bedding.  
Penalty, see § 155.999

### § 155.114 BEDDING

Bedding shall be provided for all sanitary sewers constructed in trench in accordance with § 155.093(A).

Penalty, see § 155.999

### § 155.115 DESIGN DETAILS FOR SANITARY MANHOLES

(A) A monitoring manhole is required outside of any non-residential buildings as directed by the Director of Public Works. Three services are the maximum allowable services to terminate into a monitoring



manhole (includes through line). The monitoring manhole shall be in accordance with applicable the Village Standard Detail.

- (B) Manholes shall be provided at all changes in grade, size, material change or alignment and at a maximum of 400 feet, center to center of manhole, for straight pipe sections unless otherwise approved by the Village Engineer or Director of Public Works. Manholes shall be no less than 48 inches in diameter and shall be constructed with an external chimney seal as described in the Village Approved Material List, and in accordance with the Village sanitary manhole detail.

Penalty, see § 155.999

## **§ 155.116 SANITARY SEWER SERVICE LINES**

- (A) *Description.* A sanitary sewer service line, for the purposes of these standards, is defined as a pipe designed to receive flow from a single building, extending from the sewer to the building. When a building contains more than one dwelling unit or tenant space, regardless of construction type, use group or occupancy, each unit shall have a separate sanitary sewer service terminating in a monitoring manhole. Service lines shall be approximately at a right angle to the centerline of the right-of-way / sanitary main whenever possible. All services will meet or exceed current Illinois Plumbing Code as amended and adopted by the Village of Huntley.
- (B) *Minimum Diameter/Material.* The minimum diameter of sanitary sewer service lines from any residential dwelling unit is six inches, and the minimum diameter sewer service line from other than residential units shall be six inches. All non-residential and service lines greater than six inches shall be connected into a manhole at the point of connection to the sewer. Allowable service materials are those outlined in the Illinois Plumbing Code as amended and adopted by the Village of Huntley.
- (C) *Design Standards.* Capacity requirements and design details described in §§ 155.113 through 155.115 for sanitary sewers shall apply to sanitary sewer service lines, except the minimum slope shall be 1/8-inch per foot (1%).
- (D) *Plugs.* In those instances when the service line is not immediately connected to the building to be served, it shall be tightly plugged, using a plug provided by the pipe manufacturer for such use.
- (E) *Sanitary Sewer Service Line Connections.* When sanitary sewer service lines are constructed as part of the same project as the sewer, they shall be connected to the sewer using a wye. Where a sanitary sewer service line is to connect to an existing sewer, or where specific approval has been granted by the Village Plumbing Inspector or Village representative for the construction of service lines after the completion of the sewer main or lateral, the connection shall be made by one of the methods detailed below. All connections must meet or exceed current Illinois Plumbing Code as amended and adopted by the Village of Huntley.
  - 1. Install a manhole.
  - 2. Circular saw-cut sewer using proper tools. Install a hub wye saddle including stainless steel straps in accordance with manufacturer's recommendations.

3. Using pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fittings. Use "Band-Seal" couplings and shear rings and clamps to fasten the inserted fitting. Follow manufacturer's recommendations for the installation. Cement joints are prohibited.

Risers shall be required for services where sewers are over 12 feet deep and shall extend within eight feet of finished grade as a minimum.

- (F) *Sanitary Sewer Service Line Termination.* When sanitary sewer service lines are to be disconnected or abandoned, termination shall take place at the main line sewer or manhole. Termination will require the service to be plugged and mortared at the main / wye. -

(G) *Sanitary Sewer Service Identification*

1. A 4 inch x 4 inch x 36 inch long hardwood stake shall be placed flush with the ground surface at the property line directly opposite the end of the service line. The top of the stake shall be painted green.
2. The contractor shall keep a record of the location of branch fittings, riser pipes, and service lines by measurement to the nearest downstream manhole. Location information shall be included on record drawings as required in § 155.068.

- (H) *Sewer Depth.* Sanitary sewers shall be constructed sufficiently deep so as to prevent freezing. For the purposes of this specification, a depth of 3½ feet to the sewer invert shall be required. In addition, sewers shall be sufficiently deep to provide gravity service for all sanitary sewage within the service area, both existing and future; assuming all present and future basement floor drains and sanitary fixtures below finished grade will be connected to ejector pumps discharging to the sanitary sewers. Maximum depth of any sanitary sewer shall be 25 feet. Unless otherwise approved by the Village Engineer or Public Works Director, sewer deeper than 15 feet, shall be constructed of ductile iron pipe, and shall be wrapped in polyethylene wrap as specified in § 155.155. Cover for force main shall be in accordance with §§ 155.155(D).

- (I) *Water Main Protection.* The requirements relative to water main protection set out in §§ 155.150 through 155.163 are applicable to sanitary sewer facility construction.  
Penalty, see § 155.999

## **§ 155.117 TESTING AND INSPECTING**

- (A) Test sewers and service connections for water tightness by the low-pressure air testing, or exfiltration or infiltration method as selected by the Village Engineer.

(B) *Leakage Tests*

1. Low Pressure Air Test

- a. Prior to testing for leakage, flush and clean the sewers by passing a snug-fitting inflated rubber ball through the sewer by upstream water pressure.
- b. Seal pipe openings with airtight plugs and braces.
- c. Whenever the sewer to be tested is submerged under groundwater, insert a pipe probe by boring or jetting into the backfill material adjacent to the center of the sewer to determine the groundwater hydrostatic pressure by forcing air to flow slowly through the probe pipe.
- d. Add air to the plugged sewer sections under test until internal air pressure reaches 4.0 psig greater than any groundwater hydrostatic pressure.
- e. Allow at least two minutes for air temperature to stabilize and add air to maintain the initial test pressure.
- f. Shut off the air supply after stabilizing the air temperature and record the time in seconds for the internal sewer pressure to drop from 3.5 psig to 2.5 psig greater than any groundwater hydrostatic pressure.
- g. Allowable Limits. Total rate of air loss not to exceed 0.0030 cubic feet of air per minute per square foot of internal pipe area.
- h. If the air test fails to meet these requirements, locate and repair, or remove and replace the faulty sections of sewer in a manner approved by the Engineer, as necessary to meet the allowable limits upon retesting.
- i. Do not use acrylamid gel sealant to correct leakage.

## 2. *Water Exfiltration Tests*

- a. Seal the section of sewer to be tested by inserting inflatable rubber stoppers or by other means approved by the Village Engineer.
- b. Fill the manhole and pipe with water to a point two feet above the top of the sewer at the upper manhole; or, if groundwater is present, two feet above the average adjacent groundwater level for a period of not less than 24 hours prior to measuring leakage.
- c. Measure the leakage by the amount of water added to maintain the water level at that level for a period as required by the Engineer but not less than one hour.

## 3. *Water Infiltration Test*

- a. If, in the opinion of the Village Engineer, excessive groundwater (a minimum of 24

inches above the top of the sewer) is encountered in the construction of a section of the sewer, the exfiltration test shall not be used.

- b. Close the end of the sewer at the upper structure sufficiently to prevent the entrance of water.
  - c. Pump out groundwater in the sewer to allow the infiltration to come to equilibrium, then test for infiltration.
4. *Allowable limits for water infiltration or exfiltration test.* Not to exceed 200 gallons per inch of pipe diameter per 24 hours per mile of sewer, including building service connections.
  5. Provide and use measuring devices approved by the Village Engineer.
  6. Provide water, materials, and labor for making required tests.
  7. Make tests in the presence of the Village Engineer, giving at least three days advance notice of being ready for test observation.

*(C) Deflection Test for Flexible Thermoplastic Pipe*

1. Test the deflection in the initial 1,200 feet of installed PVC and other flexible thermoplastic pipe and not less than 10% of the remainder of the sewer project at random locations selected by the Engineer.
2. Perform the test no sooner than 30 days after backfilling has been completed.
3. Perform the test by pulling a mandrel or rigid ball having a diameter equal to 95% of the inside diameter of the pipe through the pipe from manhole to manhole without using mechanical pulling devices.
4. Allowable deflection limits. Five percent of the base inside diameter of the PVC pipe.
5. Wherever the deflection limitation is exceeded, uncover the pipe, carefully replace compacted embedment and backfill material, and retest for deflection.
6. In the event 10% or more of the sewer tested exceeds the allowable deflection limits, test the entire sewer system.

*(D) Testing Requirements for Sanitary Forcemain and HDP*

General. All sanitary forcemain testing will be witnessed by a Village of Huntley employee or village consultant representative.

1. *Pressure Test*
  - a. The new mains, valves, and clean outs shall be subjected to a hydrostatic pressure of 125 psi.

- b. The test pressure shall be held for the duration of one hour without pressure loss or further pressure application.
- c. Each section of pipe to be tested shall be slowly filled with water using care to expel all air. Water shall be allowed to stand in the pipe for 24 hours before test pressure is applied.

## 2. *Leakage Test*

- a. A metered leakage test shall be conducted after the pressure test has been satisfactorily completed.
- b. Duration of each leakage test shall be at least 24 hours.
- c. During the test, sanitary lines shall be subjected to the normal water pressure of the Village water system.
- d. Test Procedure: Any leakage discovered in consequence of the pressure test shall be corrected, and the test shall be repeated until satisfactorily completed. any defective pipe, fittings, or valves, shall be repaired or replaced.

(E) All public sanitary sewer extensions shall be internally recorded by remote camera. Recordings shall be in color of DVD format and submitted to the Village Engineer for his review and approval prior to acceptance of the sewer improvements by the Village. Televising of the sewer pipe shall not take place sooner than one year after installation unless approved by the Director of Public Works or the Village Engineer.

Penalty, see § 155.999

## **§ 155.118 VACUUM TESTING OF MANHOLES**

Specifications:

- (A) Sanitary sewer manholes shall be tested for leakage immediately after installation.
- (B) Lift holes shall be plugged with a non-shrink grout.
- (C) Inlet and outlet pipes at the manhole shall be plugged, taking care to securely brace plug to avoid its being drawn into manhole.
- (D) Vacuum test equipment shall be placed at inside of top of cone section and seal inflated to 40 PSI to effect a seal between vacuum base and structure.
- (E) A vacuum of ten inches of mercury shall be drawn and vacuum pump shut-off.
- (F) With valve closed, time shall be measured for vacuum to drop to nine inches.

- (G) Manhole integrity is acceptable if the time exceeds 60 seconds for a 48-inch diameter manhole, 75 seconds for a 60-inch diameter manhole, and 90 seconds for a 72-inch diameter manhole.
- (H) If manhole fails initial test, necessary repairs shall be made with a non-shrink grout or other acceptable and approved materials.
- (I) Retesting shall proceed until a satisfactory test is obtained.
- (J) Contractor shall repair all visible defective joints or leaks in manhole even though vacuum test requirements are met. Upon completion of testing, the top two (2) steps shall be removed from all manholes.
- (K) Cost of equipment purchase or lease, materials and labor necessary to conduct vacuum testing of manholes is incidental to and shall be included in cost bid for sanitary manhole construction.

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Use space below for diagrams where required to better explain vacuum test locations

Location Diagram

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Signature Resident Project Representative: \_\_\_\_\_

## TITLE XV LAND USAGE

### CHAPTER 155: SUBDIVISION REGULATIONS

#### *Design Standards—Storm Water Drainage*

155.130 Introduction

155.131 General project requirements

155.132 Design criteria for storm water detention

155.133 Design criteria for storm sewers and surface swales

155.134

155.135 Adopted; Exceptions

155.136 Additions, Insertions and Changes



## **DESIGN STANDARDS—STORM WATER DRAINAGE**

### **§ 155.130 INTRODUCTION**

- (A) All developments, regardless of size within the corporate limits or under the control of the Village, shall include provisions for the construction of storm water drainage facilities designed in accordance with the Kane County Stormwater Ordinance. The design of all storm water drainage facilities proposed for construction as independent projects under the control of the Village shall also meet the technical requirements of the Kane County Stormwater Ordinance adopted by the Village of Huntley. The requirements of §§ 155.055 through 155.070 and §§ 155.080 through 155.094 are also applicable to storm water facility construction. The technical requirements include the “Village of Huntley Approved Materials List (AML) available through the Village of Huntley Engineering Department.
- (B) All development site engineering plans shall have on the title page, the signed statement of a licensed professional engineer, and the owner of the land or his duly authorized attorney, to the effect that to the best of their knowledge and belief, the drainage of surface water will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public area, or drains which the subdivider has a right to use and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision/development.  
Penalty, see § 155.999

### **§ 155.131 GENERAL PROJECT REQUIREMENTS**

- (A) *Surface Flow.* Surface swales/ditches described in § 155.133(C) shall be encouraged for use as, designed in accordance with the requirements of this subchapter. Natural swale and depressional storage areas shall be incorporated into storm water facilities design whenever practicable. Swales and ditches together with any underground storm sewer system shall provide an adequate outfall for runoff from the 100-year frequency 24-hour duration rainstorm. In areas where swales/ditches cannot be provided, the underground storm sewer system shall be designed for the 100-year storm condition.
- (B) *Storm Sewer.* Where allowed by the Village Engineer, storm sewers may be constructed to drain the development and any contiguous drainage areas. The subdivider shall submit to the Village Engineer two copies of the storm drainage computations.
- (C) *Storm Water Detention.* Storm detention is required and subject to the review of the Village Engineer. In concept, a detention pond shall have high-water level based on a 100-year design storm and shall have an outlet which allows runoff no greater than that for the land in its natural state prior to development. Previously developed sites not providing storm water detention must, when undergoing redevelopment and/or additions, provide detention meeting the requirements of this subchapter. Detention to be provided shall be for the entire site evaluated in its natural state and shall be constructed prior to all other improvements. This shall include mass grading and all necessary erosion control measures.

- (D) *Drainage Basin Divides*. The design of storm water drainage systems shall not result in the inter-basin transfer of drainage, unless no reasonable alternative exists and there is no legal restraint preventing such transfer.
- (E) *Lot Grading*. The location and top of foundation elevation for all proposed structures shall be shown on the engineering drawings. Generally, the top of foundation of any structure must be constructed at least 18 inches above the centerline (or back of curbs) of the abutting street. Where foundations are lower than the street centerline, or in the case of depressed driveways, alternate means of surface drainage diversion must be shown to avoid structure flooding. Sufficient finished grade elevations must be shown on the drawings to ensure positive drainage away from each structure.  
Penalty, see § 155.999
- (F) All storm water requirements shall meet or exceed the Kane County Stormwater Ordinance as adopted by the Village of Huntley (KCSO).

### **§ 155.132 DESIGN CRITERIA FOR STORM WATER DETENTION**

- (A) *Release Rates*. The allowable release rates shall be in accordance with the Kane County Stormwater Ordinance as adopted by the Village of Huntley (KCSO).
- (B) *Design Calculations*. The design of storm water detention facilities shall be based on runoff hydrographs as specified by the KCSO, at a minimum, from the two-year and 100-year frequency, 24-hour duration rainstorms. The modified rational formula shall not be used for development of hydrographs. All design rainfall events shall be based on the Illinois State Water Survey, Bulletin 70. All design computations which do not rely on continuous accounting of antecedent soil moisture conditions shall assume "wet" conditions. Storm water runoff from areas tributary to the site shall be considered in the equations for the design of the project site's drainage system. If the tributary areas are undeveloped or do not meet release rate requirements, the subdivider may bypass all tributary area flows around rather than through the storage facility. Runoff calculations for all undeveloped tributary land shall assume a reasonable fully developed land cover based on anticipated zoning.
- (C) *Basin Design*
1. Wet-bottom detention basins shall be designed to be safe and aesthetically pleasing. Wet-bottom basins shall be at least four feet deep, excluding near-shore banks and safety ledges. If fish habitat is provided, at least 25% of the basin bottom shall be a minimum of ten feet deep. Wet-bottom basins shall be designed to remove storm water pollutants and designed in such a manner to reduce nuisance problems such as embankment erosion and algae. Wet bottom basins shall incorporate the use of aeration as a means to minimize anaerobic conditions and algae growth. Aeration shall be accomplished by means of low pressure air diffusion into the water column as approved by the Village Engineer and Public Works Director. Embankments above normal water levels shall be either terraced or sloped at a maximum of 4:1. A safety ledge is required no greater than two feet six inches below the normal water level. Such ledges shall be not less than six feet wide and shall back pitch toward the basin embankment. The use of deep rooted vegetation, native to Northern Illinois shall be required to stabilize basin embankments as required by the KCSO, and as approved by the Village Engineer and meet the

minimum standards as outlined in the standard Village Wet-Bottom Detail.

- a. Developer will be required to post sign regulations for all ponds, at a spacing of every 400',. Signs will be 18" x 24", reflective high prismatic, mounted on PTL 4"x4" posts. If the development is controlled by an HOA, the HOA will be responsible for maintenance of signs.
2. Dry-bottom detention basins shall be designed to be safe, aesthetically pleasing and available for multiple uses. Dry-bottom detention basins shall be designed and sized such that a minimum of 80% of the bottom area shall have standing water no longer than 72 hours for the 100-year frequency storm. The basin shall have a minimum slope of 2%, and a maximum embankment slope of 20%.
3. When dry-bottom detention basins are used, sedimentation basins shall be constructed either within or upstream of the detention basin. Sedimentation basins are required when the tributary drainage area to a dry detention basin is greater than one acre.

(D) *Outlet*

1. All concentrated storm water discharges leaving a site must be directed into a well-defined receiving channel or pipe with adequate capacity for safe conveyance of flows from all design events.
2. Single pipe outlets shall have a minimum inside diameter of 12 inches. If design release rates call for smaller outlets, structures such as perforated risers, flow control orifices, etc., shall be used. The minimum diameter for a flow control orifice shall be two inches. Orifices shall be constructed in a manner to minimize the potential for clogging.

(E) *Fee in Lieu of Detention.* The Village shall have the option of requiring a fee of \$3 for each cubic foot of detention needed in lieu of the applicant building a basin onsite, provided the property will discharge stormwater to a Village approved stormwater management system with adequate stormwater conveyance and storage capacity dedicated to site runoff from the area containing the development.

Penalty, see § 155.999

(F) Storm water detention basins and wetlands shall be maintained, in accordance with requirements of the KCSO, by the property owner or a functioning Property or Home Owners Association. This includes, but is not limited to, control of algae growth and mosquito abatement.

**§ 155.133 DESIGN CRITERIA FOR SURFACE SWALES AND STORM SEWERS**

(A) *Storm Sewer*

1. When storm sewer construction is permitted, storm sewers shall be designed to flow full, using Manning's Formula with an appropriate roughness coefficient based on pipe material. If a storm sewer is designed with a constantly submerged outfall, the sewer shall be designed using the "hydraulic gradient" with a maximum allowable water level elevation at the top of

the street curb, in urban areas and at an elevation one-foot (1') below centerline of pavement in rural areas.

2. The rational method shall be employed when computing storm runoff. A ten year storm shall be used for design purposes. The storm system shall be designed with "positive street and swale drainage" such that in the event of a complete storm system failure, storm water runoff will be directed overland to the storm water detention area in a manner to minimize property damage due to flooding.
3. Storm sewers shall be designed for a ten-year storm event flowing full and have a maximum velocity not to exceed ten (10) feet per second.
4. In areas where curb and gutter and storm sewers are approved, inlets shall be installed so that the distance between each inlet shall not exceed 400 feet and each inlet shall drain a maximum street gutter length of 400 feet. Where the inlet is located at a low point, the Village Engineer may require additional inlets. No more than two inlets shall be interconnected. Inlets shall be so located that storm water runoff will not "pond" greater than the top of the street curbs. Depressed street crowns to facilitate drainage will not be permitted. Storm sewer design shall follow the inlet to catch basin to manhole configuration.
5. "Yard" inlets shall be placed only where approved or as required by the Village Engineer and Director of Public Works. Yard inlets will be no further than 400 feet from any storm sewer main located in the R.O.W. Storm sewer less than 24 inches in diameter allowed outside of right-of-way where there is no vehicular access, requires a terminal yard inlet and can be no more than 500 feet in length. The yard inlet shall have no deflection in the piping greater than  $22\frac{1}{2}^{\circ}$  and will connect to a storm catch basin located within the R.O.W., or MUE. The catch basin structure must have all weather accessibility. All storm sewer structures shall be installed with an external chimney seal per the Village AML.
6. The minimum size storm sewer shall be 12 inches in diameter, and the minimum size inlet connection shall be ten (10 inches) inches in diameter.
7. Unless otherwise approved by the Village Engineer, storm sewers shall be reinforced concrete-pipe and joint specifications must conform to the standards in the Village Approved Material List.
8. Minimum cover shall be generally three feet zero inches (3'0") for all storm sewers unless special precautions are taken to protect the pipe, as approved by the Village Engineer.
9. All manholes, inlet manholes, inlets and catch basins, and headwalls shall be designed in accordance with the standard details of the Village. Prior to acceptance of the installation, the top two (2) steps shall be removed from all structures.
10. Connections to sanitary sewers or existing agricultural drainage systems (tiles) will not be permitted for any new developments. All developments will utilize separate drainage systems to avoid disruption or overloading of the existing agricultural tile drainage system. Any field

tile systems cut during the process of land development must be reconnected. Connection of existing agricultural drain tiles to new storm water management systems may be approved if proper allowance for flows from said tiles is incorporated in the new system design.

11. All storm sewers that are designed to be abandoned shall be plugged and mortared. All storm sewers that are designed to be abandoned that are located under a paved surface designed for vehicular traffic must be completely removed. Excavations must be restored with approved trench backfill material.
12. Grating shall be required on upstream (inlet) flared end sections for size 12 inch diameter or greater. Grates are required on all inlet and outlet sections of culverts 36 inches in diameter or greater.
13. Special "Environmental Catch Basins" are required when in the opinion of the Village Engineer or the Director of Public Works the storm sewer system could receive runoff containing pollutant materials considered hazardous, such as gasoline or oil from various types of development sites such as auto service or repair stations. The special catch basin must be capable of trapping and storing a minimum of 100 gallons of floatable material above the outlet.
14. Inlet protection shall be by means basket inserts in accordance with the Village's Approved Material List.

(B) *Culverts*. Culverts shall meet the following minimum standards:

1. Minimum pipe diameter of 12 inches.
2. Corrugated metal pipe (CMP) shall be in accordance with the Village's Approved Material List.
3. Reinforced concrete pipe (RCP) shall be in accordance with the Village's Approved Material List.
4. Grating shall be required on upstream (inlet) flared end sections for size 12 inch diameter or greater. Grates are required on all inlet and outlet sections of culverts 36 inches in diameter or greater.
5. Culvert slope and invert elevations shall match the ditch slope and invert elevations.
6. Minimum cover at driveways shall be six inches.

(C) *Swales/Ditches*. Ditches and culverts may be used in lieu of storm sewers if curbs and gutters are not required. Ditches shall meet the following minimum standards.

1. Minimum grade of 1.5%.
2. Maximum grade of 10%.

3. Minimum depth of 24 inches below the shoulder of the street.
4. Maximum bank slope of 4:1 under normal conditions.
5. The bottom and banks of ditches with grades between 4% and 8% shall be sodded and equipped with permanent ditch checks.
6. The bottom and banks of ditches with grades between 8% and 10% shall be paved or otherwise stabilized as approved by the Village Engineer.

**7. See § 155.135 and § 155.136**

Penalty, see § 155.999

**§ 155.134 -- See § 155.135 and § 155.136**

**§ 155.135 ADOPTED; EXCEPTIONS**

That a certain document, three (3) copies of which are on file in the Office of the Village Clerk of the Village of Huntley, being marked and designated as the Kane County Stormwater Management Ordinance, as amended, be and is hereby adopted as and shall be known as the "Stormwater Management Ordinances of the Village of Huntley" for managing and mitigating the effects of urbanization on stormwater drainage in the Village through planning, appropriate engineering practices and proper maintenance, and each and all of the regulations, provisions, conditions and terms of said Kane County Stormwater Management Ordinance, as amended, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and other changes prescribed in this chapter. This will replace in total §§ 152, 155.082 through 155.086; 155.133 (c)(7) and 155.134.

**§ 155.136 ADDITIONS, INSERTIONS AND CHANGES**

The Kane County Stormwater Management Ordinance, as amended, is amended and revised in the following respects:

Section 104(2), entitled "Definitions", shall be amended to read as follows:

*Administrator* means the Village Engineer of the Village of Huntley

Section 104, entitled "Definitions", shall be amended to add the following definition of the term "Oversight Committee" as subparagraph (138):

*Oversight Committee* means the Village of Huntley Board of Trustees.

Section 202, entitled "Site runoff requirements" part (d)(1), shall be amended to read as follows:

The phrase "and site runoff storage facility release" shall be deleted since the Village of Huntley does not

allow runoff storage release into field tile systems.

Section 703, entitled "Offences - penalties; remedies," shall be amended to read as follows:

- (A) Any person, firm or corporation who constructs any public improvements or portion thereof in violation of the provisions of this chapter shall be upon conviction, fined not less than \$50 nor more than \$500, for each offense, and a separate offense shall be deemed committed on each 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 code is in effect, any lot or lots or block or blocks within the incorporated limits of the Village, or any additions thereto, or beyond the incorporated boundary of the Village, before all the requirements of this chapter have been complied with, shall be fined not less than \$50 nor more than \$500 for each lot, block, or part thereof.

## TITLE XV LAND USAGE

### CHAPTER 155: SUBDIVISION REGULATIONS

#### *Design Standards—Water Distribution System*

- 155.150 Introduction
- 155.151 General design considerations
- 155.152 Main capacity
- 155.153 Fire hydrants
- 155.154 Valves
- 155.155 General design details for water mains, 3 - 24 inch diameter
- 155.156 Connections to existing mains
- 155.157 Water service lines
- 155.158 Water main protection
- 155.159 Water service line protection
- 155.160 Testing
- 155.161 Pressure and leakage tests
- 155.162 Disinfection
- 155.163 Workmanship



## **DESIGN STANDARDS—WATER DISTRIBUTION SYSTEM**

### **§ 155.150 INTRODUCTION**

- (A) All developments within the corporate limits, and any development under Village jurisdiction which is greater than five acres in size or consists of ten lots or more shall include provisions for a complete water supply system and the construction of water distribution facilities, complete with valves, fire hydrants and other appurtenances designed in accordance with this subchapter. At a minimum, the distribution system shall include a system of water mains and service lines between a connection or connections to the existing distribution system at approved locations, as well as continuation of distribution mains to the extremities of a development to facilitate future extensions of the Village water main system to adjacent areas.
- (B) The design of all water distribution system facilities proposed for construction as independent projects under the Village jurisdiction shall also meet the technical requirements of this subchapter. The technical requirements include the “Village of Huntley Approved Materials List (AML)” found at the end of this chapter.
- (C) No private water wells shall be allowed on property within Village corporate limits if public watermain exists within 250 feet of the nearest point of the property in question.
- (D) The requirements of §§ 155.055 through 155.070 and §§ 155.080 through 155.094 are also applicable to water distribution system construction.  
Penalty, see § 155.999
- (E) All material specifications and component manufacturers shall be in accordance with the Village of Huntley Approved Materials List (AML).
- (F) All work performed within the Village of Huntley shall meet all current requirements of the Village design standards for water distribution system, IEPA, and AWWA. In the event of a conflict, the stricter requirement will take precedence.

### **§ 155.151 GENERAL DESIGN CONSIDERATIONS**

- (A) Extensions to the distribution system shall include feeder mains and distribution mains.
- (B) All water mains shall be located in the parkway, opposite that of the sanitary sewer, approximately ten feet from the property line. Watermain located outside of the right-of-way shall be placed in a 10 foot wide municipal utility easement which abuts the right-of-way.
- (C) When watermain is proposed to be located between residential lots it shall be placed in a minimum 40 foot wide “Outlot” dedicated to the Village.
- (D) Watermain installed that does not abut a ROW must be centered within a minimum 20 foot MUE.

(E) It shall be required to construct dual water mains (“hairpin”) within a cul-de-sac to conform with the Village’s requirement to provide a looped water main system except in the event a lot at the end of the cul-de-sac, a minimum of 40 feet in width, is dedicated to the Village for water main looping purposes. When a “hairpin” water main is constructed, the following center to center spacing between mains will be required:

1. Four feet (c-c) for main eight inches in diameter and smaller.
2. Five feet (c-c) for main ten inches in diameter and larger.

(F) Fire service lines shall be no less than six inches in diameter or the diameter of the smallest riser, whichever is greater. Fire service mains also shall be "looped," having two points of connection to the water distribution main when either a building exceeds 52,000 square feet in area, or when a single feed fire service main will exceed 300 feet in length.

Penalty, see § 155.999

(G) All water distribution system and irrigation system valves that are privately owned and maintained shall be clearly stamped PRIVATE on manhole lids and valve box lids.

**§ 155.152 MAIN CAPACITY**

Feeders and distribution mains shall be sized to provide sufficient capacity to deliver the required fire flow to all areas served by the proposed construction with consumption at the maximum daily rate.

*(A) Required Fire Flow*

| <u><b>Type of Development</b></u> | <u><b>Fire Flow (gpm)</b></u> |
|-----------------------------------|-------------------------------|
| Single-family residential         | 1,000                         |
| Multiple-family residential       | 2,500                         |
| Commercial/business (general)     | 2,500                         |
| <br>                              |                               |
| <u><b>Type of Development</b></u> | <u><b>Fire Flow (gpm)</b></u> |
| Office/research                   | 2,500                         |
| General manufacturing             | 3,000                         |
| Commercial/business (downtown)    | 3,500                         |
| Institutional                     | 3,500                         |
| High-risk manufacturing           | 3,500                         |

These rates are based on the latest "Fire Suppression Rating Schedule" of the ISO (Insurance Service Office) and must be available while maintaining a 20-psi residual pressure.

*(B) Maximum Day Consumption*

1. For purposes of water main design, maximum day consumption in residential areas shall be based on a minimum of 200 gallons per capita per day, with population estimated in accordance with § 155.112(C).

2. In other than residential areas, maximum day consumption shall be based on the following:

| Type of Establishment | Unit               | Maximum Day Consumption Gal./Day/Unit |
|-----------------------|--------------------|---------------------------------------|
| Shopping Centers      | Employee (1 shift) | 105                                   |
| Store                 | Employee (1 shift) | 65                                    |
| Offices               | Employee (1 shift) | 50                                    |
| Industrial            | Employee (1 shift) | 75                                    |
| Restaurant            | Meal served        | 15                                    |
| Theater               | Per seat           | 10                                    |
| Hotel                 | Per guest          | 210                                   |

3. To the above shall be added all process water requirements.

4. For other than residential developments, when the details of the development are not known, the Design Engineer, subject to the approval of the Village Engineer shall estimate maximum day consumption and fire flow. Such approval shall not relieve the subdivider of the responsibility of providing adequate main capacity for any and all future developments within the development. In such cases, minimum main size shall be 12 inches.

(C) *Storage.* Sufficient storage shall be designed and constructed to provide sufficient water to the distribution system (1,000 gallons per minute-residential or 2,500 gallons per minute industrial/commercial) for a six-hour period. Water supply facilities with excess capacity may be used to offset up to 50% of the required storage volume.

Penalty, see § 155.999

**§ 155.153 FIRE HYDRANTS**

(A) *Spacing.* Fire hydrants shall be installed along all mains at a maximum spacing of 400 feet with the most remote part of any building no farther than 300 feet from a hydrant. The maximum distance from a hydrant to a building fire department connection shall not exceed 150 feet.

1. Fire hydrants are required to be located a minimum of three feet clear distance from the closest point to any paved vehicular traffic surface and a minimum of two feet from any paved pedestrian traffic surface.
2. Fire hydrants shall be no closer than eight feet from any street light installations.

(B) *Configuration.* Fire hydrants shall have a 5¼ inch valve opening, two 2½-inch hose nozzles and one pumper nozzle. Threads shall conform to National Standard Specifications. Construction shall conform to that indicated on the fire hydrant standard detail. Each hydrant shall be equipped with an auxiliary gate valve complete with Roadway Box, fitted with a valve box stabilizer. Hydrants shall be installed no closer than three feet to the face of the hydrant, steamer port (pumper nozzle), nor

further than eight feet from the back of curb. No hydrant shall be installed within 48 inches of any obstruction, nor shall any obstruction be placed within 48 inches of a hydrant.

- (C) *Hydrant Flags.* The developer will be responsible for supplying the Village of Huntley Public Works, one (1) hydrant flag for each hydrant installed in the Village of Huntley. Each flag will be "spring type," 4' x 3/8 inches plastic shaft and be installed on the lower portion of the hydrant opposite the steamer port.
- (C) *Painting.* All hydrants shall be color coded according to the National Fire Protection Association (NFPA) Publication 291, "Fire Flow Testing and Marking of Hydrants." All privately maintained hydrants are to be painted yellow.
- (D) The maximum allowable fire hydrant lead will be 150 feet. Fire hydrant leads that exceed 150 feet will be required to be looped (two sources of water supply).
- (E) Fire hydrants are forbidden to be tapped off any fire suppression supply. Penalty, see § 155.999

#### **§ 155.154 VALVES**

- (A) *Spacing.* In residential areas a sufficient number of valves shall be provided so that a break or other failure will not affect more than 800 feet of main or result in more than 24 multi-family units being out of service (whichever results in the shortest valve spacing). In other areas valves shall be spaced at no more than 600 feet. Valves shall be placed so that closure of a maximum of three (3) valves is necessary to shut down any point in the system.
- (B) *Vaults.* All valves proposed to be placed under pavement shall be installed in precast concrete vaults as specified in the valve vault detail. All vaults shall be constructed with an external chimney seal. All other valves and auxiliary valves shall be installed within cast iron valve boxes fitted with a valve box stabilizer. Butterfly valves shall be installed in specially designed vaults similar in general design to that shown in the valve vault detail, but modified as necessary to provide for the proper operation of the valve. Vaults and boxes shall not be located under driveways or sidewalks. Prior to acceptance of the installation the top two (2) steps shall be removed from the valve vaults.
- (C) *Valve Type*
  1. All valves smaller than 12 inches shall be cast iron body, bronze fitted, modified wedge disc, resilient seat type with non-rising stem and O-ring packing designed for 200 pound working pressure. Valves must meet Village AML. A 4 inch x 4 inch x 36 inch long hardwood stake shall be installed at all valve box locations. The stake must remain installed until final grading of the lot and / or improvement is completed.
  2. All valves 12 inches and larger shall be butterfly valves iron body rubber seat type. All valves shall open counter clockwise with non-rising stem (except hand valves). Valves must meet village AML.
  3. Valves will be required on both ends when a watermain casing is required. Proximity of valves

to the casing shall be determined by the Public Works Director. Penalty, see § 155.999

## § 155.155 GENERAL DESIGN DETAILS FOR WATER MAINS, 6 - 24 INCH DIAMETER

### (A) *Ductile Iron Pipe, Fittings and Joint Type*

1. Ductile iron pipe (DIP); joints, internal cement lining and external coating shall meet the standards as set forth in the AML.
2. Whenever river-crossing pipe is required, provide restrained joint, or ball and socket type joints allowing 15 degrees maximum deflection.
3. Ductile iron fittings with mechanical joint shall comply with standards as set forth in the AML.

(B) *Polyethylene Encasement.* All ductile iron pipe water main shall be wrapped with polyethylene material with a minimum thickness of eight mils. This specification may be waived based on a report by the Ductile Iron Pipe Research Association or other approved testing laboratory which would declare the soil for the subject installation non-corrosive.

### (C) *PVC Plastic Pipe and Joints*

1. Polyvinyl chloride pipe shall comply with standards as set forth in the AML and have a standard dimension ratio (SDR) of 18.
2. *Pipe 14-inch through 18-inch.* Use pipe with a pressure rating of 235 psi and a standard dimension ratio of 18.
3. *Pipe 20-inch and 24-inch.* Use pipe with a pressure rating of 165 psi and a standard dimension ratio of 25.
4. All plastic water main shall be installed with a minimum ten (10) gauge solid copper tracer wire. The wire shall be continuous through valve vaults and boxes and shall be accessible at grade within the vault frame or box cover.

(D) *Depth of Cover.* The depth between the finished grade and the top of the water main shall be not less than five feet nor more than six feet. Where conflicts arise with other underground improvements, greater depths will be allowed.

(E) *Thrust Blocks.* Blocking to prevent movement of mains under pressure at bends and fittings shall be Portland Cement Concrete, a minimum of 12 inches thick, placed between solid ground and the fittings in such a manner that pipe fittings and joints will be accessible for repairs. All bends of 22½ degrees or greater, and all tees and plugs shall be thrust protected to prevent movement of the line under pressure. Thrust protection may also be attained by the use of a combination of retaining glands and threaded rods.

(F) *Trench.* Minimum trench width shall be ample for proper jointing, but in no case less than one foot six inches. Bedding and backfill shall be as specified in § 155.093.

(G) When it is necessary, as approved by the Director of Public Works, to terminate a water main the terminus point shall consist of valve and hydrant in accordance with the standards set forth in the AML.

Penalty, see § 155.999

## § 155.156 CONNECTIONS TO EXISTING MAINS

(A) All connections to the Village water distribution system shall be made under full water service pressure when practical. The following specifications shall apply when pressure connections are made to the existing Village distribution system:

1. Tapping valves shall be placed in precast concrete vaults as specified in § 155.154(B). Tapping sleeves shall be two-piece stainless steel bolted sleeve type with mechanical joint.
2. When it is determined that a pressure connection is not necessary, prior to the isolation of the watermain the following criteria shall be met.
  - a. Boil orders will be distributed 48 hours prior to the work commencing.
  - b. Only a Village employee or Village representative shall operate water valves.
  - c. When the watermain distribution system pressure drops below 20 PSI the contractor shall be responsible for delivery, to a state qualified testing facility, of a water sample taken by a Village employee of the Water department.

Penalty, see § 155.999

## § 155.157 WATER SERVICE LINES

(A) *Description.* A water service line is designed to deliver water from a public water distribution main and extends from the main to a single building or tenant, and includes corporation stop, curb stop and service box. Service lines shall be approximately at a right angle to the centerline of the right-of-way whenever possible. Service lines shall be continuous with no splices or change in material between either the corporation and the curb stop or the curb stop and the meter. Water services shall comply with current Illinois Plumbing Code requirements as adopted and amended by the Village of Huntley.

(B) The following meter installation provisions are required by this chapter:

1. (a) No more than five feet of any type K copper service line shall be visible before the meter connection.  
(b) Meters shall be no more than five feet above the floor. Meters located in crawl spaces shall have an access hatch no more than three feet from the meter location.  
(c) Conduit to the meter shall be continuous. If more than 360 degrees in bends is anticipated,  $\frac{3}{4}$  inch minimum diameter conduit required. Junction boxes are not acceptable.  
(d) Wire installation shall be by the contractor (not Public Works) for meter connections where more than 25 feet of wire is required. Wire type must be approved by the Director of Public Works.
2. Service line material shall be of the type specified in the AML.
3. All HDP water service pipe will be required to be installed with a solid 10 gauge copper tracer wire. Grounding of the building to the tracer wire or HDP pipe is strictly forbidden. Grounding of the building must meet all current building codes.



4. Service saddles are required for connecting to PVC pipes.
  - a. Service lines connected to PVC water main shall be by means of a saddle in accordance with the AML.
5. *Services boxes*: Water service valves (B-box) shall be located as close to the center of a lot as possible but said location shall result in a valve location no closer than two feet from paved surface. B-box extension rods shall be 36" long and comply with the standards as set forth in the AML. A 4 inch x 4 inch x 36 inch long hardwood stake shall be placed at the b-box location. The stake must remain in place until final grading of the lot is complete. The top of the stake shall be painted blue.
6. All service taps shall be either with a manufactured tap coupling or double strap bronze saddle.
7. Water service lines shall not be connected to fire service lines or other process lines.
8. Flow calculations are required when connecting to a single source of water (stub).

(C) *Minimum Diameter*. No water service line shall be less than one and one half inch undiminished internal diameter from the water source to and/or through the curb box.

#### **§ 155.158 WATER MAIN PROTECTION**

Horizontal and vertical separation of water main shall be in conformance with Section 41 of the Standard Specifications for Water and Sewer Construction in Illinois, Latest Edition.

##### *(A) Horizontal Separation*

1. Whenever possible, a water main shall be laid at least ten (10) feet horizontally from any existing or proposed sewer. A clear distance of ten (10) feet (minimum) horizontally shall be maintained between water main and any manhole, valve vault, catch basin or storm water inlet structure. (See standard drawing).
2. Should local conditions prevail which would prevent a horizontal separation of ten feet, a water main may be laid closer to or in the same trench as a storm or sanitary sewer, provided the main is laid on an undisturbed earth shelf located to one side of the sewer and at such an elevation that the bottom of the water main is at least 18 inches above the top of the sewer.
3. If it is impossible to obtain proper horizontal and vertical separation as stipulated in division (A)(1) or (2) of this section, the sewer pipe shall be constructed of slip-on or mechanical joint watermain quality pipe, and be pressure-tested to assure water tightness before backfilling. In all cases, watermain protection shall meet or exceed IEPA regulations for separation.
4. If the invert of the water main is not 18 inches above the crown of the sewer when the pipes

cross, or the ten foot separation requirement cannot be met, in lieu of constructing the sewer with water main quality pipe, a casing pipe may be installed around either the water main or sewer pipe. The casing pipe must be a material that is approved for use as water main or welded steel. Concrete is not an acceptable encasement. When casings are installed under pavement, the casing must extend beyond the pavement a minimum of 2 feet. AML approved spacers must be used when installing casing pipe. Ends of the casing must be sealed using approved end cap seals per approved AML. Field locking gaskets, or joint restraints must be used on all watermain installed within a casing.

*(B) Vertical Separation*

1. Whenever water mains must cross house sewers, storm drains, or sanitary sewers, the water main shall be laid at such an elevation that the bottom of the water main is 18 inches above the top of the drain or sewer. This vertical separation shall be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed, said ten feet to be measured as the normal distance from the water main to the drain or sewer.
2. Where conditions exist that the minimum vertical separation set forth in division (B)(1) of this section cannot be maintained, or it is necessary for the water main to pass under a sanitary sewer, then, within a distance of 10 feet either side of the water main, the sewer or drain shall be constructed of pressure pipe, conforming to the specification for water main materials. For storm sewer ASTM C-361 pipe shall satisfy this requirement. The sewer or drain line shall be supported to prevent settling and breaking of the water main. In all cases, watermain protection shall meet or exceed IEPA regulations for separation.  
Penalty, see § 155.999

**§ 155.159 WATER SERVICE LINE PROTECTION**

The horizontal and vertical separation between water service lines and all sanitary sewers, storm sewers, or any drain shall be the same as for water mains, as detailed in § 155.158.  
Penalty, see § 155.999

**§ 155.160 TESTING**

- (A) The following procedures are to be strictly followed by all persons engaged in the pressure testing and/or disinfection of public water distribution mains. The requirements of these design standards and the requirements of the Illinois Environmental Protection Agency water permit shall be strictly enforced.
- (B) The contractor is required to provide any and all equipment necessary to complete the pressure testing and/or disinfection of the water mains and services. Prior to any test, the contractor shall arrange with the Village Public Works Department to have the required tests witnessed, and shall give a minimum of 48 hours advance notice.
- (C) The contractor shall not operate any valves in the existing public water supply system. All auxiliary fire hydrant valves shall remain open during testing. Requests for valve operations are to be made

through the Public Works Department. Requests for valve operations shall be made 24 hours prior to any scheduled operations or tests.

Penalty, see § 155.999

### **§ 155.161 PRESSURE AND LEAKAGE TESTS**

The contractor shall pressure test all new water mains after water services have been installed. The contractor shall perform a preliminary test to insure that all segments of the system meet the leakage rates as set forth herein. When the contractor has assured himself that the system will meet the required leakage rates, he will arrange for witnessing of the pressure test by the Village Public Works Department and Huntley Fire Protection District. Forty-eight hours advance notice shall be given. The tests shall be conducted as follows.

#### *(A) Hydrostatic Tests*

1. Where any section of a water line is provided with concrete thrust blocking for fittings, the hydrostatic tests shall not be made until at least five days after installation of the concrete thrust blocking.
2. Disposal of wastewater from hydrostatic tests, and for disinfection, shall be approved in advance by the Village Public Works Department. Full bore flushing shall be witnessed by the Huntley Fire Protection District (HFPD).
3. The new water mains and service lines, including valves and hydrants, shall be subjected to a hydrostatic pressure of 125 psi.
4. The test pressure shall be held for a duration of one hour without pressure loss or further pressure application.
5. Each valve shall be opened and closed several times during the test.
6. Careful examination of exposed pipe, joints, fittings, and valves is required.
7. Joints showing visible leakage shall be remade or replaced.
8. Cracked pipe, defective pipe, and cracked or defective joints, fittings, and valves shall be replaced with sound material and the test repeated until results are satisfactory.

#### *(B) Leakage Test*

1. A metered leakage test shall be conducted after the pressure test has been satisfactorily completed.
2. Duration of each leakage test shall be at least 24 hours.
3. During the test, water lines shall be subjected to the normal water pressure of the Village

water system.

4. Maximum allowable leakage shall conform to current IEPA leakage testing specifications.

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5. Should any test of pipe disclose leakage greater than the maximum allowable amount, the defective joint or joints shall be located and repaired and the 24-hour metered leakage test repeated until the leakage is within the specified allowance.

(C) *Fire Suppression Mains.* Such pipe shall be rated to meet and achieve the 200-PSI testing procedures in accordance with Huntley Fire Protection District Requirements. Both the Village Public Works Director and the Huntley Fire Protection District Inspector shall only grant exemption to this requirement in writing.

Penalty, see § 155.999

#### **§ 155.162 DISINFECTION**

- (A) After all mains have been pressure tested and accepted by the Village, the contractor shall proceed to disinfect the main in accordance with AWWA standard C-651. A gas chlorine concentration during disinfection shall be maintained at a minimum 50 mg/l available chlorine. The chlorinated water shall be retained in the main for a period of at least 24 hours. At the end of the 24-hour period, the treated water shall contain no less than 25 mg/l chlorine throughout the main. The contractor will sample the chlorinated disinfecting solution to assure that these minimums are maintained.
- (B) After an applicable retention period, the heavily chlorinated water shall be flushed from the main until the chlorine concentration in the water leaving the main is not higher than that generally prevailing in the system. The chlorinated water being flushed from the system shall be dechlorinated to meet USEPA water quality criteria for "total residual chlorine."
- (C) After final flushing, and as witnessed by the Village Public Works Department and the Huntley Fire Protection District, two samples of water shall be obtained from the main for bacteriological testing. The Developer shall be responsible for obtaining, delivery, and payment of the samples for testing purposes. For major water main installation, the number of samples may be increased as determined by the Village Public Works Department. A second series of samples shall be collected no less than 24 hours after the first set of samples has been collected. The individual sets of samples shall be bacteriologically tested to show the absence of coliform organisms.
- (D) If either, or both, sets of samples do not pass the bacteriological examination, the contractor shall again disinfect the main in accordance with procedures until such time that satisfactory samples are collected.
- (E) No part of the permitted water system shall be placed in service until the Village of Huntley receives

the operating permit. Upon receipt of the IEPA Operating Permit, all valves on the system shall be opened with permission of the Village Public Works Department. The developer shall be responsible for certifying, in writing to the Director of Public Works, that he or his representatives have witnessed the opening of all valves pursuant to the operating permit.

Penalty, see § 155.999

#### **§ 155.163 WORKMANSHIP**

As a minimum requirement, the specification for the construction of water distribution facilities shall not be less stringent than the "Standard Specifications for Water and Sewer Main Construction in Illinois," adopted by a joint committee of the Illinois Society of Professional Engineers, Illinois Chapter of the American Public Works Association, Illinois Municipal League, AWWA, Illinois Plumbing Codes and The Standard Specifications for Road and Bridge Construction.

Penalty, see § 155.999

## TITLE XV LAND USAGE

### CHAPTER 155: SUBDIVISION REGULATIONS

#### *Design Standards—Roadways, Sidewalks and Streetlighting*

- 155.175 Introduction
- 155.176 Street classification
- 155.177 Geometrics
- 155.178 Combination concrete curb and gutter
- 155.179 Driveways/approaches
- 155.180 Pavement types
- 155.181 Standard design method for pavements
- 155.182 Subgrade support strength
- 155.183 Special requirements for bituminous pavement
- 155.184 Special requirements for concrete pavement
- 155.185 Special requirements for underground utilities
- 155.186 Sidewalks
- 155.187 Street lighting
- 155.188 Signs

**DESIGN STANDARDS -  
ROADWAYS, SIDEWALKS AND STREETLIGHTING**

**§ 155.175 INTRODUCTION**

- (A) All developments, regardless of size within the corporate limits or under the Village's jurisdiction, shall include provisions for the construction of roadways and appurtenant construction to serve each parcel of property within the development. Where more than one building, other than an accessory building, is located or planned on one parcel of property, the proposed construction shall also include access roadways as required to serve each such building.
- (B) The design of all roadways proposed for construction as independent projects under the control of the Village shall also meet the technical requirements of this subchapter.
- (C) The requirements of §§ 155.055 through 155.094 and 155.130 through 155.134 are also applicable to roadway construction.
- (D) Any development, residential or commercial/industrial, that uses cul-de-sacs is required to pay \$10,000 per platted cul-de-sac to defray the Village's cost of providing additional maintenance services associated with cul-de-sacs. Fees are due prior to Village Board action to approve the final plat of subdivision.  
Penalty, see § 155.999
- (E) A snow removal easement dedicated to the Village of Huntley shall be provided in each cul-de-sac and shall be at least 20 feet wide and ten feet deep.
  - 1. The snow removal easement shall be located as close as possible to opposite the entrance of the cul-de-sac.
  - 2. No driveways, trees or structures, including mailboxes, light poles and fire hydrants shall be placed in the easement or between the easement and the curb.

**§ 155.176 STREET CLASSIFICATION**

- (A) Certain variables in geometric and structural design discussed in this section are dependent on the functional classification of the street in question. For the purposes of these standards, all streets will be classified as shown in Figures 1 and 2 in the AML.
- (B) In developments where more than one building is located or planned on one parcel of property and a roadway is provided to serve such buildings, that roadway shall be classified as residential unless otherwise established by the Village Engineer.

Penalty, see § 155.999

## § 155.177 GEOMETRICS

Roadway geometrics shall be as set out in Figure 2 of the AML.

Penalty, see § 155.999

## § 155.178 COMBINATION CONCRETE CURB AND GUTTER

- (A) Combination concrete curb and gutter shall be constructed along the edge of all pavement except as otherwise approved by the Public Works Director and Village Engineer. Cross section, details, materials and construction shall conform to the requirements of the "Standard Specifications for Road & Bridge Construction" of the Illinois Department of Transportation for Combination Concrete Curb and Gutter for barrier curb type B6.12 and as shown in the Village of Huntley standard details for mountable curb unless otherwise approved by the Public Works Director and Village Engineer. All curb and gutter and edge ribbon shall be continuously reinforced using epoxy coated two No. 4 bars. Penalty, see § 155.999
- (B) The curb and gutter shall be stamped with a "w" indicating the location of a water service, and a "s" indicating the location of a sanitary sewer service.
- (C) Concrete shall be an IDOT approved class SI mix in accordance with IDOT Standard Specifications for Road and Bridge Mix. Design mixes shall be provided to the Village of Huntley for approval prior to construction.

## § 155.179 DRIVEWAYS/APPROACHES

- (A) (1) Driveways meeting the requirements of this section shall be provided at all locations where vehicular traffic is intended to leave the roadway and move onto private property. The requirements shall also apply to driveways to be constructed in developed areas where the roadway is already in place. Existing curb shall be removed and replaced with a "depressed" curb section where driveways extend through existing curb. The use of curb cutting machines is prohibited. The longitudinal slope of driveways and drive approaches shall be no less than 2% and no more than 8%. Replacement of existing driveways and/or drive approaches is exempt from this requirement. Maximum driveway widths outside the public right-of-way shall be measured at the building setback line in accordance with the following dimensions:
  - a. Single car driveway – 10 feet
  - b. Two car driveway – 20 feet
  - c. Three car driveway – 30 feet
- (2) The driveway approach is the portion of the driveway within public right-of-way between the roadway itself (back of curb) and the roadway side of the sidewalk. The approach shall be constructed with a "flare" from the public sidewalk to the roadway at a ratio of 4 to 1 (longitudinal to lateral). See the Village of Huntley standard driveway detail. The width of driveway approaches shall be measured at the property line and shall not exceed the width of the driveway as allowed by §155.179(A)(1).



- (B) (1) Driveways/approaches for single family and multi-family zoning lots shall be of Portland Cement Concrete (P.C.C.), shall be a minimum of 6 inches thick on a minimum of 4 inches of compacted CA-6 or Grade 9 compactable crushed stone for residential driveways. Hot Mix Asphalt (HMA) pavement shall be a minimum of 2½ inches of Class I surface mix on a minimum of 8 inches compacted CA-6 or Grade 9 crushed, stone. The use of pea gravel, loose gravel, or sand is not permitted.
- (2) Non-residential driveways/approaches shall be constructed of P.C.C. The P.C.C. shall be 8 inches thick minimum on a minimum of 6 inches of compacted CA-6 or Grade 9 crushed stone. The use of pea gravel, loose gravel, or sand is not permitted.
- (C) Non-residential driveways shall be designed to accommodate truck and semi-truck vehicles up to and including WB 65. Minimum lane width shall be 12 feet. Minimum driveway and approach shall be two lanes (24 feet) in width. Width of approach at the back of curb, or edge of pavement for rural sections, shall be the total lane width plus a curb return radii to accommodate the traffic for which the development site is designed as approved by the Village Engineer.
- (D) Material and construction shall conform with the requirements of the “Standard Specifications for Road and Bridge Construction” of the Illinois Department of Transportation (IDOT) for Portland Cement Concrete Driveway Pavement and the sections herein regulating the construction of driveways and approaches.
- (E) Concrete shall be an IDOT approved class SI mix in accordance IDOT Standard Specifications for Road and Bridge Mix. Design mixes shall be provided to the Village of Huntley for approval prior to construction. All concrete driveways and approaches shall use fiberglass reinforcement additives. The use of welded wire fabric is prohibited. The final surface of all concrete driveway approaches shall have an appropriate sealant applied in accordance with the IDOT “Standard Specifications”. All driveway and approach surfaces shall have a light brush finish. No chloride or chemical additive to accelerate the curing process shall be added to the mix that is being used for public improvements.
- (1) When the subgrade has been prepared and no sooner than 24 hours prior to placing concrete, the contractor shall notify the Village Inspector and/or Development Services Department that forms are in place and the subgrade is ready for inspection. Subgrade compaction tests, at the subdivider’s expense, may be required where deemed appropriate by the Village Inspector and/or Development Services Inspector. No concrete shall be placed until the subgrade has been inspected and approved. Any concrete poured prior to the inspection of the subgrade shall, at the direction of the Village Inspector, be removed at the owner/contractor’s expense.
- (2) Expansion joints one-half inch thick and full depth of the concrete, shall be placed at intervals of 50 feet in the driveway, driveway approaches, and curbs, between the back of curb and driveway pavement and between sidewalk and driveway pavement. The expansion joints shall consist of premolded bituminous joint filler.
- (F) During the repair or construction of a driveway approach, if the Village Engineer, Building Inspector or Public Works Director is of the opinion that the curb on either side of the approach is damaged beyond repair, upon notification, the owner or contractor shall replace said curb for a distance of one foot beyond the boundaries of the approach in either or both directions.

- (G) No manholes, inlets, valve vaults or other types of structures shall be allowed to be constructed in a driveway or driveway approach unless approved by the Director of Public Works.
- (H) Maintenance of approved Hot Mix Asphalt approaches shall be performed by a homeowner association and sealed on an annual basis after the first year.
- (I) Single family or multi-family subdivisions and/or Planned Unit Developments (PUD) platted after the effective date of this section shall select either Portland Cement Concrete or Hot Mix Asphalt pavement for driveways and drive approaches. The selected construction shall be consistent throughout the platted development. All qualified developers shall seek and achieve approval from the Village Board to allow the use of the above specified bituminous driveway approaches prior to any building permits being issued for the production of the single family units.  
Penalty, see § 155.999

### **§ 155.180 PAVEMENT TYPES**

- (A) Pavement construction required under this section shall be Portland Cement or Hot Mix Asphalt pavement in accordance with Figure 1 of the AML.
- (B) In all cases, material and construction shall comply with the requirements of the "Standard Specifications for Road and Bridge Construction," prepared by the Illinois Department of Transportation, as modified by these standards.
- (C) In areas where vehicular access is needed by the Village, Huntley Fire Protection District or other emergency services for the purpose of maintenance or emergency response, but said access will be infrequent as determined by those entities, alternative paving may be considered. The paving material shall be cellular polyethylene "Geoblock" type or approved equal. The Geoblock installation shall be capable of supporting a 75,000 load and be in accordance with manufacturer's specifications.  
Penalty, see § 155.999

### **§ 155.181 STANDARD DESIGN METHOD FOR PAVEMENTS**

When, in the opinion of the Village Engineer, the volume and composition of the traffic anticipated to be carried by the pavement can be estimated within reasonable limits and, in all cases, where the roadway is designed as a four or more lane facility, the structural design for bituminous pavements and Portland Cement Concrete Pavement shall be based on the latest revision of the "Federal-Aid Procedures for Local Highway Improvements." However, in no case shall the design result in a pavement of lesser strength than those shown in Figure 1 of the AML.

Penalty, see § 155.999

### **§ 155.182 SUBGRADE SUPPORT STRENGTH**

Structural design procedures acceptable under this subchapter require the determination of the subgrade support strength. Regardless of the design method used, a soils report shall be submitted by a soils testing laboratory, approved by the Village Engineer, in which subgrade support strength is recommended. Such recommendation shall be based on an Illinois Bearing Ratio no less than 3.0. Field compaction tests, where

required by the Village Engineer to verify conformance with the soils report recommendations, shall be provided at the subdivider's expense.

Penalty, see § 155.999

#### **§ 155.183 SPECIAL REQUIREMENTS FOR BITUMINOUS PAVEMENT (HMA)**

The following qualifications and requirements shall apply to bituminous pavements regardless of design method used.

- (A) Where I.B.R. for underlying soil is less than 3.0, it shall be removed or otherwise modified as required to meet this minimum.
- (B) Minimum sub-base thickness, if used, shall be four inches. Minimum base course thickness shall be six inches, ten inches if no subbase is used and shall meet current AML, Figure 1.
- (C) Minimum thickness for combined surface and binder course shall meet the current minimum pavement requirements in the Village of Huntley AML, Figure 1.  
Penalty, see § 155.999
- (D) If the HMA binder or base course is exposed for more than 2 years from the point of its original installation and prior to the placement of subsequent pavement courses including, but not limited to the surface course, the developer will be required to completely remove and replace the HMA binder course or base course at the Village Engineer's discretion. This requirement does not relieve the developer of any additional remediation measures that may be required (including HMA binder course or base course removal and replacement prior to the 2 year timeframe) as determined by the Village Engineer.

If HMA surface course is placed prior to permit issuance for 75% of the platted lots in a given development, the developer will be required to completely remove and replace the surface course at the Village Engineer's discretion. If it is anticipated that construction of all lots within a development will take more than two years, the Village may require a thicker binder course to be installed on streets within the development, such that the pavement will drain to the curb and gutter per the intent of the approved engineering plans.

#### **§ 155.184 SPECIAL REQUIREMENTS FOR CONCRETE PAVEMENT**

The following qualifications and requirements shall apply to Portland Cement Concrete Pavement, regardless of design method used.

- (A) No Portland Cement Concrete Pavement shall be constructed in any year after November 1 without the written approval of the Village Engineer and, in no case, when frost is present in the subgrade.
- (B) All roadway medians shall have tapered approaches at both ends of the median so as not to create an obstruction to snowplowing operations. The tapers shall be constructed in accordance with the IDOT standard for PC Concrete Islands and Medians, number 606301-02.
- (C) Sub-base shall be a minimum of four inches thick, constructed of granular material, except that for

major streets, stabilized granular material shall be used.

Penalty, see § 155.999

## § 155.185 SPECIAL REQUIREMENTS FOR UNDERGROUND UTILITIES

### (A) *Structure Adjustment*

1. Where finished grade or alignment for existing underground structures, such as inlet basins, catch basins, manholes or valve vaults is affected by proposed work, the project drawings shall provide for the adjustment of such structures as required.
2. Where a project is to be constructed under two or more construction contracts, one or more of which includes the construction of pavement, the contract documents for those contracts including paving work shall provide for the adjustment of underground structures that may be constructed under other contracts as may be required to fit the proposed pavement.

(B) *Utility Crossing Protection.* For new construction or when required by the Public Works Director, all sidewalk and driveways over excavated areas or utility trenches shall be reinforced with a minimum of two No. 4 bars, 12 inches on center for a length of 20 feet.  
Penalty, see § 155.999

## § 155.186 SIDEWALKS

(A) *Sidewalk Geometrics.* All sidewalks shall be a minimum of four inches thick. Sidewalks shall be continuous through residential driveways with a minimum thickness of six inches through the driveway section. Sidewalks in non-residential areas shall be a minimum of eight inches thick through non-residential driveways. Minimum width of sidewalks shall be five foot. Sidewalk width shall be as specified in Figure 2 of the AML or as determined by the Village Building Inspector and/or Public Works Director when a greater width is justified on the basis of anticipated traffic. In general, sidewalks located in public right-of-way shall be a minimum of one foot from the property line.

(B) *Minimum Specifications.* As a minimum requirement, the specifications for the construction of sidewalk facilities shall be not less stringent than the requirements set out in the following articles.

(C) *Material.* All materials shall meet the requirements of the "Standard Specifications for Road and Bridge Construction" of the Illinois Department of Transportation. All sidewalks shall be constructed of Portland Cement Concrete. Concrete shall be an IDOT approved class SI mix in accordance with IDOT Standard Specifications for Road and Bridge Mix designs shall be provided to the Village of Huntley for approval prior to construction. Fiberglass reinforced additives shall be used on all sidewalks extending through driveways. Sidewalk shall be placed on a minimum of four inches of CA-6 crushed stone or Grade 9 compacted crushed stone. The use of pea-gravel, loose gravel or sand is expressly prohibited. The use of chemical additives added to concrete mix intended for public improvements to accelerate the curing process is prohibited, unless otherwise approved by the Village Engineer.

(D) *Excavation.* If, in the opinion of the Inspector, organic material is present at the proposed subgrade, the organic material shall be removed to a minimum of five inches below the subgrade and replaced with compacted CA-6 crushed stone or Grade 9 compacted crushed stone.

- (E) *Embankment*. When necessary to construct sidewalk on fill, fill shall be placed in six- inch lifts and thoroughly compacted. Embankment shall extend one foot beyond edge of walk. Sideslopes shall not be steeper than 4 to 1, except as approved by the Village Engineer.
- (F) *Subgrade Preparation*. When the subgrade has been prepared and no sooner than 24 hours prior to placing concrete, the contractor shall notify the Village Inspector and/or Public Works Director that forms are in place and the subgrade is ready for inspection. Subgrade compaction tests, at the developer's expense, may be required where deemed appropriate by the Village Inspector and/or Public Works Director. No concrete shall be placed until the subgrade has been inspected and approved.
- (G) *Cold Weather Requirements*. No concrete shall be placed when the air temperature is below 40° F. or is between 40° and 45° F. and falling unless approved by the Village Engineer, Building Inspector or Public Works Director. The temperature of the concrete when placed as well as ambient air shall be not less than 50° F. In no case shall concrete be placed on frozen subgrade.
- (H) *Handicap Requirements*. All sidewalk construction intersecting public or private roadways shall be ramped to meet a depressed curb and gutter section in conformance with current standards of the American Disabilities Act. The use of colored concrete for ADA ramps is prohibited. Truncated dome panels must be installed per manufacturer requirements. Panels must meet current AML requirements.
- (I) *Placing and Finishing*. The subgrade shall be adequately moistened before placement. The concrete shall be thoroughly spaded along the edges, struck off of the true grade, and finished to a true and even surface. The surface shall be divided by grooves constructed at right angles to the centerline of the sidewalk and shall have rounded edges. No slab shall be longer than six feet or less than four feet unless otherwise approved by the Village Inspector. The side edges of the walk shall also have rounded edges. The surface shall be "broom" finished.
- (J) *Expansion Joints/Control Joints*. Premolded one-half inch thick, full depth bituminous expansion joints shall be placed every 50 feet minimum and one-half inch thick between the sidewalk and all structures such as light standards, traffic light standards, and traffic poles which extend through the sidewalk. Control joints shall be on five foot centers.
- (K) No manholes, inlets, valve vaults or other types of structures shall be allowed to be constructed in a sidewalk.

(L) *Protection and Curing*

1. All exposed surfaces of concrete shall be protected against rain.
2. The concrete shall be cured for a minimum period of three days after placing by one of the following methods:

Wet burlap  
Impervious paper

## Membrane curing compound

3. When the temperature of the air is expected to drop below 40° F. within 24 hours after placing, the concrete shall be protected with nine inches of loose, dry straw and a layer of burlap, or other acceptable material, for a period of at least five days.

(M) All sidewalks shall be stamped with a “w” indicating the location of a water service, and an “s” indicating the location of a sanitary sewer service.

Penalty, see § 155.999

(N) An IDOT approved membrane curing compound must be placed on the finished concrete per IDOT standard specifications 1020.13 and 1022.01 (IDOT approved pails or drums shall be inspected/witnessed by Village of Huntley or village representative) Non-IDOT approved curing/sealing products will be prohibited.

(O) All dry underground utilities shall be completed prior to the placement of sidewalks and/or driveways on a given individual residential lot (i.e. gas services).

### **§ 155.187 STREET LIGHTING IMPROVEMENTS**

(A) *General.* All development shall include the design and construction of street lighting facilities for the illumination of all roadways which lie in or border the development. Street lighting shall be in conformance with the standards and requirements established by the Village Engineer, in accordance with the provisions of this Code, and subject to the approval of the corporate authorities of the Village. It shall be the responsibility of the developer or subdivider to pay the installation cost of all such lighting. Street lighting systems shall be guaranteed from date of acceptance for a period of three years.

(B) *Specifications.* Street lighting improvements shall be designed and installed in accordance with local codes, ordinances, and development standards of the Village and the AML.

(C) *Submittals.* Prior to the installation of any street lighting system, the following submittals are required for review and approval by the Village:

1. Layout of proposed street lighting system showing pole locations, right-of-way and any easements, cable routing, controller location, mast arm orientation, mast arm length, and source of power.
2. Manufacturer's information on poles, luminaries, mast arms, cable, conduit, controller, and appurtenances.
3. Lighting calculations and design parameters.
4. Voltage drop calculations and electrical characteristics.
5. Circuit diagrams and schematics.

(D) *Street Light Locations*

1. *Residential, Commercial and Industrial Districts*

a. Streetlights shall be no closer than eight feet away from any fire hydrant.



- b. Poles shall be located at all intersections and spaced at a distance not exceeding three hundred (300) feet from one another for midblock locations. Poles shall also be located near the throat of the cul-de-sacs and at curves in the roadway as required by the Village Engineer. Poles shall be set in the parkway a minimum of three (3) feet from the back of curb. Where the distance between the sidewalk and the curb is such that this location is impractical or where the sidewalk is adjacent to the curb, the Village Engineer shall review and approve any alternate locations for the pole.
- c. Unless otherwise directed by the Village Engineer, the direction of the support arm shall be at right angles to the centerlines of the intersecting streets at a four legged intersection. At "T" intersections, a pole shall be provided on the centerline extended of the terminating street at the top of the "T" with the support arm extending toward the center of the intersection. Between intersections, mast arms shall be orientated at right angles to the centerline.

2. *Minimum Maintained Horizontal Illumination Requirements*

***Average Footcandles***

| <b><i>Street Classification</i></b> | <b><i>Industrial/ Commercial</i></b> | <b><i>Multi- Family Residential</i></b> | <b><i>Single Family Residential</i></b> | <b><i>Uniformity Avg./Min</i></b> |
|-------------------------------------|--------------------------------------|---|---|-----------------------------------|
| Major/<br>Secondary                 | 1.6                                  | 1.2                                     | 0.8                                     | 3:1                               |
| Collector/<br>Major<br>Residential  | 1.1                                  | 0.8                                     | 0.6                                     | 4:1                               |
| Local/<br>Cul-de-sac                | 0.8                                  | 0.7                                     | 0.4                                     | 6:1                               |

(E) *Light Pole Requirements*

1. (a) Poles shall be in accordance with the standard details included in this section with manufacturers as specified in the AML, or as approved by the Village Engineer and Public Works Director.

(b) Poles shall be designed and fabricated to withstand 80 M.P.H. winds and associated wind gusts and vibrations. The light poles shall be able to support a luminaries panel up to 1.7 square feet. All poles shall be designed in conformance with AASHTO's standard specifications for structural supports for highway and traffic signals.

(c) Screw in type foundations may be substituted for case in place concrete foundations of the size appropriate for the streetlight installation as approved by the Public Works Department. Design calculations signed and sealed by a licensed professional engineer must be submitted for the type of pole/mastarm proposed. Manufacturers of screw in type

foundations shall be in accordance with the AML.

(d) Hand holes shall be orientated so that the individual maintaining the pole is facing oncoming vehicular traffic in the closest lane to the pole.

(F) *Luminaries and Lamps*

1. The luminaries shall consist of a housing, reflector, reflector holder, lamp socket, slipfitter and three terminal photoelectric cell when required. The luminaries and lamps shall be high pressure sodium.
2. All fixture components shall be designed to operate under all environmental conditions. All luminaries shall be designed and wired to operate on 60 hertz alternating current with a multiple tap high power factor (95 + % PF) regulator type ballast. All fixtures shall be designed to operate at -20° F. (-28° C.) minimum starting temperature.
3. Luminaries used on 25 to 30 foot poles shall be a cutoff type fixture as specified in the AML.
  - a. The high pressure sodium decorative fixture type shall have a die cast aluminum housing, black powder coat finish, removable ballast assembly, a photoelectric cell receptacle and cell, and a multiple tap reactor type ballast.
  - b. Luminaries used on 12 to 15 foot poles shall be post top decorative as specified in the AML.
  - c. High pressure sodium clear lamps shall be 100, 150, 250 or 400-watt size depending on design

(G) *Spare Poles, Luminaries and Lamps*. The Village shall be provided with spare poles and luminaries for streetlight installations in the ratio of one for every twenty in the system to be installed. A payment in lieu of spare poles and luminaries, at the unit cost of a said streetlight installation, can be made when determined by the Director of Public Works that a sufficient inventory of the same type of pole and luminaries exists at Public Works.

(H) *Wire/Cable Requirements*

1. (a) All wire and cable installed for street lighting system from the power source to the lighting poles, shall be contained in either three conductor 1¼ inch minimum diameter uniduct manufactured from high density smooth wall polyethylene electrical plastic duct or heavy-walled galvanized steel conduit. Direct burial of all wire and cable under this section is prohibited.
- (b) All wire and cable installed for street lighting systems shall be heat and moisture resistant, Type XHHW, copper wire, and be suitable for use at 75° C. (167° F.) and shall have insulation rated at 600V.

(c) The bare ground wire shall be #8 AWG stranded copper wire.

2. All wire shall be subject to an insulation test to ground after installation. The minimum acceptable resistance to ground shall be 20 megaohms. Any section of wiring failing to pass the minimum insulation test for any reason or showing an obvious short circuit shall be rejected. All wire, cable and uni-duct to be furnished are to be installed with a minimum burial of 30 inches in locations on the right-of- way side of the front set-back limit and are to be installed with a minimum burial of 48 inches in locations on the rear yard side of the front set-back limit. Street light cables along side property lines shall be installed 3 feet from and parallel to the property line. All circuits shall be tested in the presence of the Village Electrical Inspector. All testing shall be completed prior to submitting for ComEd permit.
3. (a) All runs shall be continuous without splice in cable or uni-duct from pole hand hole to pole hand hole or to a control cabinet.  
  
(b) Cable slack shall be provided such that there is a minimum of three feet of slack at the base of all light poles.
4. Adequate slack shall be provided such that the service connection can be made without splices other than at the power source. In the case of aerial service, rigid steel conduit for service pole riser including insulated bushing shall be provided for a service pole riser.
5. When passing under concrete or asphalt surfaces, rigid galvanized steel conduit or HDPE not less than two inches in diameter shall be used for raceways for uni-duct.

(l) *Lighting Controllers*

1. An electrical service pedestal and weatherproof disconnect switch shall be provided for lights connected directly to a utility transformer or pedestal located in easement.
2. Electrical service connection to the utility supply from a lighting controller shall conform to the utility requirements and be installed by the developer.
3. Where a lighting controller is required, provide a weatherproof enclosure, base mounted on a concrete foundation. The controller shall contain main circuit breaker, lighting contactor(s), branch circuit breakers, control relays, H-O-A selector switch, duplex receptacle, and surge protection.

Penalty, see § 155.999

**§ 155.188 SIGNS**

(A) *Traffic Control.* Traffic control and regulatory signs shall be required on the primary access roads to all subdivisions. The type, number and location of signs shall be in accordance with the Manual on Uniform Traffic Control Devices and the applicable Village AML.

(B) *Street Names*. The developer shall be responsible for the installation and payment for all street name signs. Street name signs, pole and brackets shall be in accordance with the Manual on Uniform Traffic Control Devices and the Village of Huntley AML.

## TITLE XV LAND USAGE

### CHAPTER 155: SUBDIVISION REGULATIONS

#### *Parks, Schools and Public Areas*

- 155.200 Introduction
- 155.201 General Provisions
- 155.202 Definitions
- 155.203 Administration
- 155.204 Calculations
- 155.205 Land Dedication
- 155.206 Miscellaneous Provisions
- 155.207 Indemnification for liability
- 155.208 Improved sites
- 155.209 Library fee
- 155.210 Fire impact fees

## ***PARKS, SCHOOLS AND PUBLIC AREAS***

### **§ 155.200 INTRODUCTION**

Any new residential subdivision, PUD, or "metes and bounds" parcels within the Village or within 1½ miles of its corporate limits, have an impact on other local taxing bodies which are specifically and uniquely attributable to such new developments. The location of school, park, and library sites to serve the immediate and future needs of residents and children of each new subdivision, PUD, or "metes and bounds" parcels are as essential to proper land development as are the location, the streets, the layout of lots, and provision for other infrastructure. To that end the Village has determined that the dedication of land for school, park, fire and library sites, or cash contributions in lieu of land dedication where the dedication of land is not practical, or a combination of both at the option of the School District, Park District, or Library District shall be required for each new subdivision, as hereinafter provided. As a condition of approval of a final PUD Plan or final plat of subdivision for any block, lot, or subplot or part thereof, or of any piece or parcel of land falling within the Village limits, or within 1½ miles thereof, which has not been subdivided or has not received final PUD approval prior to the effective date of this chapter, each subdivider or developer will be required to dedicate land for school, park and library sites to serve the immediate and future needs of the residents of the development or pay cash contributions in lieu of actual land or a land/cash contribution at the option of the School District, Park District, or Library District in accordance with the criteria hereinafter described. Penalty, see § 155.999

### **§ 155.201 GENERAL PROVISIONS**

Sections:

- § 155.201.010 Citation
- § 155.201.020 Findings and Purpose
- § 155.201.030 Intent
- § 155.201.040 Applicability
- § 155.201.050 Requirement
- § 155.201.060 Annexation

#### **§ 155.201.010 CITATION**

These regulations shall be known, cited, and referenced as the school and park sites regulations of the Village.

#### **§ 155.201.020 FINDINGS AND PURPOSE FINDINGS AND PURPOSE**

- (A) It is declared to be the policy of the Village of Huntley that the provision of various public facilities required to serve new development is subject to the control of the Village in accordance with the Comprehensive Plan of the Village for the orderly, planned, efficient, and economical development of the Village.
- (B) New development causes and imposes increased and excessive demands upon public facilities that are specifically and uniquely attributable to those developments. Affected facilities include the public school districts and the park district.

- (C) Planning projections indicate that such development shall continue and shall place ever-increasing demands on the Village, the school districts, and the park district.
- (D) Development potential and property values are influenced and affected by Village policy as expressed in the Comprehensive Plan and as implemented by the Village Zoning Ordinance, the Village Subdivision Ordinance, and the capital improvement budget.
- (E) To the extent that new development places demands upon public facilities which are specifically and uniquely attributable to that development, those demands should be satisfied by requiring that developments creating the demands pay the cost of meeting the demands.
- (F) The amount of land or cash fees to be required of new development shall be determined by the proportionate share cost of the additional public facilities needed to support such development, which public facilities shall be identified in the Capital Improvement Program or in a capital improvement budget.
- (G) The Village Board, after careful consideration, hereby finds and declares that the dedication of land or the payment of cash fees required of new development to finance specified public facilities, the demand for which is created by such development, is in the best interests of the general welfare of the Village and its residents, is equitable, and does not impose an unfair burden on such development. Therefore, the Village Board deems it necessary and desirable to adopt this Ordinance as herein set forth.

#### **§ 155.201.030 INTENT**

This Ordinance is intended to require the dedication of land, or the payment of cash fees at the time of building permit issuance, in an amount based upon the proportionate share of the cost of the various public facilities required to serve new development.

#### **§ 155.201.040 APPLICABILITY**

This Ordinance shall be uniformly applicable to development which occurs within the Village with the exception of exempted development including the following:

- (A) Development of property for which an equivalent land dedication or cash fee payment has been made subject to the requirements of a prior ordinance.
- (B) Development of property owned by a public school district, a public park district, a public library district, a public fire protection district, or any other public jurisdiction.

#### **§ 155.201.050 REQUIREMENT**

No building permit as herein defined shall be issued for a nonexempt development unless the applicant therefore has dedicated land or paid the cash fee imposed by and calculated pursuant to this Ordinance.

Prior to or concurrent with issuance of a building permit, approval of a site plan, approval of a final plat of subdivision, or approval of a final plat of a planned unit development, the Village shall calculate the land or cash fee for school site and park site to serve the immediate and future needs of the development. Cash payment in lieu of land dedication or a combination of both, at the discretion of the Village Board and in accordance with the criteria and formulas set forth in this Ordinance, may be required.

An amendment to an approved site plan, final plat of subdivision, final plat of planned unit development, or an annexation agreement shall require compliance with this Ordinance to the extent that such amendment results in the calculation of a greater land dedication or cash fee for the school district or the park district.

#### **§ 155.201.060 ANNEXATION**

The land dedication or cash fee required by this Ordinance also shall be required as a condition to the annexation of land to the Village. The Village Board may, at its sole discretion, require additional fees and dedications as it may deem necessary and desirable subject to an annexation agreement.

#### **§ 155.202 DEFINITIONS**

For the purposes of the regulations codified in this Ordinance, the terms and words used in this Ordinance shall be used, interpreted, and defined as follows:

**BUILDING PERMIT.** The permit required for new construction and building additions pursuant to the Huntley Building Code. The term building permit, as used herein, shall not be deemed to include permits required for remodeling, for rehabilitation, or for other improvements to an existing structure, or for rebuilding a damaged or destroyed structure; provided there are no increases in the number of dwelling units or bedroom counts for residential development resulting therefrom.

**BUILDING SITE.** An area of land designed, intended, or used as a location for a structure.

**CAPITAL BUDGET.** The portion of the Village of Huntley annual budget devoted to funding of capital improvement projects. The portion of the annual budget of a public school district serving the Village of Huntley devoted to funding of capital improvement projects. The portion of the Huntley Park District annual budget devoted to funding of capital improvement projects.

**CAPITAL IMPROVEMENT.** A project, facility, or piece of equipment with a useful life in excess of three (3) years.

**CAPITAL IMPROVEMENT PROGRAM (CIP).** A multi-year program identifying future capital improvements and indicating planned sources of funding for those improvements.

**COMPREHENSIVE PLAN.** The Comprehensive Plan of the Village of Huntley as approved by the Plan Commission and adopted by the President and Board of Trustees of the Village of Huntley.

**COST.** Expenditures incurred or estimated to be incurred to fund a capital improvement project. These costs may include acquisition of land, site preparation, construction of infrastructure, construction of improvements, equipping of facilities; and administrative, architectural, engineering, legal, and planning expenses incurred in connection with a project.



**DEMAND UNIT.** A unit associated with a new development that generates the need for expansion of or improvement to public facilities.

**DETENTION AREA.** A dry-bottom area of land which provides for the temporary storage of storm water runoff.

**DEVELOPER.** The owner of record of land proposed for development or his/her representative in the development process.

**DEVELOPMENT.** Any change to improved or unimproved real property, the use of any principal structure or land, or any other activity that requires issuance of a building permit.

**DEVELOPMENT IMPACT FEE.** A special and additional fee imposed at building permit issuance and calculated based upon the costs of public facilities in proportion to development creating the need for such facilities.

**GROSS ACREAGE.** The entire area of a parcel of real property or a building site expressed in acres or portions thereof.

**MAI.** The professional designation "Member, Appraisal Institute" as conferred by The American Institute of Real Estate Appraisers.

**PARK DISTRICT.** Any public park district situated wholly or partially within the Village providing open space amenities and recreational programs including the Huntley Park District.

**PLANNED UNIT DEVELOPMENT.** A real estate development characterized by a mixture of principal uses or dwelling types or both, and a development plan which is specifically adapted to the conditions of the site, and which unifies all components of the development and blends by basic components with adjacent property. The development plan may vary from the specific standards of the zoning district in which the development is located provided the other requirements for planned unit developments established by the Zoning Ordinance are met.

**PROPORTIONATE SHARE.** The cost of a public facility, or capital improvement project specifically and uniquely attributable to a new development after the consideration of the generation of additional demand from the new development.

**PUBLIC FACILITY.** Any or all of the following facilities to be financed in whole or in part by cash fees:

- a. School sites
- b. Park sites

**RESIDENTIAL DEVELOPMENT.** Any change to improved or unimproved real property including a principal structure, all or a portion of which is designed or intended for use as a residence.

**RETENTION AREA.** A wet-bottom area of land which provides for the temporary storage of storm water runoff.

**SCHOOL DISTRICT.** Any public school district situated wholly or partially within the Village providing elementary, junior high, and high school education; including Community Unit School District #158 and Community Unit School District #300.

**SERVICE STANDARD.** The level of service delivery associated with a public facility for which a land dedication or cash fee shall be required.

**SITE PLAN.** A document prepared to scale indicating accurately the dimensions and boundaries of a site; and showing the location of all proposed buildings, structures, uses, and principal site development features for a parcel of land.

**SPECIFICALLY AND UNIQUELY ATTRIBUTABLE.** An identifiable portion of the need for additional public facilities or capital improvement projects resulting from a proposed development.

**SUBDIVISION ORDINANCE.** The adopted ordinance of the Village of Huntley regulating the processes and design standards applicable to the division of land within the Village.

**VILLAGE.** The Village of Huntley.

**VILLAGE BOARD.** The Huntley Village Board of Trustees.

**WETLANDS.** Those transitional lands between terrestrial and aquatic systems near where the water table is usually at or near the surface, or the land is covered by shallow water. Classification of areas as wetlands shall follow the “Classification of Wetlands and Deepwater Habitats of the United States” as published by the U.S. Fish and Wildlife Service.

**ZONING DISTRICT.** An area of the territory of the Village within which certain uses of land, premises, and buildings are controlled and within which certain development standards are established by ordinance.

**ZONING ORDINANCE.** The adopted ordinance of the Village of Huntley classifying land for use and regulating the use of land within the Village.

## **§ 155.203 ADMINISTRATION**

### Sections

§ 155.203.010 General Procedures for Land Dedication or Cash Fees

§ 155.203.020 Use of Dedicated Land or Cash Fees

§ 155.203.030 Effect of Land Dedication or Cash Fees on Zoning and Subdivision Regulations

§ 155.203.040 Land Dedication or Cash Fees as Additional and Supplemental Requirement

### **§ 155.203.010 GENERAL PROCEDURES FOR LAND DEDICATION OR CASH FEES**

- (A) Calculation of Land Dedication or Cash Fees. Land dedication or cash fees established pursuant to this Ordinance shall be calculated based on the procedures summarized in Section §155.204 of this Ordinance.

- (B) Dedication of Land. School sites required pursuant to this Ordinance shall be dedicated to Community Unit School District #158 or Community Unit School District #300. Park sites required pursuant to this Ordinance shall be dedicated to the Huntley Park District.
- (C) Collection of Cash Fees. Cash fees calculated and due pursuant to this Ordinance shall be collected by the Village prior to the issuance of a building permit.
- (D) Transfer of Funds to Accounts. Upon receipt of a cash fee, the Village Finance Director shall be responsible for placement of such funds into separate accounts as hereinafter specified.
- (E) Establishment and Maintenance of Accounts. The Village Finance Director shall establish separate interest-bearing accounts in a financial institution authorized to receive deposits of funds. Interest earned by each account shall be credited to that account and shall be used solely for the purposes specified for funds of such account. The Finance Director shall maintain records for each such account, whereby cash collected can be segregated by service district, as appropriate.
- (F) Maintenance of Records. The Village Finance Director shall maintain and keep adequate financial records for each such account, which shall show the source and disbursement of all revenues, which shall account for all monies received, and which shall ensure that the disbursement of funds from each account shall be used solely and exclusively for the provision of projects specified in the comprehensive plan or capital improvement budget for the particular service district, as appropriate.
- (G) Annual Review and Modification. In conjunction with the annual capital budget adoption processes, the Village, the school district(s), and the park district shall review the development potential of the various service areas and the capital budget and make such modifications as are deemed necessary as a result of (1) development occurring in the prior year, (2) public facilities actually constructed, (3) changing facility needs, (4) inflation, (5) revised cost estimates for public facilities, (6) changes in the availability of other funding sources applicable to public facility projects, and (7) such other factors as may be relevant. Modifications to projected development potential, the capital budget, and the land or cash requirements shall be made prior to December 31st of each year, and shall be effective on January 1st of the following year.

#### **§ 155.203.020 USE OF DEDICATED LAND OR CASH FEES**

Dedication of land or payment of cash fees pursuant to this Ordinance shall be restricted to use solely and exclusively for financing directly, or as a pledge against bonds, revenue certificates, and other obligations of indebtedness for the cost of public facilities.

#### **§ 155.203.030 EFFECT OF LAND DEDICATION OR CASH FEES ON ZONING AND SUBDIVISION REGULATIONS**

This Ordinance shall not affect, in any manner, the permissible use of property, density of development, design, and improvement standards and requirements; or any other aspect of the development of land or provision of public improvements subject to the zoning and subdivision regulations or other regulations of the Village, which shall be operative and remain in full force and effect without limitation with respect to all such development.

**§ 155.203.040 LAND DEDICATION OR CASH FEES AS ADDITIONAL AND SUPPLEMENTAL REQUIREMENT**

Dedication of land or payment of cash fees is additional and supplemental to, and not in substitution of, any other requirements imposed by the Village on the development of land or the issuance of building permits.

**§ 155.204 CALCULATIONS**

Sections:

§ 155.204.010 Criteria for Determining School Site

§ 155.204.020 Criteria for Determining Park Site

§ 155.204.030 Determination of Land Value and Distribution of Cash Fee

§ 155.204.040 Dwelling Unit Population Formula

**§ 155.204.010 CRITERIA FOR DETERMINING SCHOOL SITE**

The following criteria shall govern the calculation of school site:

- (A) Requirement and Population Ratio. The ultimate estimated number of students to be generated by the residential development shall be the relevant demand unit, and shall be directly related to the amount of land required for a school site. The school site requirement shall be determined by obtaining the product of the following: (1) estimated number of students to be served in each school classification divided by the (2) maximum recommended number of students to be served in each such school classification as established in this Ordinance multiplied by the (3) recommended number of acres for a school site of each school classification as established in this Ordinance. The product thereof shall be the acres of land deemed needed to have sufficient school site land to serve the estimated increased number of students in each such school classification. The school site cash fee shall be the dollar amount equal to the product of the number of acres required for school site times the fair market value of land per acre established in this Ordinance.
  
- (B) School Classification and Size of School Site. School classifications and the size of school sites within the Village shall be determined in accordance with the following criteria:

| <b>School Classification by Grade</b> | <b>Maximum Number of Students per Classification</b> | <b>Minimum Acreage of Land per each Classification</b> |
|---------------------------------------|--|--|
| Elementary or Grades 0 – 5            | 450  | 15.0   |
| Junior High or Grades 6 - 8           | 600  | 25.0   |
| High School or Grades 9 - 12          | 1,500  | 70.0   |

Unit (K-12) School Districts

2,550

110.0

(C) Location. Where the dedication of land is required, the Comprehensive Plan and the standards adopted by the affected school district shall be used as guidelines in locating sites.

**§ 155.204.020 CRITERIA FOR DETERMINING PARK SITE**

The following criteria shall govern the calculation of park site:

(A) Requirement and Population Ratio. The ultimate estimated population to be generated by the residential development shall be the relevant demand unit, and shall be directly related to the amount of land that would be required for a park site. The park site requirement shall be determined by obtaining the product of the following: (1) estimated population to be served by the park system divided by (2) one thousand (1,000) multiplied by the (3) sum of the required number of acres of park site for each park classification as established in this Ordinance. The product thereof shall be the acres of land deemed needed to have sufficient park site land to serve the estimated increased population. The park site cash fee shall be the dollar amount equal to the product of the number of acres required for park site times the fair market value of land per acre established in this Ordinance.

(B) Park Site Classification and Acreage per Population. Park site classifications and the minimum acres of park site per one thousand (1,000) population shall be determined in accordance with the following criteria:

| <b>Type of Park</b> | <b>Size Range in Acres</b> | <b>Minimum Acres per 1,000 Population</b> |
|---------------------|----------------------------|---|
| Tot Lot             | 1.00 – 2.99                | 0.5                                       |
| Neighborhood Park   | 3.00 – 14.99               | 2.0                                       |
| Regional Park       | 15 and more                | 8.5                                       |
|                     | Total:                     | 10.5                                      |

(C) Location. Where the dedication of land is required, the Huntley Park District Comprehensive Plan and the Huntley Park District Developer Guidelines shall serve in locating sites. Factors affecting the location of required park site dedication shall include, but not be limited to:

1. Accessibility to population served.

2. Existence of mature vegetation.
3. Proximity to permanent and seasonal waterways.
4. Existence of or proximity to unique topographical features.
5. The value of the site as an extension of existing elements of the park system.

#### **§ 155.204.030 DETERMINATION OF LAND VALUE AND DISTRIBUTION OF CASH FEE**

- (A) Determination of Land Value. The land value or cash fee for school site and park site shall be based on the fair market value of an acre of land in the area improved as specified in this Ordinance. It has been determined that the present fair market value of such improved land in and surrounding the Village is one hundred twenty six thousand dollars (\$126,000) per acre. The specified land value shall be adjusted from time to time with appropriate study and documentation.

The land value shall be used in making any calculation in this Ordinance unless the subdivider or developer files a written objection thereto. In the event of any such objection, the subdivider or developer, at his/her own cost, shall obtain and submit an independent appraisal from an MAI designated appraiser indicating the fair market value of such comparable improved land in the area of the proposed development. Final determination of said fair market value per acre of such improved land shall be made by the Village Board in its sole discretion based on such information submitted by the subdivider or developer and from other sources which may be submitted to the Village Board by the school district, the park district, or others.

- (B) Distribution of Cash Fee. The cash fee for school site shall be collected by the Village and forwarded from time to time to the school district(s) to be used in funding the acquisition of land for school sites and other purposes permitted by law. The cash fee for park site shall be collected by the Village and forwarded from time to time to the park district to be used in funding the acquisition of land for park sites and other purposes permitted by law to serve the immediate and future needs of the residents of that subdivision or development, or for the improvement or expansion of elements of the park system already serving such needs.

#### **§ 155.204.040 DWELLING UNIT POPULATION FORMULA**

Calculation of required land or cash fee shall be made in accordance with the population density factors contained in the Table of Estimated Ultimate Population Per Dwelling Unit (1996), published by Illinois School Consulting Service (note Figure 3).

In the event a subdivider or developer files a written objection to the use of the Table of Estimated Ultimate Population Per Dwelling Unit, the subdivider or developer shall obtain and submit, at his/her own cost, a demographic study showing the estimated population to be generated from the development; and in that event, final determination of the density formula to be used in such calculations shall be made by the Village Board, in its sole discretion, based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted to the Village Board by the school district, the

park district, or others.

## **§ 155.205 LAND DEDICATION**

Sections:

§ 155.205.010 Reservation of Additional Land

§ 155.205.020 Combining with Adjoining Development

§ 155.205.030 General Site Standards

§ 155.205.040 School Site Standards

### **§ 155.205.010 RESERVATION OF ADDITIONAL LAND**

Where a land dedication is required and the Comprehensive Plan or the standards of the Village, the school district, or the park district call for a larger school site or park site in a particular development than the developer is required to dedicate, the land needed beyond the required dedication shall be reserved for subsequent purchase by the Village or other public body designated by the Village; provided that a negotiated purchase is made within one (1) year from the date of approval of the final plat, or if an agreement between the developer and the Village is recorded outlining specific conditions for the conveyance of such property.

### **§ 155.205.020 COMBINING WITH ADJOINING DEVELOPMENT**

Where a land dedication is required and the development is less than forty (40) acres, where practical, a school site or park site should be combined with dedications from adjoining developments in order to produce a usable school site or park site without undue hardship on a particular developer.

### **§ 155.205.030 GENERAL SITE STANDARDS**

The slope, topography, and geology of the dedicated site, as well as its surroundings, must be suitable for its intended purpose. Wetlands shall not be accepted for Village ownership and maintenance, and shall not serve as a credit toward the required park site. Storm water detention areas shall not serve as a credit toward the required park site. Storm water retention areas shall not serve as a credit toward the required park site. A park site shall be not less than one (1) acre in area. Wetlands, flood plains, detention areas, retention areas, and areas of steep slope shall not be accepted as school sites, and shall not serve as a credit toward the required school site.

### **§ 155.205.040 SCHOOL SITE STANDARDS**

In those instances where land dedication is required, the school site shall be dedicated with full infrastructure improvements as required by the Subdivision Ordinance including, but not limited to, electrical service, water service, sanitary sewer, storm sewer, and street improvements. Depending upon projected timing for the construction of school facilities, a cash fee may be required in lieu of sidewalk and street tree improvements. The cash fee shall be equal to the cost of such improvements consistent with approved engineering plans and estimates of cost.

## **§ 155.206 MISCELLANEOUS PROVISIONS**

Sections:

§ 155.206.010 Refund

§ 155.206.020 Repeal

§ 155.206.030 Severability

§ 155.206.040 Effective Date

### **§ 155.206.010 REFUND**

The current owner of the property for which a cash fee has been assessed under the provisions of this Ordinance may apply for a refund of such fee if: (1) the Village, school district, or park district has failed to provide facilities serving such property within fifteen (15) years of the date of payment of the fee, (2) or the building permit for which the development impact fee has been paid has lapsed for non-commencement of construction, (3) or the project for which the building permit has been issued has been altered resulting in a decrease in the amount of the fee.

A petition for refund shall be submitted to the Village Board within one (1) year of the event giving rise to the right to claim a refund. The petition for refund shall be submitted to the Village Board, or its duly designated agent, on a form provided by the Village for such purpose. Within sixty (60) days of the date of receipt of a petition for refund, the Village Board, or its duly designated agent, shall provide the petitioner with a written decision on the refund request including the reasons for the decision. If a refund is due the petitioner, the Village Board, or its duly designated agent, shall notify the Village Treasurer to process a refund to the petitioner. The decision of the Village Board, with respect to the refund, shall be final.

### **§ 155.206.020 REPEAL**

All ordinances, code sections, or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

### **§ 155.206.030 SEVERABILITY**

Should any sentence, section, clause, part, or provision of this Ordinance be declared, by a court of competent jurisdiction, to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

### **§ 155.206.040 EFFECTIVE DATE**

This Ordinance shall take effect immediately upon its passage.

Penalty, see § 155.999

### **§ 155.207 INDEMNIFICATION FOR LIABILITY**

Prior to receiving any contributions pursuant to this subchapter, the Village Park District shall provide the Village with an agreement whereby it indemnifies the Village for any liability the Village may incur in the enforcement or defense of this subchapter, and to reimburse the Village for any expense it may incur



including but not limited to consultant's fees, expert's fees and attorney's fees in the enforcement or defense of this subchapter.

Penalty, see § 155.999

### **§ 155.208 IMPROVED SITES**

(A) At the time of transfer of ownership, a school and/or park site shall be improved, at the owner's or developer's expense, with those facilities and services required as a condition of approval of the plat of the whole subdivision, including, but not limited to, and as required therein, water, sewer, storm sewer, other storm drainage facilities, street, curb, gutter, sidewalk, gas and electrical facilities and utilities. The topography and geology of the dedicated site, as well as its surroundings, must be suitable for its intended purpose, and must be of such condition that a permit to construct a school building, park or recreational building thereon would be issued if applied therefore. Grading and soil suitability on sites dedicated shall be consistent with those purposes. In the event there is to be a dedication of land, a copy of the tentative plat showing such intended school site and park site shall be furnished to the school district and the park district. The school district and the park district shall have 30 days to submit a report to the Planning Commission recommending approval or disapproval of the sites shown, or stating that a cash in lieu of land donation will be required. Final determination as to said school site and park site shall in all cases be made by the school district and the park district with the approval of the Village Board.

(B) In the subdividing of any land within one and one-half miles of corporate limits, subdividers shall as a condition of and prior to final plat approval by the Village, furnish bonds or in lieu thereof letters of credit in such form as is approved by the Park District or School District, in amounts equal to any cash contribution required to be paid to the park district, and school district, by the provisions of this chapter. Such bonds or letters of credit shall be to guarantee performance of the provisions of this chapter and shall be reduced by the amounts paid in accordance with the requirements of this chapter, with full and final release upon payment in full. Any cash amount due as park or school contributions shall be deemed a lien upon the individual lots, blocks or parcels of land within the subdivision and the individual lots, blocks or parcels of land may be released from the requirements of this section upon compliance with this chapter prior to the issuance of a building permit or occupancy permit for the individual lot, block or parcel of land as the Village shall agree at the time of approval of the final plat of subdivision.

Penalty, see § 155.999

### **§ 155.209 LIBRARY FEE**

The subdivider or developer shall ascertain the total number of residential dwelling units proposed to be constructed on the parcel when all subdivision or development is complete; the subdivider or developer shall provide a cash contribution to the Huntley Area Public Library District or the Ella Johnson Memorial Public Library District in the amount of \$250 per dwelling unit for the purpose of acquiring real estate for erecting, equipping, and furnishing a library building. Prior to receiving any contributions pursuant to this subchapter, the Library District shall provide the Village with an agreement whereby it indemnifies the Village for any liability the Village may incur in the enforcement or defense of this subchapter and to reimburse the Village for any expense it may incur including but not limited to consultant's fees, expert's fees, and attorney's fees in the enforcement or defense of this subchapter.

Penalty, see § 155.999

**§ 155.210 FIRE IMPACT FEES**

(A) As a condition of approval of a final PUD plan or of a final plat of subdivision or any block, lot, or subplot or part thereof, or of any piece or parcel of land falling within the Village limits, or within 1½ miles thereof, which has not been subdivided or received final PUD approval prior to the effective date of this chapter, each subdivider or developer will be required to make cash contributions to the Huntley Fire Protection District in accordance with the following schedule.

| <b>Unit Type / Use Group</b> | <b>Fire / Rescue Donation</b> |
|------------------------------|-------------------------------|
| 1 BR Apartment               | \$685.00                      |
| 2 BR Apartment               | \$685.00                      |
| 3 BR Apartment               | \$685.00                      |
| 1 BR Condominium             | \$685.00                      |
| 2 BR Condominium             | \$685.00                      |
| 3 BR Condominium             | \$685.00                      |
| 1 BR Townhouse               | \$685.00                      |
| 2 BR Townhouse               | \$685.00                      |
| 3 BR Townhouse               | \$685.00                      |
| 2 BR Single Family           | \$685.00                      |
| 3 BR Single Family           | \$685.00                      |
| 4 BR Single Family           | \$685.00                      |
| 5 BR Single Family           | \$685.00                      |

(A) All fees under this section shall be paid to the Huntley Fire Protection District at the time application is made for each individual building permit. The fee paid under this section shall be held in a separate account by the Fire Protection District for the equipment, and manpower needed for life safety, rescue, fire protection and suppression purposes. Prior to receiving any contributions pursuant to this subchapter, the Fire Protection District shall provide the Village with an agreement whereby it indemnifies the Village for any liability the Village may incur in the enforcement or defense of this subchapter, and to reimburse the Village for any expense it may incur including but not limited to consultant's fees, expert's fees, and attorney's fees in the enforcement or defense of this subchapter. Penalty, see § 155.999

(B) All fees under this section shall be paid to the Huntley Fire Protection District at the time application is made for each individual building permit. The fee paid under this section shall be held in a separate account by the Fire Protection District for the equipment, and manpower needed for life safety, rescue, fire protection and suppression purposes. Prior to receiving any contributions pursuant to this subchapter, the Fire Protection District shall provide the Village with an agreement whereby it indemnifies the Village for any liability the Village may incur in the enforcement or defense of this subchapter, and to reimburse the Village for any expense it may incur including but not limited to consultant's fees, expert's fees, and attorney's fees in the enforcement or defense of this subchapter. Penalty, see § 155.999

## TITLE XV LAND USAGE

### CHAPTER 155: SUBDIVISION REGULATIONS

#### *Procedure and Requirements*

155.220 Preliminary plat

155.221 Final plat

155.222 Agreements

155.999 Penalty

## **PROCEDURE AND REQUIREMENTS**

### **§ 155.220 PRELIMINARY PLAT**

#### *(A) Filing*

1. Any owner of land which is within the corporate limits of the Village or within 1½ miles of such corporate limits on unincorporated land, wishing to develop as a PUD, or divide the same into building lots for the purpose of sale or assessment or both, or wishing to dedicate streets, alleys or other lands for public use, shall first file with the Village Manager copies of a preliminary plat and preliminary engineering sufficient in number to meet the current review needs of the Village. Subdivider shall also file sufficient copies of the Preliminary Plat and Preliminary Engineering to the School District, Park District, Fire District, and Library District. Said preliminary plat shall be filed for all the land held in ownership or controlled by the subdivider.
2. The Plan Commission shall, within 90 days of the Village Manager or designee's determination that a complete petition for approval of preliminary plat of subdivision has been received by the Village, submit its written recommendation for approval or disapproval of said petition to the Village Board unless an extension of time is agreed to by the owner, subdivider or agent.
3. The fee for filing preliminary plats shall be an initial fee of \$250. Such fee shall be paid by the subdivider to the Village at the time of filing preliminary plat with the Village Manager. An additional fee of \$10 per lot shall be due upon approval of final plat.

#### *(B) The preliminary plat shall contain the following:*

1. Proposed name of the subdivision
2. Location by township, section, town and range, or by other legal description
3. A location map showing subdivision, impacted schools, existing or adjacent park areas
4. Names and addresses of developer and surveyor and design professional who made
5. the plat
6. Scale of plat, 1 inch to 100 feet or larger. Tracts of 200 acres or more may be drawn at a scale of 1 inch to 200 feet
7. Date
8. Northpoint
9. Elevations. USGS datum shall be used

10. Floodplain designation
11. Boundary line by bearing and length of proposed subdivision shall be clearly indicated and the total approximate acreage encompassed thereby
12. Location, widths, and names of all existing or prior platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements, and section and corporation lines, within or adjacent to the tract
13. Existing and proposed off-site improvements appurtenant to the developer including but not limited to sewers, water mains, culverts or other underground facilities within the tract indicating pipe sizes, manholes and location
14. Boundary lines of adjacent tracts of unsubdivided and subdivided lands
15. Existing zoning of proposed subdivision and adjacent tracts in zoned areas
16. Contours at two-foot intervals except where the average slope is less than 5%, one foot contour intervals
17. Layout of streets, widths of right-of-way and pavement, and also the widths of crosswalk-ways and easements
18. Layout, numbers, areas and dimensions of lots
19. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision
20. Building setback lines, showing dimensions
21. Easements shall be provided for any and all public utilities where alleys are not provided. Proper continuity for the utilities from block to block shall be maintained. Drainage easements shall be indicated and declared on the preliminary plat
22. A preliminary storm water management plan should be presented indicating an emergency overflow routing, detention areas showing preliminary size and depth and ownership and maintenance responsibilities for the detention areas. Soil borings may be required when it is determined by the Village Engineer that questionable soils or groundwater levels exist. Designation of any wetland as defined by the U.S. Army Corps of Engineers shall also be verified and addressed
23. The assessed value of the property
24. A list of all endangered flora and fauna found on the proposed site as identified by the Illinois

Department of Conservation pursuant to the "Endangered Species Protection Act."

25. A natural resource inventory

(C) The following qualifications shall govern approval of the preliminary plat:

1. The approval of the preliminary plat by the Plan Commission and the Village Board is tentative only, involving merely the general acceptability of the layout as submitted.
2. The Plan Commission or the Village Board may require such changes or revisions as are deemed necessary in the interest and needs of the community.
3. Subsequent approval will be required of the engineering proposals pertaining to water supply, storm drainage, sewerage and sewage disposal, gas and electric service, street lighting, fire hydrants, grading, gradients and roadway widths, and the surfacing of streets by the Village Engineer and the county officials, where concerned, prior to the approval of the final plat by the Village.
4. Land subject to flooding or subject to the Village Flood Plain Ordinance. No plan will be approved for a subdivision which is subject to periodic flooding or which contains extremely poor drainage facilities and which would make adequate drainage of the streets
5. impossible. However, if the subdivider agrees to make improvements which will, in the opinion of the Village Engineer or the County Superintendent of Highways, where concerned, make the area safe for residential occupancy and provide adequate street drainage, the preliminary plat of the subdivision may be approved.
6. Preliminary plat approval shall be effective for a maximum period of 12 months following Village Board approval unless, upon application of the developer, the Village Board grants an extension. The final plat must be approved by the Village Board and recorded within this same one-year time limit. Should the final plat not be approved and recorded within one year of the preliminary plat submitted for approval, the preliminary plat must again be submitted for approval.

Penalty, see § 155.999

**§ 155.221 FINAL PLAT**

(A) *Filing*

1. After approval of the preliminary plat by the Village Board and the fulfillment of the requirements of these regulations, plans may be submitted for final plat approval. Thirty-five copies of the final plat of subdivision and five copies of the final engineering plans must be submitted to the Village Manager to initiate the final plat review process.
2. The Village Manager shall initiate a review of the final plat by the Village Engineer and forward recommendations to the Plan Commission prior to their consideration of the final plat.

3. The Plan Commission shall, within 90 days from initial consideration, submit its written recommendations for approval or disapproval to the Village Board, unless an extension is agreed upon by the owner or his agent.
4. Upon submission of a written recommendation and plat from the Plan Commission, the Village Board shall have 60 days in which to take action on the final plat.
5. Upon approval by the Village Board, the developer shall record the plat with the Recorder of McHenry or Kane County, whichever is appropriate, within three months. If not recorded within this time, the approval shall be null and void.
6. Three prints and one reproducible of the final plat, after the plat is recorded, and four copies of final engineering drawings must be submitted prior to the issuance of any building permit within the subdivision and will be filed and retained in the offices of the Village.

(B) The final plat shall contain the following:

1. Name of subdivision
2. Location by township, section, town and range, or by other legal description
3. Names of owners. If an owner of all or any portion of the land is a corporation the developer shall provide the names of all corporate officers. If the owner of all or any portion of the land is a trust the names of all beneficiaries must be provided and certification by a licensed surveyor
4. Scale: 1 inch to 100 feet unless a smaller scale is approved by the Village Engineer
5. Date
6. Northpoint
7. Boundary of plat, based on an accurate traverse, with angular and lineal dimensions
8. Exact location, width and name of all streets within and adjoining the plat, notation as to whether streets were previously dedicated, or dedicated in this plat, or private, and the exact location and widths of all crosswalk-ways. Proposed street names shall be checked with proper Village officials. Where street direction changes of more than 90 degrees are provided, names of such streets shall change
9. True angles and distances to the nearest established street lines or official monuments (not less than two) which shall be accurately described in the plat
10. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles

11. Radii, internal angles, points and curvatures, tangent bearings of lengths of all arcs
12. All easements for rights-of-way provided for public services and utilities, and a statement of purpose for each indicated thereon
13. All lot numbers (numbered consecutively) and lines, with accurate dimensions in feet and hundredths, and area of each lot, if the area of each lot is substantially different than that indicated on the preliminary plat
14. Accurate location of at least two monuments, which shall be concrete 6 inches by 6 inches by 30 inches with metal pipe or rod case in center. Permanent stone or concrete monuments shall be set at two corners or angles on the outside boundary. All U.S., state, county, or other official benchmarks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position
15. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purpose indicated thereon, and of any area to be reserved by deed covenant for common use of all property owners
16. Building setback lines accurately shown by dimensions
17. Protective covenants which meet with the approval of the Village shall be made a part of the final plat and filed on record with the County Recorder. Existence of other covenants or declarations pertaining to common responsibilities of individual owners shall be cited by reference on the plat
18. An opinion of probable cost of all public improvements prepared by professional engineers licensed in the State of Illinois
19. Certification by a registered surveyor to the effect that the plat represents a survey made by him and that monuments and markers shown thereon exist as located and that all dimensional and geodetic details are correct
20. Notarized certification, by owner or owners, beneficial interest or by any mortgage holder of record, of the adoption of the plat and the dedication of streets and other public areas
21. All required plat certificates, including certification showing that all taxes and special assessments due on the property to be subdivided have been paid in full
22. Proper form for the approval of the Village Board with space for signature
23. Approval by signature of Village, county, and state officials concerned with the specification of utility installation and road access pursuant to the State Plat Act
24. Approval by signature of the chair of the Plan Commission.

Penalty, see § 155.999



## § 155.222 AGREEMENTS

Prior to improving any property a final plat must be filed for record and be accompanied by the following:

- (A) Plans and specifications for such improvements previously approved by the Village Engineer.
- (B) Agreements executed by the owner and the subdivider wherein they agree to make and install the improvements, in accordance with the plans and specifications accompanying the final plat.
- (C) A letter of credit in the format as shown in Exhibit A to be approved by the Village in the amount of 120% of the Village Engineer's opinion of probable cost of the installation of such improvements with good and sufficient surety thereon, to be approved by the Village Board, conditioned upon the installation of the required improvements within two years of the approval of the final plat.
- (D) Maintenance bond in an amount not less than 10% of all public improvement, approved by the Village Engineer providing guarantee of workmanship and materials, shall be delivered to the Village Engineer and shall guarantee for a period of three years from the project's final acceptance the public improvements items and improvements of a public nature that are constructed in a private development, including but not limited to streets, water mains, sewer mains, street lights, and street trees.
- (E) Reduction of Letter of Credit. The letter of credit can be periodically reduced by the Village Manager upon recommendation of the Village Engineer. The subdivider shall submit to the Village Engineer a list of completed items and their cost along with copies of waivers of lien for the completed items. Upon review of these submittals, the Village Engineer shall recommend to the Village Manager the value of the letter of credit reduction to be approved. Each reduction shall not be more than the value of items as estimated in the letter of credit guaranty amount. The 20% contingency shall be held as retainage and not released until acceptance of the project and receipt of the 10% maintenance bond as specified in § 155.222(D) and § 155.069(B).
- (F) Insurance
  - 1. Prior to starting work, the developer responsible for construction of improvements shall file with the Village Clerk a Certificate of Insurance for:
    - a. Comprehensive General Liability Insurance in the amount of \$1,000,000 each occurrence and in the aggregate for bodily injury, sickness, disease or death as protection for any and all claims by anyone, including the developer's contractors or employees which may arise out of or result from the developer's work or by anyone for whose acts the developer may be liable.
    - b. Worker's Compensation. Workers' Compensation in accordance with the laws of the state with jurisdiction and employers' liability in an amount not less than \$500,000.

c. Automobile Liability

1. \$1,000,000 - Bodily Injury and Property Damage (Combined Single Limit).
2. Coverage shall include hired and non-owned automobiles.

d. Umbrella Liability. Umbrella Liability coverage in an amount not less than \$3,000,000. Such coverage shall include, but not be limited to, excess coverage for the Workers' Compensation, General Liability, and Automobile Liability policies.

e. Property Insurance in the amount of the estimated cost of improvements as well as subsequent modifications thereto for the entire work at the site on a replacement cost basis. This insurance shall include interests of the developer, the Village of Huntley, agents or consultants of the village, their officers, employees, and agents; and contractors as additional insured.

This certificate shall state that the coverage will not be terminated or reduced without 30 days advance written notice to the Village of Huntley and Village engineering consultant.

2. The subdivider's contractor shall not commence work until certificates of insurance showing coverage of all insurance required, signed by the insurance companies or their authorized agents, have been filed with both the Village and its engineers. Each certificate shall provide that coverage shall not be terminated or reduced without 30 days advance written notice to the Village and its engineers. The subdivider shall name the Village and its engineers as additional insured as stated in Paragraph (3).
3. The policies of insurance so required by this division (F) to be purchased and maintained shall:
  - a. With respect to comprehensive general liability insurance, include as additional insured, the Village and the Village Engineer, all of whom shall be listed by name as additional insured, and include coverage for the respective officers and employees of all such additional insureds;
  - b. Remain in effect at least until final payment and at all times thereafter when the subdivider may be correcting, removing or replacing defective work in accordance with this chapter, and
  - c. With respect to completed operations insurance, shall remain in effect for at least two years after final payment (and the subdivider shall furnish the Village and any other additional insured to whom an insurance policy has been furnished, evidence satisfactory to the Village and any such additional insured of continuation of such insurance at final payment and one year thereafter).

Penalty, see § 155.999

**§ 155.999 PENALTY**

- (A) Any person, firm or corporation who constructs any public improvement or portion thereof in violation of the provisions of this chapter shall be, upon conviction, fined not less than \$50, nor more than \$500, for each offense, and a separate offense shall be deemed committed on each 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 code is in effect, any lot or lots or block or blocks within the incorporated limits of the Village, or any additions thereto, or any resubdivision of any lot or block therein, or within contiguous territory not more than 1½ miles beyond the incorporated boundary of the Village, before all the requirements of this chapter have been complied with, shall be fined not less than \$50 nor more than \$500 for each lot, block or part thereof so disposed of, offered for sale or leased.

**EXHIBIT A: LETTER OF CREDIT**

Village of Huntley  
10987 Main Street  
Huntley, Illinois 60142

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

Number: \_\_\_\_\_

Account: \_\_\_\_\_

Expiration Date: \_\_\_\_\_  
(2 Year Minimum)

We hereby establish our Irrevocable Letter of Credit in your favor for the account of \_\_\_\_\_ (Developer), \_\_\_\_\_ (Address) , Illinois, in the aggregate amount of \$\_\_\_\_\_ available by your draft drawn on sight and marked "Drawn Under \_\_\_\_\_ (Financial Institution) #\_\_\_\_, dated \_\_\_\_\_ and accompanied by the following documents:

A signed statement by the Village Manager, or any other duly authorized official of the Village of Huntley, certifying that any portion of the improvements on the \_\_\_\_\_ Project, as specified in the plans and specifications for the Project known as \_\_\_\_\_ approved by the Village Engineer, have not been complied with in accordance with said plans and specifications.

The improvements in the above-described Project shall be completed on or before \_\_\_\_\_ (Date). If said improvements have not been installed on or before that date and approved by the Village Engineer, the Village is hereby granted authority to draw on this Irrevocable Letter of Credit for the purpose of completing said improvements, in accordance with the provisions herein and above set forth. This Irrevocable Letter of Credit shall be utilized to secure the installation of all improvements required under the Subdivision Control Ordinance of the Village of Huntley. This Irrevocable Letter of Credit shall not operate as a limitation on the obligation of \_\_\_\_\_ (Developer)to install all improvements required by the Village of Huntley.

The principal amount of this Irrevocable Letter of Credit shall not be reduced for any improvements installed unless such reduction is approved by the Village Engineer. The Village may submit its sight drafts as herein and above provided without the consent of \_\_\_\_\_ (Developer) or any other party. If within ten (10) days of the date such draft is presented in conformance with the terms of this Irrevocable Letter of Credit, we fail to honor same, we agree to pay all attorneys' fees, court costs and other expenses incurred by the Village enforcing the terms hereof.

We hereby agree that this Irrevocable Letter of Credit shall expire on \_\_\_\_\_, 20\_\_\_\_, as stated herein above: provided, however, that we shall notify the Village Manager and Village Engineer by certified mail, return receipt requested, at least ninety (90) days prior to said expiration date that said Letter of Credit is about to expire. In no event shall this Irrevocable Letter of Credit or the obligations contained herein expire except upon prior written notice, it being expressly agreed that the above expiration date shall be extended as shall be required to comply with this notice provision.

Said drafts may be submitted for payment for a period of ninety (90) days following the expiration date of this irrevocable Letter of Credit, and said draft shall be honored during the ninety (90) days, in accordance with the terms and provisions herein contained.

\_\_\_\_\_

(Signature of Bank Officer)

(Signature of Bank Officer)

\_\_\_\_\_  
(Officer's Title)

\_\_\_\_\_  
(Officer's Title)

SEAL

Subscribed and Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

This Irrevocable Letter of Credit is subject to the "Uniform Custom and Practice for Documentary Credit, the International Chamber of Commerce Publication #400 (Latest Revision)", except as herein and above modified.

**EXHIBIT B: LETTER OF CREDIT - MAINTENANCE**

Village of Huntley  
10987 Main Street  
Huntley, Illinois 60142

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

Number: \_\_\_\_\_

Account: \_\_\_\_\_

Expiration Date: \_\_\_\_\_  
(3 Year Minimum)

We hereby establish our Irrevocable Letter of Credit in your favor for the account of \_\_\_\_\_ (Developer), \_\_\_\_\_ (Address) , Illinois, in the aggregate amount of \$\_\_\_\_\_ available by your draft drawn on sight and marked "Drawn Under \_\_\_\_\_ (Financial Institution) #\_\_\_\_, dated \_\_\_\_\_ and accompanied by the following documents:

A signed statement by the Village Manager, or any other duly authorized official of the Village of Huntley, certifying that any portion of the improvements on the \_\_\_\_\_ Project, as specified in the plans and specifications for the Project known \_\_\_\_\_ as approved by the Village Engineer, have not been complied with in accordance with said plans and specifications.

The improvements in the above-described Project shall be maintained for a three-year period ending on \_\_\_\_\_. If said improvements have not been maintained during that three-year period and approved by the Village Engineer, the Village is hereby granted authority to draw on this Irrevocable Letter of Credit for the purpose of maintaining said improvements, in accordance with the provisions herein and above set forth. This Irrevocable Letter of Credit shall be utilized to secure the maintenance of all improvements required under the Subdivision Control Ordinance of the Village of Huntley. This Irrevocable Letter of Credit shall not operate as a limitation on the obligation of \_\_\_\_\_ (Developer) to maintain all improvements required by the Village of Huntley.

The principal amount of this Irrevocable Letter of Credit shall not be reduced for any improvements maintained unless such reduction is approved by the Village Engineer. The Village may submit its sight drafts as herein and above provided without the consent of \_\_\_\_\_ (Developer) or any other party. If within ten (10) days of the date such draft is presented in conformance with the terms of this Irrevocable Letter of Credit, we fail to honor same, we agree to pay all attorneys' fees, court costs and other expenses incurred by the Village enforcing the terms hereof.

We hereby agree that this Irrevocable Letter of Credit shall expire on \_\_\_\_\_, 20\_\_\_\_, as stated herein above; provided, however, that we shall notify the Village Manager and Village Engineer by certified mail, return receipt requested, at least ninety (90) days prior to said expiration date that said Letter of Credit is about to expire. In no event shall this Irrevocable Letter of Credit or the obligations contained herein expire except upon prior written notice, it being expressly agreed that the above expiration date shall be extended as shall be required to comply with this notice provision.

Said drafts may be submitted for payment for a period of ninety (90) days following the expiration date of this irrevocable Letter of Credit, and said draft shall be honored during the ninety (90) days, in accordance with the terms and provisions herein contained.

\_\_\_\_\_

(Signature of Bank Officer)

(Signature of Bank Officer)

\_\_\_\_\_  
(Officer's Title)

\_\_\_\_\_  
(Officer's Title)

SEAL

Subscribed and Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

This Irrevocable Letter of Credit is subject to the "Uniform Custom and Practice for Documentary Credit, the International Chamber of Commerce Publication #400 (Latest Revision)", except as herein and above modified.