DEVELOPMENT

VILLAGE OF BOLINGBROOK

April 26, 2016
CHAPTER 30 DEVELOPMENT CODE

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BOLINGBROOK STANDARD DETAILS
ENGINEERING DRAWINGS 30-97
CHAPTER 30 - DEVELOPMENT CODE

ARTICLE 1 - GENERAL PROVISIONS

Section 30-101. TITLE. This Chapter 30 shall be referred to as The Development Code of the Village of Bolingbrook.


Section 30-103. PURPOSE. In an era of increasing complexity in urban life, the subdivision and development of private land can have a profound impact upon the cost and efficiency of providing public services such as police and fire protection, sanitary sewer and water service, vehicular and pedestrian circulation systems, storm water runoff control and educational and recreational facilities and upon environmental qualities conducive to the well being of citizens. Therefore, in order to advance the public health, safety and welfare in an era of increasingly rapid improvement of vacant land; in order to encourage the use of the best planning by private developers in an age when sophisticated technology in building and design is available; in order to promote the growth of the Village of Bolingbrook in a manner that will not only provide its citizens with a safe, healthy and beneficial environment but also will protect property values thereby securing the fiscal base for public services; in order to ensure adequate and economical provision of necessary public services caused by and attributable to improvement of vacant land; in order to promote those qualities in the environment that bring value to the community, to foster the attractiveness and functional utility of the community as a place to live and work, to preserve the character and quality of our neighborhood areas by maintaining the integrity of those areas which have a discernible character or are harmonious in design, to protect investments in the community, and to raise the level of community expectations for the quality of its environment; in order to prescribe the standards for the preparation, submission of preliminary and final subdivision plats and development plans, to specify the types of development or land use for which such submissions shall be required, to define and establish the responsibilities and standards for processing, review and approval of such plat and plan, to designate the approving and reviewing authorities for the Village, the following regulations applicable to subdivision and development of certain land within the jurisdiction of the Village of Bolingbrook are hereby adopted.

Section 30-104. INTERPRETATION, CONFLICT. In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety and welfare. These regulations are not intended to interfere with, abrogate or annul any other regulation, covenant or restriction relating to the subdivision or development of land. Whenever this Chapter imposes requirements different from those imposed by any other regulation, covenant or restrictions, whichever imposes more restrictive or higher standards shall apply.

Section 30-105. VIOLATION AND PENALTIES.

(A) Unless a penalty is otherwise expressly provided for in this Chapter, the penalty for violation of any provision of this Chapter shall be One Hundred Dollars ($100.00), and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues. (Ordinance 90-011, 01.23.90)

(B) The owner or occupant of any land, building, structure or any part thereof, or any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation, may each be found guilty of a separate offense and suffer the penalties herein provided.
(C) Nothing herein contained shall be construed to prevent the Village of Bolingbrook from taking such other lawful action as is necessary or appropriate to prevent or remedy any violation.

Section 30-106. EFFECT ON EXISTING BUILDING PERMITS AND ZONING CERTIFICATES. Nothing in this Chapter shall be deemed to require any change in the plans, construction or designated use of any land or structure in the event that:

(A) Final plat or plan approval for such subdivision or development was lawfully issued prior to the effective date of this Chapter, or the effective date of any amendment thereof, and

(B) Such approval has not by its own terms expired prior to such effective date, and

(C) Such approval was issued on the basis of an application showing complete plans for proposed construction, and

(D) There has been a substantial change of position, substantial expenditures, or incurrence of substantial obligations by the Applicant in reliance on such approval; and

(E) Such change of position, expenditures or incurrence of obligations were made prior to published or actual notice of a proposed amendment to this Chapter which amendment would have made illegal the issuance of such approval; and

(F) Construction pursuant to such approval is completed prior to the expiration of such approval.

Section 30-107. OFFICIAL MAP. The map attached to this code as Exhibit A and incorporated herein by this reference, which map is designated on the face thereof as "Village of Bolingbrook Official Map", and is dated on the face thereof December 26, 1979, showing the corporate limits of the said Village and streets, highways, parks, public grounds and public ways laid out, adopted and established by law, be, and it is hereby, designated as the Official Map of the Village of Bolingbrook. The said Official Map with all of the notations, references and other matters were specifically set forth herein. All annexation plats and subdivision plats which may hereafter be approved by the President and Board of Trustees of the Village of Bolingbrook and recorded in the Office of the Recorder of Deeds of the County in which the property shown thereon is located shall be, and such annexation and subdivision plats are hereby designated, a part of the Official Map of the Village of Bolingbrook.
ARTICLE 2 - SCOPE OF CHAPTER

PREAMBLE. This Article enumerates the activities of landowners and developers that are subject to this Chapter and provides that variations from the regulations herein may be granted upon certain findings.

Section 30-201. PROHIBITION OF SUBDIVISION. No person shall subdivide or resubdivide any parcel of land within the corporate limits of the Village or within one and one half miles of said corporate limits but not within the corporate limits of any other municipality or within the jurisdiction of another municipality acting pursuant to 65 ILCS 5/ll-12-9 unless a subdivision plat has been reviewed by the Plan Commission and has been reviewed and approved by the Village Board as required in this Chapter, provided that the following shall be exempt from this Chapter, unless covered by Section 30-202:

(A) The sale or exchange of parcels and land between owners of contiguous and adjoining land.

(B) The conveyance of parcels of land or interests therein for use as a right of way for railways or other public utility facilities which does not involve any new streets or easements of access.

(C) The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use

(D) Conveyances made to correct descriptions in prior conveyances.

(E) The division of land into cemetery plots.

(Ordinance 94-008, 01.25.94)

Section 30-202. PROHIBITION OF DEVELOPMENT. No person shall commence or cause to be commenced any development within the corporate limits of the Village unless a Final Development Plan has been reviewed and approved by the Plan Commission and/or Village Board as provided in this Chapter. The following developments are exempted from this requirement:

(A) Individual single family homes and individual duplexes built on lots in subdivisions which have received Final Development Plan and Final Subdivision Plat approval.

(B) Individual multiple family structures built according to an approved Special Use Permit for a Planned Development for which there has also been Final Development Plan Approval.

(C) Single commercial or industrial buildings built on a commercially or industrially zoned lot which was legally subdivided as of May 1, 1990.

(D) Single commercial or industrial buildings built on a commercially or industrially zoned lot located in a subdivision which has received Final Subdivision Plat approval, Preliminary or Final Development approval.

(E) Individual commercial or industrial structures built according to an approved Special Use Permit for a Planned Development for which there has also been Final Development Plan approval.

(F) Expansions of or additions to existing structures.

(Ordinance 94-008, 01.25.94)
Section 30-203. SALE. No sale of any parcel of land creating a subdivision covered by this Chapter shall be consummated until a subdivision plat, together with required data, has been reviewed by the Plan Commission and reviewed and approved by the Village Board.

Section 30-204. PERMITS. No building permit shall be issued for the construction of any building, structure or improvement on any parcel subject to this Chapter until a final plat or plan shall have been approved. No occupancy permit shall be granted for the use of any building or structure on a parcel until required sanitary sewer and water service have been installed and made ready for servicing the parcel, until roadways providing access to the parcel and lots thereof have been paved with the base course of asphalt, as set out herein, and until sidewalks, street lights and street signs have been installed.

Section 30-205. RECORDING. No Plat of Subdivision shall be recorded in the Recorder's Office of any County, or have any validity, until it shall have been approved in the manner prescribed by this Chapter.

Section 30-206. APPEARANCE CRITERIA. No building permit approval shall be given for the development of any building, structure or improvement on any parcel subject to this Chapter until it has been determined that the proposed development will conform to the following criteria, which review shall be conducted by the Zoning Administrator or his designee:

A. RELATIONSHIP OF BUILDINGS TO SITE

1. The site shall be planned to provide for planting, pedestrian movement and parking areas.

2. Site planning in which setbacks and yards are in excess of zoning restriction is encouraged to provide a compatible relationship between buildings.

3. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms and/or other means so as to screen parking areas from view from public ways.

4. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

5. In relating buildings to site, the provisions of the Village Zoning Ordinance in regard to bulk regulations, standards, and off-street parking shall be part of these criteria.

B. BUILDING DESIGN

1. To encourage chromatic diversity in residential buildings, the color of the main siding material must be different from the color of the main siding material of adjacent residential buildings when two adjacent residential buildings are the same architectural model. The use of different trim colors, although encouraged, will not, in itself, count as a color change. Brick facing, unless covering the entire front elevation of the building except for trim or used on all elevations of the building, will not be considered the main siding material.

2. To encourage chromatic diversity in residential buildings, the same color of the main siding material cannot be used on three residential buildings in a row. The use of different trim colors, although encouraged, will not, in itself, count as a color change.
Brick facing, unless covering the entire front elevation of the building except for trim or used on all elevations of the building, will not be considered the main siding material.

3. To encourage architectural and visual diversity, adjacent residential buildings must have significantly different front elevations. The following elements will be used to evaluate front elevation changes:

a. Major Elements

1) Configuration of siding material
2) Window locations
3) Roofline silhouette/additional or deletion of dormers
4) Addition or deletion of porches
5) Addition or deletion of front elevation extensions
6) 180 degree rotation of the floor plan only if the front elevation design is asymmetrical in terms of window and door location and roofline silhouette.
7) Change of color and/or size of the brick only when the brick covers the entire front elevation of the building except for trim, windows and door.

b. Minor Elements

1) Color of roofing material
2) Garage - Adding a garage, adding to garage capacity or changing garage door style
3) Window style
4) Door location and/or trim
5) Trim and architectural detailing

To be considered a significantly different front elevation two (2) major elements and two (2) minor elements must be changed. Two minor element changes may be substituted for one of the required two major element changes.

4. For the purposes of interpreting 1 and 2 of Section 30-206B "adjacent" shall not refer to residential buildings across the street.

5. For the purposes of interpreting 1 and 2 of Section 30-206B "adjacent" shall not refer to residential buildings to the rear of the subject building except on corner lots.

6. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view or they shall be located so as not to be visible from any public ways. Exception: rooftop equipment on industrial buildings greater than 500 feet from residentially zoned or developed property. (Ordinance 19-024, 03.26.19)
7. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be included in the architectural design.

8. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways in attached residential buildings and all commercial and industrial developments.

9. The provisions of the Bolingbrook Zoning Ordinance in regard to bulk regulations and standards, and those portions of all codes which directly affect appearance, shall be part of the criteria of this sub-section.

(Ordinance 88-010, 03.22.88)

**Section 30-207. VARIATIONS.** Upon a finding that severe hardship caused by conditions uniquely attributable to the land under consideration would be imposed upon Applicant by compliance with these regulations and upon a finding that there are alternate feasible means of fulfilling the purpose of the regulations to protect the public health, safety and welfare, the Plan Commission may recommend and the Village Board may grant variances from the regulations of this Chapter.

The Director of Public Services and Development may vary and make exceptions to some of the design alternatives and/or modify existing requirements where there is sufficient evidence, in his/her opinion, that other design methodology will serve same design principle and is the most suited to the site and that such exceptions may be made without being contrary to the intent of the code.

(Ordinance 15-033, 05.26.15)

**Section 30-208. MINIMUM DWELLING SIZES IN UNCOMPLETED SUBDIVISIONS.** When fifty percent (50%) of the platted lots within a subdivision, or, if the subdivision is being constructed in phases, within each phase, are occupied by dwelling units that have received a final occupancy permit or by dwelling units that are under construction, having at least established the footings and foundations, then any dwelling units constructed on the remaining lots must equal or exceed the first story square footage and gross square footage of the smallest sized dwelling unit within said subdivision or phase thereof.

(Ordinance 86-66, 11.11.86)
ARTICLE 3 - PROCEDURES

PREAMBLE. This Article establishes the procedure to be followed by a landowner or developer who proposes to subdivide or develop any land subject to the terms of this Chapter. Although separate requirements are specified for subdivisions and developments regulated by this Chapter, to the extent feasible Applicants are urged to consolidate petitions for subdivision, development, zoning relief or annexation in one proceeding. It encourages Applicants to review concept plans with the Planning Department and the Plan Commission of the Village before filing a preliminary plat or plan. It identifies the contents of preliminary and final plats, plans and supporting data. It establishes a review process, and enumerates standards governing decision making hereunder.

Section 30-301. CONCEPT PLAN APPROVAL. In order to discuss the general purpose of the subdivision or development in the context of established planning policies and practices of the Village and to ensure that required data is properly prepared and presented before expending the time and money in preparation and review of a preliminary plat or plan, any person desiring to subdivide or develop land subject to this Chapter before filing a preliminary plat or development plan or seeking annexation or rezoning, shall file a concept plan of the subdivision or development with the Planning Department. The concept plan shall contain such information as suggested by the Planning Department in order to delineate the concept of the subdivision or development adequately including but not limited to a plat of survey, a topographic map, soil information, current aerial photographs, and a sketch of the proposed development showing a road system and general land use categories. The Planning Department shall refer the matter to the Plan Commission for informal discussion with the Applicant at a public meeting.

Section 30-302. PRELIMINARY PLAT OR PLAN APPROVAL. No person shall subdivide or develop any parcel of land until a preliminary plat or plan shall have been reviewed by the Plan Commission and reviewed and approved by the Village Board as set forth herein, provided that at the time of concept plan approval the Plan Commission may authorize the simultaneous filing of an application for preliminary and final plat or plan approvals without compliance with separate procedures in particular cases where the nature and scope of subdivision or development proposed does not require separate review procedures.

Section 30-303. CONTENTS OF PRELIMINARY SUBDIVISION PLAT. Any person proposing to subdivide any parcel of land shall file with the Planning Department a preliminary plat in a quantity and form as required by said Department. The preliminary plat shall include the following:

(A) General Information. The following general information, where applicable, shall be shown on the preliminary plat.

(1) The proposed name of the subdivision which shall not duplicate or resemble the name of any existing subdivision within a radius of five (5) miles.

(2) The preliminary subdivision plat shall be 24" x 36" in size and shall contain the date of preparation, north point and scale of drawing, which shall be no less than 1 inch = 200 feet for areas over 100 acres, and 1 inch = 100 feet for areas under 100 acres. (Ordinance 97-003, 01.14.97)

(3) An identification clearly stating that the map is a preliminary subdivision plat.

(4) Legal description of the parcel.

(5) The name and address of the record owner, the Applicant, the surveyor, licensed
professional engineer or planner who prepared the plat.

(6) A vicinity map showing the general location of the parcel within the Village and environs.

(B) Existing Conditions. The following conditions, if found to exist on the parcel, shall be shown on the plat. Include all adjacent land within one hundred (100) feet of the boundaries of the parcel. (Ordinance 92-001, 01.14.92)

(1) The location, width and names of all streets within or adjacent to the parcel together with easements, public utility and railroad rights-of-way, and other important features such as adjacent lot lines, municipal boundary lines, section lines, corners and monuments.

In the event that an application for Development Plan approval is not filed concurrently with the application for Subdivision Plat approval, the following information shall be provided on the preliminary plat. (Ordinance 92-001, 01.14.92)

(2) The location of all existing structures, showing those that will remain on the parcel after the final plat is recorded.

(3) Contour lines of the parcel and all adjacent land within l00 feet of the boundaries of the parcel showing intervals no greater than:

(a) Two (2) foot contour intervals for ground slopes less than ten percent (10%).
(b) Five (5) foot contour intervals for ground slopes exceeding ten percent (10%).

(4) The location and direction of all watercourses and the location of all areas subject to flooding, including:

(a) The flowlines of streams and channel showing their normal shorelines and the 100 year floodway limits as indicated on U.S.G.S. Maps, by the Army Corp of Engineers, or by the National Flood Insurance Program Maps.
(b) Lakes, ponds, swamps, marshes and any detention basins showing their normal shorelines, floodway limits and lines of inflow and outflow, if any.
(c) Seeps, springs, flowings and wells.

(5) Natural features such as rock outcroppings, wooded areas, and isolated preservable trees greater than six (6) inches in diameter (as measured 2 feet above grade).

(C) Proposed Improvements. The following improvements, if proposed or required, shall be shown on the plat or in supporting documents:

(1) All rights-of-way, showing the type, location, widths and names thereof. The preliminary plat shall show the relationship between existing and proposed streets.

(2) Easements showing width and purpose.

(3) Lots showing approximate dimensions, minimum lot sizes and proposed lot numbers.
(4) Sites to be dedicated for school, park, playground or other public purposes, together with appropriate acreage of each.

(5) Proposed building setback lines and buildable areas.

(D) Supporting Data. The following supporting data shall be submitted in separate statements and/or maps accompanying the preliminary plat, or, if practical, such data may be shown on the preliminary plat.

(1) Proof of ownership of the parcel and Applicant's interest therein. Include names of all parties with beneficial interest in trusts and options to purchase.

(2) Existing or proposed annexation agreements which pertain to the parcel.

(3) A list of all lot sizes and the buildable area on each lot.

(E) The applicant shall submit an original copy of each plat, plan, map or other document required by this section. (Ordinance 96-001, 01.09.96)

Section 30-304. CONTENTS OF PRELIMINARY DEVELOPMENT PLAN. Any person proposing to construct any development enumerated in Section 30-202 hereof on any parcel of land shall file with the Planning Department a preliminary development plan in a quantity and form as required by said Department. The preliminary development plan shall contain the following: (Ordinance 92-001, 01.04.92)

(A) General Information. The following general information, where applicable, shall be shown on the preliminary development plan:

(1) The preliminary development plan shall be 24" x 36" in size and shall contain the date of preparation, north point and scale of drawing, which shall be no less than 1 inch = 200 feet for areas over 100 acres and 1 inch = 100 feet for areas under 100 acres. (Ordinance 96-003, 01.04.97)

(2) An identification clearly stating that the map is a Preliminary Development Plan.

(3) Legal description of the parcel. (Disregard if an application for subdivision plat approval is simultaneously filed.)

(4) The name and address of the record owner, the Applicant, the surveyor, licensed professional engineer or planner who prepared the plan, and primary contact person for the project.

(5) A vicinity map showing the general location of the parcel within the Village and environs.

(B) Existing Conditions. The following conditions, if found to exist on the parcel, shall be shown on the plan, or on supporting documents:

(1) The location, width and names of all streets within or adjacent to the parcel together with easements, public utility and railroad rights-of-way, and other important features such as municipal boundary lines, section lines, corners and monuments.

(2) Contour lines of the parcel and all adjacent land within 100 feet of the boundaries of the
parcel showing intervals no greater than:

(a) Two (2) foot contour intervals for ground slopes less than ten percent (10%).

(b) Five (5) foot contour intervals for ground slopes exceeding ten percent (10%).

(3) The location and direction of all watercourses and the location of all areas subject to flooding, including:

(a) The flowlines of streams and channels showing their normal shorelines and floodway limits.

(b) Lakes, ponds, swamps, marshes and any detention basins showing their normal shorelines, floodway limits and lines of inflow and outflow, if any.

(c) Seeps, springs, flowings and wells.

(d) Wetlands.

(4) Natural features such as rock outcroppings, wooded areas, and isolated preservable trees.

(5) Present uses of the parcel including the location of all existing structures, showing those that will be removed and those that will remain on the parcel after the development is completed.

(6) The location and size of existing sanitary and storm sewers, water mains, culverts, drain pipes, catch basins, manholes, hydrants within the parcel and in adjacent streets or rights-of-ways, and fire flow information from the proposed source.

(7) Zoning classifications of the parcel and of lands adjacent.

(8) All trees greater than six (6) inches in diameter or nineteen (19) inches in circumference (as measured two (2) feet above grade) located on the property. The common names of all trees shall be indicated, as well as the diameter or circumference size.

(9) The total number of trees on the property that have a minimum six (6) inch trunk diameter or nineteen (19) inch trunk circumference. The location and total number of those trees expected to be removed should also be indicated.

(C) Proposed Improvements. The following improvements, if proposed or required, shall be shown on the plan or in supporting documents:

(1) Streets and rights-of-way, showing the location, widths, names and approximate grades thereof. The preliminary plan shall show the relationship between existing and proposed streets.

(2) Easements showing width and purpose.

(3) Sites to be dedicated for school, park, playground or other public purposes, together with appropriate acreage of each.
(4) The floor area and lot coverage of each building and structure and the floor area ratio for the parcel.

(5) The proposed uses of the parcel, including the number of buildings.

(6) Preliminary landscape plan indicating general locations of plants, a list of typical species to be used and typical installed sizes.

(D) **Supporting Data.** The following supporting data shall be submitted in separate statements and/or maps accompanying the preliminary plan.

(1) A map extending for a minimum distance of two hundred (200) feet on all sides of the parcel showing existing use and ownership of adjacent lands, showing streets, rights of ways and dedicated easements, location of existing structures and signage and elevation of their foundation. (Ordinance 96-001, 01.09.96)

(2) Existing and proposed covenants and conditions restricting or controlling use of the parcel.

(3) Existing or proposed annexation agreements which pertain to the parcel.

(4) Proposed type of building construction and building use.

(5) If property is located in DuPage County, submit a report from DuPage Soil & Water Conservation District.

(6) A circulation diagram indicating the proposed movement of vehicles, goods and pedestrians within the development to and from existing thoroughfares.

(7) A comprehensive drainage plan with analysis of the impact that the development creates on the site and on the surrounding area.

(E) The applicant shall submit an original copy of each plat, plan, map or other document required by this section. (Ordinance 96-001, 01.09.96)

(F) **Planned Developments.** (Zoning Ordinance Section 9-503) If the proposed project is a planned development, the following items are required in addition to items A-E above. (Ordinance 94-008, 01.25.94)

(1) A plot plan for each building site and planned open area, showing the approximate location of all buildings, structures, and improvements and indicating the open space around the buildings and structures.

(2) Schematic design presentation indicating the architectural character of all proposed structures and improvements. The drawings need not be the result of final architectural decisions and need not be in detail.

(3) Proposed agreements, bylaws, provisions or covenants which govern the use, maintenance and continued protection of the planned Development and any of its planned open space or other facilities referred to under paragraph 1 above.

(4) A list of all modifications from the district regulations which will be necessary for the proposed Planned Development.
Section 30-305. PLAN COMMISSION REVIEW OF PRELIMINARY PLAT/PLAN. Upon receipt of all the material required under Section 30-303 or 30-304 for the preliminary plat or plan, the Planning Department shall circulate the preliminary plat or plan to the Plan Commission. The Plan Commission shall place the matter on its agenda and shall serve notice upon the Applicant of the time and place of its meeting at which said matter will be discussed. The Plan Commission shall forward its written report to the Village Board recommending approval or disapproval of the preliminary plat or plan within sixty (60) days from the date of the filing of a complete application. If the recommendation is to disapprove, the report shall set forth the reasons for its disapproval and specify with particularity the aspects in which the proposed plat or plan fails to meet the standards of Sections 30-316 or 30-317.

Section 30-306. VILLAGE BOARD REVIEW OF PRELIMINARY PLAT OR PLAN. The Village Board, by resolution, shall accept or reject the preliminary plat or plan within thirty (30) days after its next regularly scheduled meeting following the date of action of the Plan Commission. If it rejects the plat or plan, the resolution shall set forth the reasons for its disapproval and specify with particularity the aspects in which the proposed plat or plan fails to meet the standards of Section 30-316 or 30-317.

Section 30-307. EFFECT OF VILLAGE BOARD APPROVAL OF PRELIMINARY PLAT/PLAN. Approval of the preliminary plat or plan by the Village Board shall not qualify the plat or plan for recording, but shall be considered permission to prepare the final plat or plan with detailed plans and specifications for the proposed subdivision or development. Such preliminary approval shall be effective for no more than one (1) year from the date of approval unless, upon application of the Applicant, the Village Board grants an extension of time for any additional one (1) year.

Section 30-308. VILLAGE RECORD. A certified copy of the resolution approving or disapproving the preliminary plat or plan shall be filed in the office of the Village Clerk attached to said preliminary plat or plan.

Section 30-309. ENGINEERING APPROVAL. Before submitting the final plat or plan for review, the Applicant shall submit engineering plans, details or specifications for all proposed improvements regulated by Article 4 hereof for approval of the Village Engineer.

(A) Upon the approval of preliminary plat or plan, the Applicant shall have prepared and certified by a licensed professional engineer, engineering drawings for said improvements which shall be submitted in a form and in a number of copies as required by the Village Engineer.

(B) The Village Engineer shall review all engineering drawings in order to determine whether such drawings are consistent with the approved preliminary plat or plan and comply with Article 4 hereof. Such drawings shall be distributed to such Village departments and other persons as may be necessary. The Village Engineer shall review said plans, details or specifications and if they are in compliance with the preliminary plat or plan and this Chapter he shall forward the same to the Planning Department with a report that they so conform and comply. In the event that the plans, details or specifications do not so conform or comply, the Village Engineer shall notify the Applicant and Planning Department with a report which outlines the specific manner in which they do not so conform or comply. (Ordinance 96-085, 08.13.96)

(C) The Plan Commission shall not act upon the final plat or plan until the engineering drawings have been reviewed by the Village Engineer and a report of compliance or non compliance has been received by the Plan Commission.

Section 30-310. FINAL PLAT OR PLAN APPROVAL. No person shall subdivide or develop any parcel of land until a final plat or plan shall have been reviewed by the Plan Commission and reviewed and approved by the Village Board as set forth herein.
Section 30-311. CONTENTS OF FINAL SUBDIVISION PLAT. Within one (1) year after receiving preliminary subdivision plat approval by the Village Board, the Applicant shall file with the Planning Department a final plat in a quantity and form as required by said Department. The final plat shall include the following: (Ordinance 92-001, 01.14.92)

(A) General Information. The following general information, where applicable, shall be shown on the final plat:

(1) The date of preparation, north point and scale of drawing which shall be no less than 1 inch = 200 feet for areas over 100 acres and 1 inch = 100 feet for areas under 100 acres. The final plats shall be drawn on 24" x 36" sheets.

(2) Legal description of the parcel, the parcel's acreage and property index numbers. The legal description should note that the parcel is in Bolingbrook, Illinois.

(3) The names and addresses of the Illinois registered surveyor who prepared the plat with his seal affixed.

(4) Reference points of existing surveys identified, related to the plat by distances and bearing, and reference to a field book or map as follows:

(a) All stakes, monuments or other evidence found on the ground and used to determine the boundaries of the parcel.

(b) Adjoining corners of all adjoining parcels.

(c) When the Village has established the center line of the street adjacent to or within the proposed parcel, the location of such center line and monument found or reset shall be shown.

(d) All other monuments found or established in making the survey of the parcel or required to be installed by the provisions of this Chapter or by an Act revising the law of plats, adopted March 21, 1874, as amended, Illinois Revised Statutes Chapter 109.

(e) All property corners will be staked. A minimum of two major corners of the subdivision shall be monumented with stone or concrete markers.

(5) Lot and block lines with dimensions, bearings or deflection angles, and radii, arcs, points of curvature and tangent bearings. Tract boundaries and street bearings shall be shown to the nearest 10 seconds with the basis of the bearings. All distances shall be shown to the nearest 0.01 feet. No ditto marks shall be used.

(6) The width of the portion of any streets being dedicated and the width of any existing rights-of-way, all shown each side of the center line. For streets on a curvature, all curve data shall be based on the street center line, and in addition to the center line dimensions, the radii and central angles shall be indicated.

(7) All easements shall be denoted by fine dotted lines, clearly identified, and if already of record, the recorder's references to such easement. The width of the easement, its length and bearing, and sufficient ties to locate it definitely with respect to the plat must be shown. If an easement is not precisely located of record, a description of such
easement shall be included. If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificate or identification.

(8) Lot numbers beginning with the number one, and numbered consecutively.

(9) 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.

(10) The name of each street shown on the plat.

(11) The name of the subdivision.

(12) The following form for approval by the Plan Commission:

STATE OF ILLINOIS)  
)SS  
COUNTIES OF WILL )  
AND DUPAGE  )  

I, _____________________, Chairman of the Village of Bolingbrook Plan Commission, do certify that on this _________ day of ____________, 20___, this plat of subdivision was duly approved by the Plan Commission of the Village of Bolingbrook.

__________________________________  Chairman

(13) The following form for the approval of the Village Board: (Ordinance 96-105, 08.27.96)

STATE OF ILLINOIS)  
) SS  
COUNTIES OF WILL )  
AND DUPAGE  )  

Approved by the Board of Trustees of the Village of Bolingbrook, Will and DuPage Counties, Illinois, this _________ day of ____________, 20___.

Signed: ___________________________  Mayor

Attest: ____________________________  Village Clerk

(14) The following form for the approval of the Village Engineer:

STATE OF ILLINOIS)  
) SS  
COUNTIES OF WILL )  
AND DUPAGE  )  

Approved by the Village Engineer of the Village of Bolingbrook, Will and DuPage Counties, Illinois, this __________________ day of ____________, 20__.

__________________________________  Village Engineer
The following statement for the provision of utility easements: (Ordinance 15-033, 05.26.15)

Public Utility and Drainage Easement Provisions

Easements are reserved for and granted to the Village of Bolingbrook and to those public utility companies operating under franchise from the Village, including but not limited to, Commonwealth Edison Company, AT&T Illinois a.k.a. Illinois Bell Telephone Company, NICO Gas Company, AT&T Cable Company, and their successors and assigns, over all the areas marked "Easement for Public Utilities" on the plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain, and operate various transmission and distribution systems, and including storm and/or sanitary sewers, and overland drainage together with any and all necessary manholes, catch basins, connections, appliances, and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through said indicated easement, together with right of access across the property for necessary workers and equipment to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easement. Easements are hereby reserved and granted to the Village of Bolingbrook and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services, including water, storm and sanitary sewer service and maintenance. After installation of any such utilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation or maintenance of the utility or drainage thereof.

The easements reserved and granted to the Village of Bolingbrook for its use shall be superior to any easements granted to public utilities or to other governmental authorities, either contemporaneously herewith or subsequent hereto.

The following form regarding tax mapping certification:

STATE OF ILLINOIS)

) SS
COUNTY OF WILL )

TAX MAPPING CERTIFICATE

I, ______________________, do hereby certify that I have checked the legal description of the final plat and find that said plat to be a true and correct representation of the subdivision as made by the surveyor. The property hereon described is located on tax map ______ and identified as permanent real estate tax number(s) __________.

Dated this ____ day of _____________________, 20__.

________________________________________
Director
(17) The following form for the approval of the Village Collector:

STATE OF ILLINOIS)  
) SS  
COUNTIES OF WILL)  
AND DU PAGE  )

VILLAGE COLLECTOR CERTIFICATE

I, _____________________, Village Collector of the Village of Bolingbrook, do hereby certify that I find no unpaid special assessments outstanding against the property described in the above caption of this plat.

Dated this _____ day of ______________________, 20 ___.

_________________________
Village Collector

(18) The following form for the approval of the County Clerk:

STATE OF ILLINOIS)  
) SS  
COUNTY OF WILL )

COUNTY CLERK CERTIFICATE

I, _____________________, County Clerk for the County of Will, State of Illinois, do hereby certify that I find no unpaid taxes outstanding against the property described in the above caption of this plat.

Dated this _____ day of ______________________, 20 ___.

_________________________
County Clerk

(19) The following form for the approval of the County Recorder:

STATE OF ILLINOIS)  
) SS  
COUNTY OF WILL )

COUNTY RECORDER CERTIFICATE

This instrument no. __________, was filed for record in the Recorder of Deeds office of Will County, Illinois, aforesaid, on the _____, day of ___________________, 20___, at ___ o'clock ___.m.

_________________________
Will County Recorder

30-16
The following form regarding owner's certification:

STATE OF ILLINOIS) ) SS
COUNTY OF WILL )

OWNER’S CERTIFICATE

I, (We) ____________________________ do hereby certify that as owner(s), I (we) consent to the attached subdivision plat for the purposes hereon set forth and also consent to the recording of this plat.

Dated this _____ day of ________________, 20 ___.

By: _____________________ Attest: _____________________

OWNER’S ADDRESS(ES)

______________________________

The following form regarding notary certification:

STATE OF ILLINOIS) ) SS
COUNTY OF WILL )

NOTARY CERTIFICATE

I, __________________, a notary public in and for Will County, Illinois, do hereby certify that ______________ __________________, personally known to me to be the same person(s), whose name(s) is subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he (they) signed this plat as his (their) own free and voluntary act for uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of ________________, 20 ___.

_________________________
Notary Public

When adjacent to an I.D.O.T. or Will County R.O.W., include approvals by those agencies in a format provided by them.

All signatures shall be no more than 90 days old.

The following form regarding the owner’s statement with respect to the school district(s) in which the property lies: (Ordinance 98-025, 03.24.98)
SCHOOL DISTRICT BOUNDARY STATEMENT
The undersigned, being duly sworn, upon his/her oath deposes and states as follows:

(1) That he/she is the owner of the property legally described on a proposed Plat of Subdivision submitted to the Village for approval, which legal description is attached hereto and incorporated by reference herein; and

(2) To the best of the owner’s knowledge, the school district(s) in which each tract, parcel, lot or block of the proposed subdivision lies is/are:

________________________________________ (school district name)
________________________________________ (address)

(25) (Added in its entirely by Ordinance 03-023, 03.11.03) The following easement provision:

Easement Provision

A non-exclusive easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to: Commonwealth Edison Company and Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees, their respective licenses, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked “Easement”, “Utility Easement”, “Public Utility Easement”, “P.U.E.” (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as “Common Elements”, and the property designated on the plat as “common area or areas”, and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonable required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Permanent buildings shall not be placed over Grantees’ facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked “Easement”, “Utility Easement”, “Public Utility Easement”, “P.U.E.” (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term “Common Elements” shall have the same meaning set forth for such term in the “Condominium Property Act”, 765 ILCS 605/2(C), as amended from time to time.

The term “common area or areas” is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as “outlots”, “common elements”, “open space”, “open area”, “common ground”, “parking” and “common area”. The terms “common area or areas”, and “common elements” include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.
Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

(B) **Supporting Data.** The following supporting data, where applicable, shall be supplied in separate statements or maps, or, if practical, may be shown on the final plat.

1. A note on the plat stating that Village ordinances supersede any private covenants and restrictions.

2. A certificate signed and acknowledged by all parties having any interest in the land, dedicating all parcels of land intended for any public use.

3. Recording permission letter from the surveyor.

4. One 11” x 17” reduced copy of the final subdivision plat. (Ordinance 97-003, 01.14.97)

5. An exact copy of the plat; whether a plat of subdivision, resubdivision, grant of easement, plat of dedication, consolidation, or abrogation, on disk in the AutoCAD (.dwg) format or other format approved by the Village of Bolingbrook. The drawing shall be separated into individual, meaningful layers and the layer names shall be descriptive of the objects they contain. (Ordinance 00-174, 11.28.00)

(C) **Guarantees.** The Applicant shall supply the following forms of guarantee to the Village: (Ordinance 98-089, 08.11.98)

1. An improvement completion guarantee under which the Applicant agrees to install all required improvements including, but not limited to, sidewalks, streetlights, curbs and gutters, utilities, pavement, landscaping and stormwater management facilities, at his own expense, in accordance with the plans and specifications, within the time required as a condition of approval. However, for property outside the corporate limits of the Village, no such agreement shall be required where the applicant has entered into a similar agreement covering the parcel with County authorities.

Such improvement completion guarantee shall remain in effect until the Village Engineer recommends its release after an inspection of the improvements shows them to be in acceptable condition and conforming to the plans and specifications. At that time the Village Administrator may release the completion guarantee if all other requirements have been met.

(a) **Acceptable Improvement Completion Guarantee.**

   (i) Cash Escrow. Cash deposit or certified check in the total amount required shall be placed with the Village Administrator and administered in accordance with the provisions of an Escrow Agreement to be negotiated by the Village Administrator, Village Engineer, the Applicant, and approved by the Village Attorney.

   (ii) Letter of Credit. An irrevocable, commercial letter of credit with any financial institution in a form acceptable to the Village Administrator, and Village Attorney, which provides for administration of such credit in a manner as set forth in subparagraph (a) (i) above.

   (iii) A performance surety bond, together with a payment surety bond
issued by a surety with an A.M. Best's financial rating of AA+, A+, A, A- or FPR9 and in the form set forth in Appendixes 8-1 and 8-2 of this Chapter. (Only the performance bond is needed for private improvements.) (Ordinance 03-023, 03.11.03)

(iv) A letter of commitment issued by an insurance company or financial institution with an A.M. Best's financial rating of AA+, A+, A, A- or FPR9. Such letter of commitment shall contain terms and conditions which are substantially identical to the terms and conditions of the performance surety bond (Appendix 8-1) and labor and material surety bond (Appendix 8-2). (Ordinance 99-044, 04.27.99)

(v) All legal costs associated with an action to obtain such money shall be paid for by the applicant or the issuer of the completion guarantee.

(b) Forced Completion of Project. Should it become necessary to complete a project, started by the Applicant, to provide for the safety, health and welfare of the residents or for the protection of existing improvements, including those installed by the Applicant, the Village Administrator upon the recommendation of the Village Engineer shall notify the Applicant in writing that the Applicant must immediately commence and diligently proceed with the completion of the identified improvements in accordance with the schedule established by the Village Engineer. If, after a period of thirty (30) days from the date of the notice, the Village Administrator determines that the Applicant has either failed to commence or has failed to diligently proceed with the scheduled completion of the improvements, the Applicant shall forfeit whatever amount of the completion guarantee is required to finish the project to an acceptable status.

(c) Amount of Guarantee:

(i) Residential Development: The amount of the completion guarantee for all residential development shall be based on the following:

(A) Total cost of estimated construction for all required improvements as identified in Subsection 30-311 (C), plus fifteen percent (15%) of such total for contingencies, as approved by the Village Engineer; or

(B) Total cost of construction for all required improvements under contract as identified in Subsection 30-311(C), plus ten percent (10%) of such total for contingencies, as approved by the Village Engineer.

Upon final acceptance of the improvements, said completion guarantee shall be reduced to the amount of the maintenance guarantee as set forth in Subparagraph 30-311(C)(2) below. (Ordinance 96-001, 01.09.96)

(ii) Commercial/Industrial Development: The amount of the completion guarantee for all commercial/industrial development shall be the total sum of the following:

(A) Total estimated cost for construction for all required public
improvements except parkway improvements (parkway trees, sidewalks, and parkway sod) including, but not limited to, streetlights, curbs and gutters, utilities, pavement, and stormwater management facilities, plus fifteen percent (15%) of such total for contingencies, or total cost for construction for all required public improvements as identified above under contract, plus ten percent (10%) of such total for contingencies, as approved by the Village Engineer; and (Ordinance 18-040, 06.26.18)

(B) Ten percent (10%) of total construction cost for all private improvements excluding building structures, provided, however, the amount of the completion guarantee for private improvements shall not exceed $500,000 for any one applicant. (Ordinance 09-007, 02.10.09)

(iii) Upon final acceptance of the improvements, said completion guarantee shall be reduced to the amount of the maintenance guarantee as set forth in Subparagraph 30-311(C) (2) below and entire amount guaranteed against private improvements shall be released after an inspection of the improvements shows them to be in acceptable condition and conforming to the plans and specifications. (Ordinance 96-001, 01.09.96)

(2) Maintenance Guarantee. Ten percent (10%) of the amount of the completion guarantee (the "10% Completion Guarantee") hereof shall be retained by or held to the credit of the Village after the final completion of the improvements covered. Such 10% Completion Guarantee may be held by the Village for a period of twelve (12) months after the final acceptance of such improvements for the purpose of: (Ordinance 98-089, 08.11.98)

(a) Guaranteeing against and securing the correction of any defect in material or workmanship furnished for such improvements, latent in character, and not discernible at the time of final inspection or acceptance by the Village.

(b) Guaranteeing against and securing the correction of any damage to such improvements by reason of settling of the ground, base, or foundation thereof.

Such 10% Completion Guarantee shall also provide that, as such defects develop, the 10% Completion Guarantee may be applied by the Village for any amounts incurred to correct such defects, and that the balance of such deposit, if any, held at the end of such 12 month period shall be returned by the Village without interest.

(3) Construction Nuisance Abatement Guarantee. The applicant shall also deposit cash with the Village Administrator in an amount equal to five percent (5%) of the improvement completion guarantee required under subparagraph (l) hereof. Said cash deposit shall in no case be less than $1,000 nor more than $15,000. The guarantee may be used from time to time to abate nuisances by applicant during construction, provided that no such expenditure shall be made until 48 hours after the Village has notified the applicant to abate such nuisance. The 48 hour notice may be waived at the discretion of the Village Engineer if the nuisance constitutes a hazard. The balance of said deposit, if any, remaining after acceptance of all improvements by the Village shall be returned to the depositor without interest. If any funds are used
from said guarantee to abate nuisances, the applicant shall promptly restore the guarantee to its original amount. (Ordinance 98-089, 08.11.98)

(4) School and Park Donation Guarantee. (Ordinance 94-081, 07.12.94)

(a) If land is being donated, a deed shall be submitted at the time of final plat approval. All required improvements shall have been built or guaranteed financially at the time of final plat approval.

(b) If cash is being donated in lieu of land, the cash shall be payable at the time of building permit approval. Failure to pay shall void the building permit and certificate of occupancy.

D. The applicant shall submit an original copy of each plat, plan, map or other document required by this section. (Ordinance 96-001, 01.09.96)

Section 30-312. CONTENTS OF FINAL DEVELOPMENT PLAN. Within one year after receiving preliminary development plan approval by the Village Board, the Applicant shall file with the Planning Department a final development plan in a quantity and form as required by said Department. The final development plan shall include the following: (Ordinance 92-001, 01.14.92)

(A) General Information. The following general information, where applicable, shall be shown on the final development plan:

(1) The final development plan shall be 24” x 36” in size and shall contain the date of preparation, north point and scale of drawing, which shall be no less than 1 inch = 200 feet for areas over 100 acres and 1 inch = 100 feet for areas under 100 acres. Scale shall be appropriate to show detail of information presented. (Ordinance 97-003, 01.14.97)

(2) Legal description of the parcel.

(3) The names and addresses of the record owner, the Applicant, the Illinois registered surveyor who prepared the plan with his seal affixed.

(4) All easements denoted by fine dotted lines, clearly identified, and if already of record, the recorder’s references to such easement; the width of the easement, its length and bearing, and sufficient ties to locate it definitely with respect to the plan; if an easement is not precisely located of record, a description of such easement; if the easement is being dedicated by the map, it shall be properly referenced in the owner’s certificate or identification.

(5) 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.

(6) (Amended in its entirety by Ordinance 03-023, 03.11.03) Detail final grades to reflect complete drainage plan, through use of contours or otherwise, to the satisfaction of the Village Engineer including:

(a) Top of foundation elevation and finished grade elevation.

(b) Spot elevations at all corners and at all high and low points.
(c) 2% minimum/20% maximum sideyard slope.
(d) Label the percent slope on all sideyard and rear yard swales.
(e) Show top of curb grades at all PC’s, PT’s and curb radii at intersections.
(f) Label all utility structure rim elevations.
(7) Location of adjoining roads, water courses and bodies of water, marshes, rock outcroppings, wooded areas, railroads within 100 feet of the property.
(8) Fireflow information if changed from Preliminary Development plan stage.
(9) Location and dimensions of on site pedestrian and vehicular access ways, with inside turning radius of vehicular access labeled, design of ingress and egress of vehicles to and from the site onto public streets, and curb and sidewalk lines, including sidewalk ramps for the handicapped in accordance with Illinois Department of Transportation Standard Drawings No. 2356.
(10) Location of buildings and other structures.
(11) Location and intensity of outdoor lighting system.
(12) Use of property within 100 feet of the boundaries of the site.
(13) All off street parking, loading spaces and walkways, indicating type of surfacing, size, angle of stalls, width of aisles and a specific schedule showing the number of parking spaces provided and handicap parking signage in accordance with Illinois Handicapped Parking Law as amended 7/1/88.
(14) The following certification regarding drainage of surface water: (Ordinance 74, 01.18.77)

STATE OF ILLINOIS )
COUNTIES OF WILL ) SS
AND DUPAGE )

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, adequate provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this ________ day of ____________________, 20___.

__________________                  ___________________
Engineer                  Owner or Attorney
(15) The following form for the approval of the Village Engineer and Community Development Director: (Ordinance 89-090, 09.12.89)

STATE OF ILLINOIS)

COUNTIES OF WILL ) SS
AND DUPAGE )

Approved by the Village Engineer and the Community Development Director of the Village of Bolingbrook, Will and DuPage Counties, Illinois, this ________ day of __________________, 20____.

________________________  ______________________
Community Dev. Dir.       Village Engineer

(B) **Supporting Data.** The following supporting data, where applicable, shall be supplied in separate statements or plans, or, if practical, may be shown on the final plan.

(1) Existing soil conditions based upon soil borings prescribed by the Village Engineer in light of the proposed use of the parcel.

(2) A landscape plan which shall include the following: (Ordinance 93-003, 01.05.93)

   (a) North point and scale.

   (b) Topographic information and proposed grades.

   (c) Proposed structures and pavements.

   (d) Existing and proposed utilities, above and below ground.

   (e) Common and botanical names of all proposed plants.

   (f) Location, size, quantity and planting condition (balled and burlapped, bare root, etc.) of all proposed plants.

   (g) Location, quantity and common/botanical name of existing vegetation to remain.

   (h) Symbols representing proposed plants shall be drawn to scale showing two thirds (2/3) to full mature size and labeled as to quantity and type.

(3) Architectural elevations for building types.

(4) Development data showing number of floors, floor area, height and location of each building and proposed general use for each building and the floor area ratio for the entire development. If a multi family residential building, the number, size and type of dwelling units.

(5) A final drainage plan providing for the adequate disposition of natural and storm water in accordance with the design criteria and standards of this Chapter, indicating location,
sizes, types and grades of ditches, catch basins and pipes and connections to existing drainage system.

(6) A soil erosion control plan providing for the adequate control of erosion and sedimentation, indicating the proposed temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading and construction.

(7) Plans and specifications for the required public improvements together with the written report of the Village Engineer required by Section 30-309.

(8) A copy of any restrictions or covenants to be created by record and any charter or bylaws of any property owners association to be created.

(C) Guarantees. Guarantees required under Section 30-311(C) shall be provided to insure completion of required improvements, to insure repair of defective improvements and to provide for abatement of nuisances occurring during construction. (Ordinance 92-086, 08.18.92)

(D) The applicant shall submit an original copy of each plat, plan, map or other document required by this section. (Ordinance 96-001, 01.09.96)

(E) Planned Developments. If the proposed project is a planned development, the following items are required in addition to items A-D above. (Ordinance 94-008, 01.25.94)

Section 30-313. PLAN COMMISSION REVIEW. Upon receipt of the complete final plat or plan, the Planning Department shall circulate the final plat or plan among various Village departments for their review and comment. The Plan Commission shall place the matter on its agenda and serve notice upon the Applicant of the time and place of its meeting at which said matter will be discussed.

The Plan Commission shall forward its written report to the Village Board recommending approval or disapproval, of the final plat or plan. If the recommendation is to disapprove, the report shall set forth the reasons for its disapproval, specifying with particularity the manner in which the proposed plat or plan fails to meet the standards of Sections 30-316 and 30-317.

Section 30-314. ACTION BY THE VILLAGE BOARD. After receiving the final recommendation of the Plan Commission, the Village Board shall approve or disapprove the final plat or plan within sixty (60) days from the date of the final recommendation by the Plan Commission unless the Applicant and the Village Board agree to extend the sixty (60) day period. If the final plat or plan is disapproved, the resolution shall state the reasons for the disapproval, specifying with particularity the aspects in which the final plat or plan fails to meet the standards of Sections 30-316 and 30-317. (Ordinance 93-014, 02.10.93)

Section 30-315. VILLAGE RECORD. A certified copy of the resolution approving or disapproving the final plat or plan shall be filed in the office of the Village Clerk attached to said final plat or plan. The final subdivision plat, together with all covenants and restrictions shall be recorded by the Village Clerk in the County Recorder’s office for the county in which the property is located. All recording fees shall be paid by the Applicant.

Section 30-316. STANDARDS FOR REVIEW OF SUBDIVISION PLAT. The Plan Commission shall recommend approval and the Village Board shall approve a preliminary and final plat of subdivision unless it makes written findings specifying the manner in which:
(A) The design and layout of the subdivision does not conform to the provisions of Article 4.

(B) The Applicant has not made adequate provision to install improvements required by the Plan Commission or Village Board under authority of this Chapter.

(C) The final plat of subdivision fails to comply with an approved preliminary plat of subdivision.

(D) The plat does not conform with the Comprehensive Plan, the Official Map, this Chapter, Village ordinances, or established planning policies of the Village.

Section 30-317. STANDARDS FOR REVIEW OF DEVELOPMENT PLAN.
The Plan Commission shall recommend approval and the Village Board shall approve a preliminary or final Development Plan unless it makes written findings specifying the manner in which:

(A) The provisions for vehicular loading, unloading, parking or circulation on the parcel or onto adjacent public rights-of-way will create hazards to safety or will cause significant burdens on transportation facilities that could be avoided by modification of the plan.

(B) The pedestrian circulation system creates hazards to safety which could be avoided by modification of the plan.

(C) The proposed plan unnecessarily and in specified particulars, destroys, damages or detrimentally alters significant natural, topographic or physical features on the site and development is feasible in a manner that will avoid these consequences.

(D) The proposed landscaping, screening or lighting fails to provide adequate acoustical or visual privacy to incompatible adjacent uses which could be avoided by modification of the plan.

(E) The bulk and location of proposed buildings and structures will have significant adverse impact on adjacent property and development of the parcel is feasible in a manner that will avoid these consequences.

(F) The proposed site plan makes inadequate provision for the use and maintenance of open space and this failure may result in a burden on the public or on the adjacent properties.

(G) The proposed development will impose an undue burden upon off site public services, including sanitary sewer, water and storm drainage, which conclusion shall be based upon a written report of the Village Engineer provided that there is no provision in the capital works program of the Village to correct the specific burden and that the Applicant has not agreed to alleviate that portion of the burden attributable to the proposed development.

(H) The Applicant has failed to provide satisfactory evidence of financial capability to complete the development.

(I) The applicant has not submitted a copy of the final engineering plans on disk. The Final engineering plans shall be submitted in the AutoCAD (.dwg) format or other format approved by the Village of Bolingbrook. The drawing shall be separated into individual, meaningful layers and the layer names will be descriptive of the objects they contain. (Ordinance 00-174, 11.28.00)

If any of the foregoing standards are cited as justification for disapproving a development plan, the Plan Commission and the Village Board shall specify the manner in which the development plan could
be modified to avoid the specified deficiency or shall state the reasons why the specified deficiency cannot be avoided consistent with Applicant's objectives.

**Section 30-318. FEES.** (DELETED BY ORDINANCE 93-049, 04.27.93)

**Section 30-319. APPEARANCE REVIEW PROCESS.** An appearance review committee, consisting of the Plan Commission Chairman or designated representative, the Director of Community Development or designated representative, and the Village Manager or designated representative shall review the plans, elevations, detail drawings and specifications of all proposed developments covered in this Chapter. Any development of any parcel of land involving construction of one (1) single family dwelling or involving a major expansion of an existing structure shall be reviewed and approved by the committee if it satisfies the criteria in Section 30-206. The committee shall review all other developments covered by this Chapter as part of the staff review procedures and submit a report to the Plan Commission on whether the development satisfies the criteria in Section 30-206. The Commission shall disapprove the application if it determines that the proposed development does not satisfactorily comply with the above referenced appearance criteria. The approval of a development's appearance by the Plan Commission and/or Village Board shall be part of the development plan approval required in this Chapter. The Plan Commission shall be the appeals body for committee decisions and the Village Board shall be the appeals body for Plan Commission decisions. The Plan Commission shall have the power to adopt and promulgate procedures to appeal decisions made under the appearance criteria in Section 30-206.

(Ordinance 85-045, 08.13.85)
ARTICLE 4 -- IMPROVEMENT REQUIREMENT, DESIGN AND SPECIFICATIONS

PREAMBLE. This Article authorizes the Plan Commission to recommend and the Village Board to require, as a condition of approval of any final plat or plan, that certain improvements be provided or installed on or adjacent to the parcel. It establishes specifications to be followed in the design and installation of those improvements.

Section 30-401. GENERAL AUTHORITY. In order to ensure the orderly development and improvement of land within the jurisdiction of the Village of Bolingbrook, to ensure the provision of vehicular and pedestrian circulation ways, utilities, services and facilities necessary and desirable for the citizens of Bolingbrook, to protect and enhance the value of public and private property, the Plan Commission may recommend and the Village Board may require that, as a condition of approval of any final plat or plan subject to this Chapter, certain improvements set forth in this Article shall be provided and that certain design standards and improvement specifications be followed. Only those improvements which are specifically and uniquely attributable to the impact to be generated by the subdivision or development of a parcel may be required hereunder unless specific recapture agreements are reached with the developer, in order to effect the above mentioned goals.

The Village may require that vehicular and pedestrian access, water, sanitary sewer, storm sewer, sidewalks and other public improvements be placed in such a manner that access to and use by adjoining properties is facilitated. This may be accomplished thru the aforementioned recapture agreements.

Section 30-402. BLOCKS.

(A) The lengths, widths, and shapes of blocks shall be determined with due regard to:

(1) Provision of adequate building sites suitable to the special needs of the type of use contemplated.

(2) Zoning requirements as to lot sizes and dimensions within the corporate limits of the Village of Bolingbrook.

(3) Needs for convenient access, circulation, control and safety of street traffic.

(B) Block lengths shall be no more than fifteen hundred (1,500) feet and no less than six hundred (600) feet.

(C) Pedestrian rights-of-way not less than ten (10) feet wide may be required within a block where deemed necessary by the Plan Commission to provide for pedestrian circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

Section 30-403. LOTS.

(A) The size, width, depth, shape and orientation of lots shall be designed on the basis of the location and the type of development and use contemplated, and conform to the regulations set forth in the Zoning Ordinance.

(B) Lots abutting a water course, drainageway, channel or stream shall be designed such that the minimum width or depth required by the Bolingbrook Zoning Ordinance or this Chapter as they pertain to front, side or rear yard, be provided above the 100 year flood elevation. In addition, the requirements for minimum useable area and adequate building site shall also be provided above the 100 year flood elevation.
(C) All corner lots shall have building setback lines as required by the Bolingbrook Zoning Ordinance. (Ordinance 93-042, 04.27.93)

(D) All lots shall abut a dedicated street.

(E) Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from primary arterial and major streets or to overcome specific disadvantages of topography. Access to the primary arterial or major street from said lot shall be prohibited by deed restriction. The Applicant shall provide landscaping on each such lot as specified in Chapter 29 of the Municipal Code (Zoning Ordinance), Article 7, Section 20I. In the event that utility installation has not been completed during the planting season, the Village Engineer may authorize issuance of a certificate of occupancy and deferral of the planting screen until the following planting season. (Ordinance 93-003, 01.05.93)

(F) Side lot lines shall be substantially at right angles or radial to street lines.

(G) All lots shall be graded so that at least seventy percent (70%) of the rear yard does not exceed a grade of ten (10) units horizontal to one (1) unit vertical.

Section 30-404. SETBACK LINES. Building setback lines in residential developments shall be no less than the requirements of the Bolingbrook Zoning Ordinance.

Section 30-405. STORMWATER, DRAINAGE AND DETENTION. (Ordinance 93-014, 02.10.93)

(A) Stormwater management and drainage shall be accomplished in accordance with the provisions of Chapter 33, Article 14.

(B) Grade of Swales. Whenever possible, rear and side yard swales shall be designed at a minimum two percent (2%) grade. Proposed slopes at rear and side yard swales must be labeled on grading plans. Where a two percent (2%) grade cannot be achieved, other measures, as deemed acceptable to the Village Engineer, may be required to provide adequate drainage. (Ordinance 00-174, 11.28.00)

(C) Open Ditches. Open ditches of any kind will not be allowed in or around any new development with the exception of minor drainage swales (which are normally dry) which are centered on the rear or side lot lines. All other storm drainage within the right of way shall be directed to the street storm system or to another enclosed storm system if conditions so dictate. All existing ditches will be filled prior to development and an enclosed storm drainage system installed as a part of development. Exceptions for streams and major drainage channels will be evaluated on an individual basis by the Village Engineer.

Section 30-406. EASEMENTS.

(A) There shall be dedicated easements totaling not less than ten (10) feet in width centered along the rear of each lot and along side lot lines where necessary to provide a proper continuity for utilities from lot to lot and from block to block.

The minimum easement width for an overland flood route shall be fifteen (15) feet, and the minimum easement of a “major” overland flood route shall be twenty (20) feet. (Ordinance 03-023, 03.11.03)

(B) No structure shall be constructed upon any easement.
(1) For the purpose of this Section a structure shall be defined as any of the following:

Any Dwelling  
Garage  
Utility Shed  
Carport  
Patio  
Retaining Wall  
Antennas

(2) Exceptions may be made on an individual basis if a better of consent is received from all affected utilities including, but not limited to, the following:

Village of Bolingbrook Public Works Department  
Bolingbrook Service Company  
Citizens Utilities Company  
Commonwealth Edison Company  
Continental Cablevision  
Illinois Bell Telephone Company  
Northern Illinois Gas Company

(Ordinance 93-003, 01.05.93)

(3) Fences are not to be considered structures for the purpose of this Section, but their installation is regulated by Building and Zoning Departments under Chapter 25 Section 102.

(4) Residents who install fences or make other major grading changes should be aware that the utility company has the prerogative to remove or disturb any improvements placed within the easement. Restoration is required, from the utility, but considerable inconvenience could result.

(C) Where a parcel abuts Lily Cache Creek or the East Branch of the DuPage River, storm water easements or drainage rights-of-way conforming substantially with the line of such water course shall be provided. The minimum easement width shall total not less than sixty (60) feet except where the Village Engineer shall require a greater width.

Section 30-407. PARKS AND SCHOOL SITES. The Plan Commission may recommend and the Village Board may require each Applicant to dedicate land for park and recreational purposes and land for school sites, to serve the immediate and future needs of the residents of the parcel, to make a cash contribution in lieu of actual land dedication, or to provide a combination of both at the option of the Village. Such dedication is necessary to ensure proper provision of park and school sites for persons who are expected to reside within the subdivision or development, which sites would otherwise have to be acquired at the expense of the general public, but whose utility would generally be limited to residents of the parcel.

(A) Criteria for Requiring Park and Recreation Land Dedication:  
(Ordinance 96-062, 05.28.96)

(1) Applicant may be required to dedicate for park and recreation purposes an amount of land determined on the basis of 10 acres per thousand persons calculated as provided in the Subsection (E), Table of Estimated Ultimate Population.
The location of the site to be dedicated shall be determined by the Village Board upon recommendation of the Plan Commission and the Bolingbrook Park District, taking into account the suitability of the site for park purposes or development, its relationship to population concentrations, and its proximity to other park or recreational lands.

(a) Land dedicated pursuant to Subparagraph (A) (1) hereof should not ordinarily include retention or detention areas, and the suitability of the site for park purposes shall be discussed with the Park District.

(b) No storage of any materials, including spoil materials or top soil will be allowed on any land designated as Park District land for use as Recreational Use or land designated as future or proposed School Sites.

Credit for Private Open Spaces and Recreation Areas. Private open space or recreation areas may be utilized in lieu of the dedication required by this Subsection (A) provided that detailed improvement plans shall be approved by the Plan Commission and Village Board and that satisfactory guarantees of the permanency of the use and its maintenance, enforceable by the Village, shall be entered into by the Applicant.

Criteria for School Site Dedication. Applicants may be required to dedicate for school purposes an amount of land determined by:

(1) Obtaining the ratio of estimated children to be generated by the proposed subdivision or development within each school classification, calculated as provided in Subsection (E), to the maximum number of children to be served within each school classification calculated from the Table in this Subsection (B) and by

(2) multiplying that ratio by the minimum number of acres for a school site within each school classification determined from the Table in this Subsection (B).

### BASE SCHOOL POPULATION AND SITE SIZE

<table>
<thead>
<tr>
<th>School Classification by Grades</th>
<th>Maximum No. of Students</th>
<th>Minimum No. Acres of Land for Each Site of Such Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary Schools, Grades Kindergarten thru 5th (K-5)</td>
<td>600 Students</td>
<td>11 Acres</td>
</tr>
<tr>
<td>Junior High Schools, Grades 6th thru 8th (6-8)</td>
<td>900 Students</td>
<td>19 Acres</td>
</tr>
<tr>
<td>High Schools, Grades 9th thru 12th (9-12)</td>
<td>2,300 Students</td>
<td>48 Acres</td>
</tr>
</tbody>
</table>

Criteria for Requiring a Contribution in Lieu of Park and School Sites. Where the resulting site in a proposed subdivision or development is too small to be usable for the purpose intended or where it is inappropriate for park and recreational purposes or a school site, the Village may require the Applicant to contribute cash in lieu of the land dedication. The cash contributions in lieu of park and recreation land dedication shall be held in trust by the Village or other public body designated by the Village, solely for the acquisition of park and recreation land as
hereinbefore classified, which will serve the immediate or future needs of the residents of that subdivision or development or for the improvement of other existing park and recreation land which already serves such needs. The cash contributions in lieu of school sites shall be held in trust by the Village, or other public body designated by the Village, solely for use in the acquisition of land for a school site to serve the immediate or future needs of children from that subdivision or development or for the improvement to any existing school site which already serves such needs, including the construction of any school buildings or additions thereto. If any portion of a cash contribution in lieu of park and recreation land dedication, or cash contribution in lieu of school site is not expended for the purposes set forth herein within seven (7) years from the date of receipt, it shall be refunded to the Applicant who made such contribution. (Ordinance 96-036, 04.09.96)

(1) Fair Market Value. The cash contribution in lieu of land shall be based on the "Fair Market Value" of the acres of land as improved, that otherwise would have been dedicated as park and recreation or school sites. It has been determined that the present "Fair Market Value" of such improved land in and surrounding the Village is $160,000.00 per acre, and such figure shall be used in making any calculation herein unless the Applicant files a written objection thereto. In the event of any such objection, the Applicant shall submit an appraisal showing the "Fair Market Value" of such improved land or other evidence thereof and final determination of said "Fair Market Value" per acre of such improved land shall be made by the Village Board based upon such information from other sources which may be submitted to the Village Board by the Park District, School District or others. (Ordinance 07-059, 05.22.07)

(D) Criteria for Requiring Dedication and a Fee. There will be situations when a combination of land dedication and a contribution in lieu of land are both necessary. These occasions will arise when:

(1) The subdivision or development does not have sufficient or adequate land to meet the dedication requirements hereunder. That portion of the land within the subdivision or development which is adequate or sufficient for the park or school location shall be dedicated as a site as aforesaid, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be dedicated.

(2) A major part of the local park or recreation site or school site has already been acquired and only a small portion of land is needed from the subdivision or development to complete the site. The portions needed to complete the park or school site shall be dedicated, and a cash contribution shall be required in lieu of the balance of the required dedication.

(E) Density Formula. The following table of population density is generally indicative of current and short range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof unless a written objection is filed thereto by the Applicant. In the event an Applicant files a written objection to the Table of Estimated Ultimate Population listed herein, he shall submit his own demographic study showing the estimated additional population and in that event final determination of the density formula to be used in such calculations shall be made by the Village Board based upon such demographic information submitted by the Applicant and from other sources which may be submitted to the Village Board by the Park District, School District, or others.
### Table of Estimated Ultimate Population Per Dwelling Unit
**Children, Youth and Adults Per Unit**

#### Type of Unit

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>Pre-School</th>
<th>Elementary</th>
<th>Junior High</th>
<th>Total</th>
<th>High School</th>
<th>Adults</th>
<th>Total Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Grades K - 5</td>
<td>Grades 6 - 8</td>
<td>Grades K - 8</td>
<td>Grades 9 - 12</td>
<td>(18 – Up)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>0 - 4 Years</td>
<td>5 - 10 Years</td>
<td>11 - 13 Years</td>
<td>5 - 13 Years</td>
<td>14 - 17 Years</td>
<td></td>
</tr>
<tr>
<td>Detached Single Family:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>N/A</td>
<td>0.360</td>
<td>0.120</td>
<td>0.480</td>
<td>0.100</td>
<td>N/A</td>
<td>0.580</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>0.306</td>
<td>0.580</td>
<td>0.260</td>
<td>0.840</td>
<td>0.300</td>
<td>2.000</td>
<td>3.446</td>
</tr>
<tr>
<td>4 Bedroom</td>
<td>0.332</td>
<td>0.640</td>
<td>0.380</td>
<td>1.020</td>
<td>0.420</td>
<td>2.260</td>
<td>4.032</td>
</tr>
<tr>
<td>5 Bedroom</td>
<td>0.355</td>
<td>0.860</td>
<td>0.680</td>
<td>1.540</td>
<td>0.570</td>
<td>2.370</td>
<td>4.835</td>
</tr>
<tr>
<td>Attached Single Family (Townhouse, Row House, Quadriplex, etc.):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1.520</td>
<td>1.520</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>0.477</td>
<td>0.150</td>
<td>0.020</td>
<td>0.170</td>
<td>0.040</td>
<td>1.960</td>
<td>2.647</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>0.503</td>
<td>0.470</td>
<td>0.130</td>
<td>0.600</td>
<td>0.160</td>
<td>2.000</td>
<td>3.263</td>
</tr>
<tr>
<td>4 Bedroom</td>
<td>0.702</td>
<td>0.930</td>
<td>0.340</td>
<td>1.270</td>
<td>0.410</td>
<td>2.200</td>
<td>4.582</td>
</tr>
<tr>
<td>Low Density Apartments (up to 15/acre):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Efficiency</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1.000</td>
<td>1.000</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>0.070</td>
<td>0.052</td>
<td>0.017</td>
<td>0.069</td>
<td>0.000</td>
<td>1.420</td>
<td>1.559</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>0.357</td>
<td>0.225</td>
<td>0.064</td>
<td>0.289</td>
<td>0.063</td>
<td>1.850</td>
<td>2.559</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>0.475</td>
<td>0.384</td>
<td>0.184</td>
<td>0.568</td>
<td>0.240</td>
<td>2.000</td>
<td>3.283</td>
</tr>
<tr>
<td>4 Bedroom</td>
<td>0.500</td>
<td>0.670</td>
<td>0.250</td>
<td>0.920</td>
<td>0.330</td>
<td>2.100</td>
<td>3.850</td>
</tr>
<tr>
<td>High Density Apartments (16+/acre):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Efficiency</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1.000</td>
<td>1.000</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>0.050</td>
<td>0.026</td>
<td>0.014</td>
<td>0.040</td>
<td>0.007</td>
<td>1.260</td>
<td>1.357</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>0.210</td>
<td>0.065</td>
<td>0.035</td>
<td>0.100</td>
<td>0.029</td>
<td>1.430</td>
<td>1.769</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>0.430</td>
<td>0.150</td>
<td>0.080</td>
<td>0.230</td>
<td>0.092</td>
<td>2.000</td>
<td>2.752</td>
</tr>
</tbody>
</table>

Source:
2. No Information available from Illinois School Consulting Service. Therefore the original figures have been included from September 19, 1973.
Improved Site: The slope, topography and geology of the site to be dedicated as well as its surroundings must be suitable for its intended purposes. Grading on sites dedicated for park and recreational uses shall not differ greatly from surrounding land. Before dedication, all sites shall be improved as required under this Chapter or acceptable provisions shall be made for such improvement before dedication.

Village Review of Park Site Improvements: Prior to the conveyance by the Village of any park site to a park district pursuant hereto, the park district shall submit to the Village Administrator its plans for any improvements to be made to such park site. Conveyance of property to the park district shall be subject to the park district's compliance with the park improvement plans as approved by the Village Administrator. (Ordinance 92-156, II.24.92)

Timing of Donations: Park and school donations of land or cash in lieu thereof shall be required to be made at the time of final plat approval. In the event that, through agreement with the Village, the donation is not provided at the time of final plat approval, the applicant shall provide the Village with a guarantee as provided in Section 30-311(C)(4). (Ordinance 92-026, 03.24.92)

Section 30-408. STREETS & PARKING LOTS. (Ordinance 15-033, 05.26.15)

(A) General Design Criteria.

(1) All streets shall be located in relation to existing and planned streets, to topographical conditions, to public convenience and safety and to the proposed uses of the land to be served by such streets.

(2) If the Comprehensive Plan or Official Map makes no provision therefore, the arrangements of streets shall either:

   (a) Provide for the continuation of appropriate projection of existing streets in surrounding area or:

   (b) Conform to a plan for the adjacent area adopted to meet a particular situation where topographical or other conditions make continuance or conformance to existing street impracticable.

(3) Minor streets shall be so designed to discourage through traffic.

(4) Where parcel abuts or contains an existing or major collector street, as shown on the Comprehensive Plan or Official Map; the Plan Commission may require marginal access streets, double frontage lots with screen planting contained in a non access reservation at least ten (10) feet wide along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties and to separate through and local traffic.

(5) When any parcel or part of a parcel is adjacent to only one side of an existing right of way, which is less than the required width required by this Chapter or the Official Map, the Applicant shall dedicate additional right of way to meet the specifications of Section 30-408 (A) (13). Half streets are not permitted. (Ordinance 97-021, 04.08.97)
(6) Drainage gradients of streets shall be 0.6 percent where possible and in no case less than 0.5 percent. Street grades shall not exceed five (5) percent on major and minor arterials nor seven (7) percent on other streets. Street grades shall be such as to provide natural surface drainage of storm water regardless of the presence of storm sewer facilities. (Ordinance 15-033, 05.26.15)

(7) All changes in grade that are 1.5% or greater shall be connected by vertical curves, subject to approval of the Village Engineer. (Ordinance 03-023, 03.11.03)

(8) Tangents shall be introduced between reverse curves and at intersections on all major and minor streets. Approaches to all arterial roadways shall not exceed a grade of two percent (2%). (Ordinance 03-023, 03.11.03)

(9) Permanent dead end streets (cul-de-sac), shall be no longer than five hundred (500) feet measured from its origin through the center of the circle to the end of the right of way. The enclosed end shall have a paved turnaround with an outside pavement diameter of at least one hundred (100) feet, and a right of way diameter of at least one hundred and thirty (130) feet; unless said enclosed end is offset to the right or to the left, in which case the outside pavement diameter shall be at least ninety (90) feet and the right of way diameter shall be at least one hundred and twenty (120) feet.

Commercial cul de sacs shall meet all requirements of this section and shall include the following: commercial cul de sacs shall have a minimum street width of thirty six (36) feet, No Parking signs shall be installed on both sides of the street and around the enclosed end, and emergency secondary access shall be provided, which secondary access can be provided by the installation of a fire lane. (Ordinance 96-001, 01.09.96)

(10) The elevation of street grades shall provide convenient and economical access to and drainage of adjacent lots.

(11) Driveways shall have a positive slope but shall not exceed a slope of ten percent (10%) from pavement edge to garage entrance. The minimum allowable driveway slope shall be three percent (3%). (Ordinance 94-081, 07.12.94)

(12) No alleys shall be permitted.

(13) The following minimum standards for right of way width, pavement width, crown, radius and lengths of curves, maximum and minimum gradients, clear sight distances, and gutter apply: (See the following table: "Minimum Standards for Street Design"). (Ordinance 97-021, 04.08.97)
### MINIMUM STANDARDS FOR STREET DESIGN (a)

#### Subparagraph 30-408 (A) (13)

<table>
<thead>
<tr>
<th>STREET</th>
<th>RIGHT OF WAY WIDTH</th>
<th>PAVEMENT WIDTH TO EDGE OF PAVEMENT</th>
<th>STREET WIDTH TO BACK OF CURB</th>
<th>CROWN</th>
<th>RADIUS OF HORIZONTAL GRADIENT</th>
<th>MAXIMUM GRADIENT</th>
<th>MINIMUM GRADIENT</th>
<th>CLEAR SIGHT DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MAJOR ARTERIAL</strong></td>
<td>100 ft.</td>
<td>64 ft.</td>
<td>68 ft.</td>
<td>6 inches</td>
<td>500 ft.</td>
<td>5%</td>
<td>0.5%</td>
<td>500 ft.</td>
</tr>
<tr>
<td><strong>MINOR ARTERIAL</strong></td>
<td>100 ft.</td>
<td>52 ft.</td>
<td>56 ft.</td>
<td>6 inches</td>
<td>500 ft.</td>
<td>5%</td>
<td>0.5%</td>
<td>500 ft.</td>
</tr>
<tr>
<td><strong>LOCAL ARTERIAL</strong></td>
<td>80 ft.</td>
<td>40 ft.</td>
<td>44 ft.</td>
<td>6 inches</td>
<td>500 ft.</td>
<td>5%</td>
<td>0.5%</td>
<td>400 ft.</td>
</tr>
<tr>
<td><strong>COLLECTOR</strong></td>
<td>70 ft.</td>
<td>36 ft.</td>
<td>39 ft.</td>
<td>5 inches</td>
<td>300 ft.</td>
<td>7%</td>
<td>0.5%</td>
<td>300 ft.</td>
</tr>
<tr>
<td><strong>LOCAL STREETS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) SHORT STREETS &amp; CUL DE SACs</td>
<td>66 ft.</td>
<td>25 ft.</td>
<td>28 ft.</td>
<td>4 inches</td>
<td>150 ft.</td>
<td>7%</td>
<td>0.5%</td>
<td>300 ft.</td>
</tr>
<tr>
<td>THROUGH STREETS</td>
<td>66 ft.</td>
<td>32.5 ft.</td>
<td>35.5 ft.</td>
<td>4 inches</td>
<td>250 ft.</td>
<td>7%</td>
<td>0.5%</td>
<td>300 ft.</td>
</tr>
<tr>
<td>STREETS SERVING PRIMARILY BUSINESS USES</td>
<td>80 ft.</td>
<td>40 ft.</td>
<td>44 ft.</td>
<td>6 inches</td>
<td>500 ft.</td>
<td>5%</td>
<td>0.5%</td>
<td>500 ft.</td>
</tr>
<tr>
<td>STREETS SERVING PRIMARILY INDUSTRIAL USES</td>
<td>80 ft.</td>
<td>40 ft.</td>
<td>44 ft.</td>
<td>6 inches</td>
<td>500 ft.</td>
<td>5%</td>
<td>0.5%</td>
<td>500 ft.</td>
</tr>
</tbody>
</table>

1. Four 12' lanes and 4' painted median
2. Three 12' lanes and 4' painted median
3. Three 12' lanes
4. Two 12.5' lanes
5. Two 12' lanes and one 8.5' lane
6. Four 12' lanes and a 16' landscaped median

(a) The street width to back of curb for through streets shall be amended from 36.5 feet to 35.5 feet.

(b) The curb and gutter for short streets and cul de sacs and for through streets shall be amended from M4:12 to M3:12
(14) Streets shall be constructed with the curb and gutter, aggregate or bituminous base, and binder course prior to allowing homes to be constructed that front onto the street. (Ordinance 94-008, 01.25.94)

(15) All medians in the streets shall be barrier median with nine (9) inch high curb. (Ordinance 98-126, 10.13.98)

(B) Improvement Specifications. The construction of all streets and parking lots shall conform to the following specifications: (Ordinance 15-033, 05.26.15)

(1) Insofar as it applies, it is intended that all pavements shall be constructed in accordance with the most recently adopted edition of the "State of Illinois, Department of Public Works and Buildings, Division of Highways, Standard Specifications for Road and Bridge Construction". In particular, temperature restrictions for paving shall conform to this article. (Ordinance 15-033, 05.26.15)

(2) The full width of public right of way shall be graded, including the subgrade of the areas to be paved. All stumps, trees that cannot be saved, boulders and similar items shall be removed.

(3) Pavements shall be constructed on a subgrade material having an Illinois Bearing Ratio (IBR) of not less than 4. If a lesser subgrade material exists, it shall be removed and replaced with suitable material or treated in a manner as specified by a competent Soils Engineer who will be retained by the Village, but whose fee will be paid by Applicant. (Ordinance 15-033, 05.26.15)

(4) Design of Pavement - Thickness. (Ordinance 07-124, 10.23.07)

(a) Procedure - the thickness of the pavements shall be determined in accordance with the procedures as specified by the Illinois Division of Highways indicating the soil support values (Illinois Bearing Ratio).

(b) Minimum design criteria - the following minimum structural numbers and minimum pavement thicknesses shall be required in the design of pavements:

<table>
<thead>
<tr>
<th>STRUCTURAL NUMBER</th>
<th>IBR*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local streets: Short streets and cul de sacs</td>
<td>2.75</td>
</tr>
<tr>
<td>Local streets: Through streets</td>
<td>2.75</td>
</tr>
<tr>
<td>Collectors</td>
<td>3.50</td>
</tr>
<tr>
<td>Streets serving primarily industrial uses</td>
<td>4.00</td>
</tr>
<tr>
<td>Streets serving primarily business uses</td>
<td>3.80</td>
</tr>
<tr>
<td>Local arterial</td>
<td>4.00</td>
</tr>
<tr>
<td>Minor and major arterial</td>
<td>5.00</td>
</tr>
</tbody>
</table>

The following strength coefficients, when multiplied by the thickness, in inches, of the proposed pavement, will yield the structural number noted above:
Bituminous Concrete Surface 0.40
Binder Course 0.33
Bituminous Aggregate Mixture 0.24 - 0.33**
Aggregate, Type B113
Portland Cement Concrete 0.50

*If a competent Soils Engineer, retained by the Village at the cost of the Applicant, determines that
the IBR number exceeds the minimum required, the Village Engineer may authorize a reduction in
the structural number set forth above.

**Varies in accordance with AASHTO Guide for Design of Pavement Structures. Applicant shall
submit a report on the elastic modulus at 68 degrees of the bituminous aggregate mixture to be used.

The minimum pavement design for local streets and local through streets having a Design Structural
Number of 2.75 shall be as follows:

<table>
<thead>
<tr>
<th>Material</th>
<th>Thickness</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bituminous Base Course</td>
<td>3.5&quot;</td>
</tr>
<tr>
<td>Bituminous Concrete Binder Course</td>
<td>2.5&quot;</td>
</tr>
<tr>
<td>Bituminous Concrete Surface Course</td>
<td>2.0&quot;</td>
</tr>
<tr>
<td>Sub-base granular (CA-6)</td>
<td>1.0&quot; - 3&quot;</td>
</tr>
</tbody>
</table>

No pavement design alternatives using Aggregate Base Course material will be permitted.

The minimum pavement design for all truck docks, truck lanes, and truck parking areas shall be as follows:

<table>
<thead>
<tr>
<th>Material</th>
<th>Thickness</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bituminous Base Course</td>
<td>4.0&quot;</td>
</tr>
<tr>
<td>Bituminous Binder Course</td>
<td>2.25&quot;</td>
</tr>
<tr>
<td>Bituminous Concrete Surface Course</td>
<td>1.5&quot;</td>
</tr>
<tr>
<td>Aggregate Base Course</td>
<td>4.0&quot;</td>
</tr>
</tbody>
</table>

- OR -

8" of class PV concrete over 4" of CA-6 stone.

(5) Review of Design - Upon request of the Village Engineer, the Applicant shall prepare soils report,
list of street classifications, anticipated traffic volumes and traffic factors used in the design of the
streets.

(6) Materials may be utilized until such times as the weather permits. Any work done after November
1st must receive the written approval of the Village Engineer. This approval shall, however, in no
way negate the guarantee required under Article 3. (Ordinance 89-090, 09.12.89)

(7) In the construction of all streets the installation of the final bituminous concentrate surface of the
proposed pavement may be performed immediately after installation of the base courses or may be
delayed for one winter. If delayed one winter, then in the spring or summer in the year following the
installation of the base course, the Applicant and Village Engineer shall jointly inspect the existing
pavement. All damaged pavement shall be replaced to the satisfaction of the Village Engineer after
which the pavement shall be cleaned, primed (at a rate of 0.25-0.50 gallons per square yard, and
then surfaced with bituminous concrete surface course, Class 1. If the surface is installed
immediately after the base, then final acceptance of the road will not be allowed for a period of six
months. (Ordinance 97-021, 04.08.97)
(8) All streets are to be kept clean and free of construction debris and mud at all times and, if necessary, will be swept. (Ordinance 89-090, 09.12.89)

(a) Materials - All materials shall meet the applicable requirements of the most recently adopted edition of the “State of Illinois, Department of Public Works and Building, Division of Highways, Standard Specifications for Road and Bridge Construction”. Copies of all inspection reports on aggregate, cement and admixtures shall be given to the Village prior to the start of paving.

(b) The Applicant shall supply the composition of all P.C. Concrete, bituminous concrete, pozzolanic and cement treated base course, mixes that will be utilized in construction for the approval of the Village Engineer.

(c) As the work progresses, the developer or contractor will be required to provide compaction tests on crushed stone (CA-6), and density tests during paving operations, on all residential and commercial sites. The test shall be conducted by an approved independent testing service. The Village Engineer reserves the right to require additional testing, if necessary. (Ordinance 93-003, 01.05.93)

(d) As the work progresses, the developer or contractor will be required to provide compaction tests on crushed stone (CA-6), and density tests during paving operations, on all residential and commercial sites. The test shall be conducted by an approved independent testing service. The Village Engineer reserves the right to require additional testing, if necessary. (Ordinance 93-003, 01.05.93)

(C) Combination Concrete Curb and Gutter.

(1) All streets shall have concrete curb and gutters constructed along the outside pavement line. (Ordinance 88-073, 10.11.88)

(2) All concrete curb and gutters shall conform to IDOT specifications of the type indicated in Section 30-408(A)(14) hereinabove. (Ordinance 88-073, 10.11.88)

(3) Concrete curb and gutter on all other streets shall be continuously reinforced with two (2) #5 rebars. In addition, all concrete curb and gutter shall be underlined with a two inch (2") minimum stone cushion. The cushion shall consist of crushed stone (CA-6), which has been mechanically compacted. The stone cushion may be eliminated if the sub-base is lime stabilized, or if the sub-base is composed of natural sand and gravel soils acceptable to the Village Engineer. (Ordinance 03-023, 03.11.03)

(4) Three (3) 5/8-inch rebars shall be installed continuously for no less than ten (10) feet in all curb and gutter installations at trench crossings.

(5) The minimum thickness of the gutter flag for all curb and gutter types shall be ten (10) inches. (Ordinance 93-003, 01.05.93)

(6) Expansion joints for combination curbs and gutters shall be three-quarters inch (3/4") thick impregnated asphalt and shall extend the entire depth of the curb and gutter. The expansion joints shall be placed in fifty foot (50') intervals for hand pours and at one hundred foot (100') intervals for slip or monolithic pours. There shall also be expansion joints at the P.C. and P.T. of any curb curvature and five feet (5') from each side of all in-curb inlets or catch basins. Each expansion joint shall have two (2) three-quarter inch (3/4") dowel bars approximately eighteen (18") inches long and properly greased in residential areas. Non-residential areas shall use one inch (1") dowels. (Ordinance 18-040, 06.26.18)
(7) Contraction joints for combination curbs and gutters shall be formed by steel templates or by sawcutting. The contraction joints shall be formed, or cut, at twelve and one-half foot (12-1/2') intervals: to a thickness of one-eighth inch (l/8") to a length equal to the width of curb and gutter and to a depth of two (2) inches below the surface of the curb and gutter. If the joints are formed with steel templates, the templates shall be left in place until the concrete has sufficiently set in place to hold its shape, but shall be removed while forms are still in place. If the joints are sawcut, the joints shall be cut within twenty-four (24) hours of the pour. All contraction joints shall be filled with an I.D.O.T.-approved sealant. (Ordinance 93-003, 01.05.93)

(8) Tangent joints on concrete pavement shall be tied to the pavement with one-half (1/2) inch round deformed tie bars of length and spacing shown on the plans.

(9) When the ambient temperature is forty (40) degrees and on the rise, all concrete curb and gutter shall be protected with curing compound on all exposed surfaces. If forms are used in the construction, curing compound shall be applied on the sides of the curb and gutter immediately following the removal of the forms. The compound shall be an ASTM 309-89, Type 1, translucent membrane-forming curing compound with a fugitive dye. When the ambient temperature is forty (40) degrees and on the decrease, the concrete curb and gutter shall be protected with an insulating cover that adequately prevents hydration heat loss and water loss, in lieu of curing compound. (Ordinance 93-003, 01.05.93)

Section 30-409. STREET INTERSECTIONS.
(A) Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two streets at an angle of less than seventy (70) degrees shall not be acceptable. The intersection of more than two streets shall be avoided unless specific conditions of design dictate otherwise.

(B) All street intersections and confluences should be designed to provide safe traffic flow.

(C) Proposed new intersections along one side of an existing street shall, wherever practical, coincide with any existing intersections on the opposite side of such street. Street jogs with centerline offsets of less than 175 feet shall not be permitted, except where the intersected street has separate dual drives without median breaks at either intersection.

(D) Intersections shall have a minimum curb radius of 25 feet in residential districts, a minimum curb radius of 30 feet in business districts, and a minimum curb radius of 40 feet in industrial districts.

(E) Where any corner lots at street intersections create a traffic hazard by limiting visibility, the Applicant shall cut such ground and/or vegetation, including trees, in connection with the grading of the public right of way to the extent deemed necessary to provide adequate sight distance.

Section 30-410. IMPROVEMENT OF CERTAIN ACCESS ROADS AND APPURTENANCES.
(A) Required Improvement. Where any parcel of land fronts on or abuts any existing or proposed major or collector street as shown on the Official Map of the Village, and where any subdivision or improvement of such parcel will be served by any such streets, and where any of such streets have not been opened and improved in accordance with its designation on the Official Map, or if existing, is not improved in accordance with the standards and specifications contained and prescribed in this Chapter for such designation, then the Applicant shall be required to improve such street for its entire length adjacent to such parcel in accordance with the standards and specifications of this Chapter pertaining to such street as it is designated on the Official Map. Such required improvement shall include the base course and surface course of the roadway, curbs, gutters, watermains, sanitary sewer, and storm sewer, street lighting and appurtenant facilities constructed.
in accordance with the terms of these regulations.

(B) Optional Payment in Lieu of Improvements. Any applicant required to improve a street pursuant to Subsection (A) hereof, may, at the Village's option, agree to pay to the Village, for the cost of such improvement as part of a coordinated program, an amount determined by the following formula:

\[
\text{Total Cost of Village Program to Improve Roadway} \times \frac{\text{Total Number of Feet of Roadway Improved}}{\text{Number of Feet of Roadway Adjacent to Parcel}}
\]

(C) Right to Reimbursement from Later, Adjacent Developer. An Applicant required to improve a roadway pursuant to Subsection (A) hereof shall be entitled to reimbursement for a portion of his expenses of such improvement, or payments pursuant to Subsection (B) attributable thereto, from any Applicant who shall subsequently seek to subdivide or improve any parcel of land adjacent to said roadway and fronting upon any part of said roadway which has been previously improved either by the former Applicant pursuant to Subsection (A) or with funds paid by him pursuant to Subsection (B).

(D) Amount of Reimbursement. Any reimbursement due pursuant to Subsection (C) shall be computed on the basis of the following formula:

\[
\text{Total Cost of Improvement To First Applicant} \times \frac{\text{Number of Feet Roadway Improved by First Applicant}}{\text{Number of Feet Roadway Improved by First Applicant which are Adjacent to Parcel of Subsequent Applicant}}
\]

together with interest on such amount at the rate of six percent (6%) per annum, compounded annually, from the date of the completion of the improvement by the prior Applicant (or his payment to the Village pursuant to Subsection (B) to the date of payment hereunder by the subsequent Applicant; provided, however, that such interest shall in no event exceed thirty-three percent (33%) of the original principal amount.

(E) Duty to Reimburse Prior Applicant. When any Applicant should be required to improve any street pursuant to Subsection (A) hereof, but for the fact that such street has been previously improved by a prior Applicant pursuant to Subsection (A) hereof, such subsequent Applicant shall pay to the Village, solely for the purpose of reimbursing such prior Applicant, an amount as determined by the formula set out in Subsection (D).

(F) Duty of Village to Pay Over. Whenever the Village shall receive any funds pursuant to Subsection (E), it shall receive them solely for the benefit of the Applicant entitled thereto and shall promptly pay them over to such Applicant or his designated agent.

(G) Duty to Reimburse Village. When any Applicant would be required to improve any street pursuant to Subsection (A) hereof except for the fact that such street has previously been improved by the Village, solely as reimbursement for such improvement, said Applicant shall be required to pay an amount as determined by one of the following formulas:

(1) For all streets other than Boughton Road between Schmidt Road and Naperville Road, the
following formula shall apply:

Total Cost to Village of Improving Street for Length of Applicant’s Parcel Fronting on and Abutting Street \( \times \frac{1}{2} \) together with interest on such amount at the rate of six percent (6%) per annum compounded annually, from the date of the completion of such improvement to the date of payment by the Applicant hereunder; provided, however, that such interest shall in no event exceed thirty-three percent (33%) of the original principal amount.

(2) For Boughton Road between Schmidt Road and Naperville Road, the following formula shall apply:

\[
\text{Total Cost to Village of Improving Boughton Road Between Schmidt and Naperville Roads} \times \frac{\text{Acreage of Applicant’s Parcel}}{\text{Total Acreage of Properties Served by Boughton Road between Schmidt & Naperville Roads}}
\]

together with interest on such amount at the rate of six percent (6%) per annum compounded annually, from the date of the completion of such improvement to the date of payment by the Applicant hereunder; provided, however, that such interest shall in no event exceed thirty-three percent (33%) of the original principal amount.

A list of the properties subject to the Boughton Road reimbursement formula is set forth in Ordinance 96-027.

(Ordinance 96-027, 03.12.96)

(H) **Applicant’s Prior Right to Reimbursement.** When any roadway subject to this section has been improved as part of a coordinated program through the use of Village funds and funds paid by one or more Applicants pursuant to Subsection (B), any funds received by the Village as reimbursement from any subsequent Applicant pursuant to Subsection (G), shall be paid over to any former applicant contributing to the coordinated program up to one-half of their payments pursuant to Subsection (B). Such payments to any such Applicant shall be computed in accordance with the following formula:

\[
\text{Amount Contributed by Specified Applicant} \times \frac{\text{Amount Contributed by All Applicants}}{\text{Amount Available for Payment}}
\]

Any such payment to any Applicant shall reduce, dollar for dollar, the reimbursement to which it might otherwise be entitled under the terms of this Article and by such payment the Village shall be subrogated, dollar for dollar, to the right of such Applicant for reimbursement. In interpreting this
section, it shall be assumed to be the intent of the Village Board that each Applicant which is, or might become, entitled to a reimbursement pursuant to this Article shall receive such reimbursement in full before the Village shall receive any reimbursement to which it is, or might become, entitled in connection with the improvement of any roadway subject to this Article.

(I) _Sewer Connection Permit Required_. In addition to any other requirements or prohibitions of these regulations, no Applicant, no owner, subdivider, nor developer, nor any contractor, agent or other representative thereof, shall connect to any storm drain or sewer constructed in whole or in part by the Village or any Applicant pursuant to the provisions and requirements of this Section without first securing a permit for such connection from the Village. The application for such permit shall be proof of compliance with all applicable terms of this Section, including payment of any monies due hereunder or provision for such payment satisfactory to the Village. Any connection made without such permit shall be subject to disconnection by the Village at the expense of the Applicant, owner, subdivider or developer responsible for compliance with the terms of this Section. Nothing herein shall be taken to relieve Applicant, any owner, subdivider or developer of liability for violations of this Section.

(J) Nothing in this Section shall be taken nor construed in any manner to vest in any person, firm or corporation any proprietary rights to any roadway presently owned by the Village not to relieve or excuse any Applicant, owner, subdivider or developer from the provisions of these regulations pertaining to the dedication of any street or roadway, whether or not such street or roadway is subject to the provisions of this Section.

**Section 30-411. STORM SEWERS.**

(A) Storm water systems shall be designed to carry the flow of the development in question plus the flow from all tributary areas, with the tributary area design coefficient determined by the Village Engineer, based on existing development. The coefficient for undeveloped areas shall be not less than 0.15 and for developed areas not less than 0.40 for Residential or 0.70 for Commercial and Industrial areas.

(B) The storm water drainage system shall be separate and independent of the sanitary sewer system.

(C) Storm sewers shall not be located within easements without the approval of the Village Engineer. All drainage from proposed developments, with the exception of sanitary sewage, shall be directed to the storm drainage system.

(D) Curb inlets shall be located at all low points and at other locations as required by the street gradient and area to be served. At no time shall the spacing between inlets exceed 400 feet from the summit. Standard drainage structure sequencing shall be inlet to catch basin to manhole. (Ordinance 03-023, 03.11.03)

(E) On steep pavement grades, inlets shall be designed to intercept the storm water as it flows along the gutter and prevent objectionable accumulation of water at low points. The design of all curb inlets shall be submitted, along with the design of the storm sewer system, to demonstrate that the inlets have sufficient capacity to accept the flows anticipated at the inlets.

(F) The last 10 feet of storm sewer installed before entering a pond shall have its stone bedding and stone backfill replaced with compacted clay. (Ordinance 09-007, 02.10.09)

(G) The minimum criteria for the design of all storm sewers required under this ordinance or any other ordinance shall be as follows:
(1) (Amended in its entirety by Ordinance 03-023, 03.11.03) All storm sewers should be designed based upon the IDOT methodology which translates rainfall into runoff by the formula Q=CIA, and takes into account head losses, friction losses, and the condition of the outlet.

All storm sewers shall be checked for the 10 year hydraulic grade line elevation (HGL). In calculating the HGL, the downstream water elevation (HGL) shall be set at the 10 year elevation. All storm structures shall have a rim elevation of a minimum of one (1) foot above the 10 year HGL.

(2) (Amended in its entirety by Ordinance 03-023, 03.11.03) Design frequency of storm sewers shall be designed for the ten (10) year frequency and retention ponds shall be designed for the 100 year storm frequency. All storm structures shall have a rim elevation of a minimum of one (1) foot above the high water level (HWL) and one (1) foot above the floodplain elevation.

(3) Inlet time shall be determined using the nomograph on the following page or as approved by the Village Engineer.

(4) The average runoff coefficients for various surface types shall be as follows:

<table>
<thead>
<tr>
<th>Surface Type</th>
<th>Coefficient</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unimproved land</td>
<td>0.15 to 0.24</td>
</tr>
<tr>
<td>Residential lot: E-R zoning</td>
<td>0.30</td>
</tr>
<tr>
<td>R-1 zoning</td>
<td>0.35</td>
</tr>
<tr>
<td>R-2 zoning</td>
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<tr>
<td>R-3 zoning</td>
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<td>R-4 zoning</td>
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<td>R-5 zoning</td>
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<td>R-6 zoning</td>
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</tr>
<tr>
<td>R-7 zoning</td>
<td>0.80</td>
</tr>
<tr>
<td>Business and industrial lots</td>
<td>0.85 to 0.95</td>
</tr>
<tr>
<td>Streets, parking lots and paved improvements</td>
<td>0.95</td>
</tr>
</tbody>
</table>

(H) Existing drain tiles shall be connected to storm sewers or shall be restored to proper operating condition.

(I) All storm sewers within the right of way shall be constructed of a gasketed reinforced concrete pipe in conformance with ASTM C-443 specifications, and be a minimum of 12" in diameter. (Ordinance 09-007, 02.10.09)

Privately maintained storm sewer and rear yard storm sewers may be constructed of PVC (SDR 26) and have a gasketed soil tight joint (ASTM 361 or ASTM 443), or be constructed of HDPE (ADS N-12 or approved equal) and have a gasketed soil tight joint (AASHTO M294). Also, PVC and HDPE pipe shall have a minimum 12" cover of trench backfill.

(J) All residential lots shall have rear yard drains which shall be connected to the storm sewer system. Each lot shall be provided with a "Y" connection for sump pump connections. All sump pumps shall be connected to a rear yard drain. The minimum design and construction standards and/or suitable alternatives to this system shall be determined by the Village Engineer. (Ordinance 88-45, 07.12.88)

(K) All PVC or HDPE storm sewers or rear yard drains shall be tested for deflections and obstructions in the pipe by use of a mandrel. The mandrel shall be set at 95 percent of the pipe's internal diameter. (Ordinance 96-105, 08.27.96)
All storm sewer lines that enter a retention or detention pond shall have the last 30 feet of the pipe installed without the usual CA-7 trench backfill. Instead, the entire trench shall be backfilled with clay and lightly compacted.  (Added by Ordinance 06-023, 02.28.06)
Section 30-412. SANITARY SEWERS.

(A) Sanitary sewer service lines shall be installed to serve all buildings to be occupied within a parcel. The diameter of public sanitary sewers shall be determined through proper engineering design based on population equivalents but shall not be less than eight (8) inches in internal diameter. Sanitary sewer service lines shall have a minimum internal diameter of six (6) inches. Where feasible and practical, each individual unit shall have its own service line. All sanitary sewer improvements shall be designed and constructed in accordance with the requirements of the “Standard specifications for Water and Sewer Main Construction in Illinois,” latest edition, and the requirements of the Illinois Environmental Protection Agency. Notwithstanding the foregoing, the minimum slope for all sanitary sewer lines shall be 0.10% more than the minimum required by both “Standard Specifications for Water and Sewer Main Construction in Illinois” and the Illinois Environmental Protection Agency. In addition, all sanitary sewers shall have a minimum depth of five (5) feet from ground elevation to top of pipe. (Ordinance 03-023, 03.11.03)

(B) All pipe for sanitary sewers shall be PVC (SDR 26) meeting the requirements of A.S.T.M. D-3034 and A.S.T.M. D-1784-cell classification I2454-B, A.S.T.M. D-3212, and A.S.T.M. F-477. In addition, ConTech Truss pipe (Armco) or equal, meeting the requirements of A.S.T.M. D-2680 and A.S.T.M. D-2412 and shall be finished with a solvent cement joint meeting the requirements of A.S.T.M. D-2680, or push-on joint meeting the requirements of A.S.T.M. D-3212, A.S.T.M. D-3034 and A.S.T.M. F-477 may be used in lieu of the PVC (SDR 26) pipe. (Ordinance 93-003, 01.05.93)

(C) Connections.

(1) Connections to any sanitary sewer system shall not be permitted until authorized by the State of Illinois and the Village of Bolingbrook.

(2) Any drains or private sewers shall normally be connected to the sanitary sewer system by means of a 60° wye fitting installed in the main line. Unused wye fittings shall have socket ends closed by water tight rubber or plastic stoppers suitably fastened or braced to prevent dislodging by back-pressure from the main line.

(3) Where no wye branch has been provided, connection to the main line may be made by installing a new wye in the proper location or by machine -- cutting a tapered hole into the main and applying a chemically cemented wye saddle.

(4) In no instance shall any connection to the sanitary sewer system restrict, obstruct, or otherwise diminish or interfere with the flow of sewage in said sewer.

(5) Connections to the sanitary sewer system shall be made only in the presence of, and to the satisfaction of the Village Engineer, or his authorized representative. In the event that notice required under Chapter 5 has not been received in time for the inspection to be accomplished during construction, the Applicant will be required to uncover the connection so that proper inspection(s) can be made. Normally a twenty-four hour notice will be required.

(D) Crossings.

(1) Wherever the excavations for a public sanitary sewer cross any other underground facilities, they shall be left undisturbed and in place unless removal and/or replacement has been provided for in the Plans and Specifications.

(2) When the sewer crosses public water facilities in such a way as to result in a vertical separation of less than 18 inches, or horizontal separation of less than 10 feet, special provisions shall be made
to prevent possible contamination of the water supply.

For further information refer to the Ten States Standards for Water or Sewage Works.

(3) All excavations for the sanitary sewers which fall within two feet (2') of paved areas (including curb and gutter, sidewalks and driveways) shall be completely backfilled with compacted, I.D.O.T. specified CA-7 material. In addition, all sanitary sewer service line trenches shall be backfilled to sub-grade with CA-7 material for the entire length which is within the right of way.

(4) (Ordinance 93-003, 01.05.93)

(E) Testing and Inspection.

(1) Since it is very costly to treat storm water, surface runoff, and ground waters that may combine with the polluted sewage that the sanitary sewers are intended to carry, prudent action and effort shall be exercised to prevent the infiltration of these unwanted waters into the sewage works. Before connections of extensions, private sewers, or drains are made to the sanitary sewer system, they shall have passed an air test to the approval of the Village Engineer. The air test shall measure the amount of time required for a sealed sanitary sewer to drop from 5 psi to 4 psi. The required times are shown on the following chart.
AIR TEST TABLE
SPECIFICATION TIME (MIN:SEC) REQUIRED FOR PRESSURE DROP FROM 5 TO 4 PSIG WHEN TESTING ONE PIPE DIAMETER ONLY
PIPE DIAMETER, INCHES

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<td>23:09</td>
<td>30:14</td>
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</tbody>
</table>

(2) In addition, prior to acceptance, sanitary sewer lines shall be inspected through the use of standard T.V. equipment for sewer inspection, unless permission is received in writing from the Village Engineer allowing the omission of this test. The T.V. inspection shall be done in the presence of the Village Engineer at locations designated by him with all deficiencies being noted for corrective action. The T.V. inspection shall be done after essentially all the new homes/businesses tributary to the new line have been connected, and after the line has been cleaned. The cost for the T.V. inspection shall be borne by the Applicant. (Ordinance 04-142, 11.23.04)

(3) Inspections may be required in which a mandrel is pulled/pushed through the sewer to test for obstructions and deflections in the pipe. Where this is done, the mandrel shall be set at 95 percent of the pipe's internal diameter. (Ordinance 89-079, 08.08.89)

(F) Sanitary sewers which are PVC pipe shall be laid on a compacted, minimum four inch (4") deep bed of I.D.O.T. specified CA-7 material. The PVC sanitary sewers shall be backfilled with compacted CA-7 material, from the bedding to at least twelve inches (12") above the top of the pipe. Ductile Iron sanitary sewers shall also be laid on a compacted, minimum four inch (4") deep bed of I.D.O.T. specified CA-7 material. The Ductile Iron sanitary sewers shall be backfilled with compacted CA-7 material, from the bedding up to the springline (halfway up pipe) of the pipe. In both cases, the backfill material shall be placed in a manner that supports the entire bottom half of the pipe. The material shall be deposited simultaneously on each side of the pipe to prevent lateral displacement. The remainder of the trench shall be backfilled with the excavated material, unless granular trench backfill material is required. All methods of sanitary sewer installation shall conform to ASTM D-2312-83A. (Ordinance 03-023, 03.11.03)

(G) Lift stations.
(1) Whenever possible, sanitary sewerage facilities shall be designed so as to avoid the necessity of providing lift stations.

(2) Lift station and force main designs shall be submitted for review and approval by the Village Engineer.

(3) Lift stations shall be of the submersible type, and shall be comparable to other recently constructed lift stations in the Village. (Ordinance 96-001, 01.09.96)

(4) An automatic, natural gas powered, back-up generator shall be included in the lift station design for use during power failures and emergency situations.

(5) At least two pumps shall be provided with pumping capacity such that, with the largest pump out of service, the remaining pumps shall be capable of pumping the required sewage flow. (Ordinance 96-001, 01.09.96)

(6) The lift station site shall be located no closer than 50 feet to any proposed residential structure. (Ordinance 96-001, 01.09.96)

(7) The lift station shall be provided with electronic non-contacting ultrasonic level control, separate valve vault, electronic flow measurement, pre-cast concrete wet well and valve vault, natural gas backup generator, and appropriate alarm systems in accordance with Village requirements. (Ordinance 96-001, 01.09.96)

Section 30-413. MANHOLES AND DRAINAGE APPURTE NANCES.

(A) Manholes.

(1) Manholes shall be constructed of monolithic concrete or precast concrete rings.

(2) Ladder rungs shall be Neenah R-I89-I or equal. Rungs shall be provided for sanitary sewer manholes and for storm sewer manholes above the top of the pipe. (Ordinance 89-079, 08.08.89)

(3) Manhole frames, lids, and grates shall be of cast iron in the shapes and dimensions shown on the plans. Standard frames and grates for use in paved and non-paved areas shall be equivalent to Neenah R-I712 (540 pound) with Type "B" lids of machined surfaces, non-rocking design. Sanitary manholes shall also use Neenah R-I712 (540 pound) frame. Lids for sanitary manholes shall have a recessed (concealed) pickhole and be self-sealing with an O-ring type gasket. The joint between the frame and top concrete section shall be sealed with a butyl rubber joint sealant compound. The joint between concrete sections shall also be sealed with a butyl rubber joint sealant, and tuckpointed with hydraulic cement. All sanitary sewer manholes shall be constructed with flexible manhole couplings between pipe and manhole wall. (Ordinance 93-003, 01.05.93)

(4) Precast concrete adjusting rings shall be used for all height adjustments. Clay, shale, or common brick shall not be permitted. In addition, no more than two (2) adjusting rings may be used on any structure with the total adjustment not exceeding twelve inches (12”). Two inch (2”) rings shall only be used only on adjustments less than three inches (3”). For sanitary manholes, an external sealing system such as Infi-Shield, Cretex, Sure Seal or approved equal is required for adjusting ring. (Ordinance 04-142, 11.23.04)
(5) Minimums of forty-eight inch (48") diameter manholes for sewers, twenty-four inches (24") and smaller and sixty inch (60") diameter manholes for sewers twenty-seven inches (27") and larger. Maximum diameter manhole shall be seven feet (7').
(Ordinance 03-023, 03.11.03)

(6) No manhole shall be permitted to be constructed in a pedestrian walk, or curb line.

(7) The owner of any business or industrial property served by a building sewer carrying other than storm water shall install a minimum four (4) foot diameter inspection manhole on the building sewer to facilitate observation sampling and measurement of the wastes. Such manhole shall be easily accessible and safely located, and shall be constructed in accordance with plans approved by the Village Engineer. When the building contains more than one unit, each unit shall have its own sewer service terminating in an inspection manhole. Not more than four (4) individual services shall be connected to any one inspection manhole. The manhole or manholes shall be installed by the owner at his expense, and shall be maintained by him as to be safe and accessible at all times.

(8) All sanitary manholes shall have a precast bench type invert. Drop manholes shall be required when the difference in the sanitary sewer invert elevations is greater than twenty-four inches (24"). (Ordinance 93-003, 01.05.93)

(9) All manholes shall be in accord with the latest edition of the "Ten State Standards" and "Standard Specifications for Road and Bridge Construction" by the Illinois Department of Transportation.

(10) The maximum allowable distance between manholes shall be 300 feet.
(Ordinance 03-023, 03.11.03)

(11) Vacuum Testing of Manholes. (Added by Ordinance 04-142, 11.23.04)

(a) This specification shall govern the vacuum testing of sanitary sewer manholes and structures. Vacuum testing shall be according to ASTM C1244, except as specified otherwise herein. Other forms of testing of some manholes may be required, as deemed necessary by the Village.

(b) Manholes shall be tested after installation with all connections in place.

(i) Lift holes, if any, shall be plugged with an approved, non-shrinkable grout prior to testing.

(ii) Drop connections shall be installed prior to testing.

(iii) The vacuum test shall be included in testing of the seal between the cast iron frame and the concrete cone, slab or grade rings.

(iv) Manhole vacuum testing shall be performed after all adjacent underground utilities have been installed and all manholes have been backfilled and finished to final grade. Upon request of the CONTRACTOR, manhole vacuum testing may be performed prior to installation of adjacent utilities, after all manholes have been backfilled and finished to final grade and after the sewer leakage testing has been completed, with the following special condition: ALL manholes found to have been damaged or disturbed prior to the final (one-year) inspections shall be corrected and vacuum tested at that time, regardless of whether or not they were
originally vacuum tested.

(v) If a coating or lining is to be applied to the interior of the manhole, the vacuum test must not be performed until the coating or lining has been cured according to the manufacturer's recommendations.

(vi) If existing manholes are to be vacuum tested (e.g. in the case of a sewer rehabilitation project), the ENGINEER and CONTRACTOR must deem the manhole structurally sound prior to vacuum testing.

(c) Procedure for testing shall be as follows:

(i) Temporarily plug all pipes entering the manhole. Each plug must be installed at a location beyond the manhole/pipe gasket (i.e. outside the manhole wall), and shall be braced to prevent the plug or pipe from being drawn into the manhole.

(ii) The test head shall be placed inside the rim of the cast iron frame at the top of the manhole and inflated, in accordance with the manufacturer's recommendations.

(iii) A vacuum of at least ten inches of mercury (10" Hg) shall be drawn on the manhole. Shut the valve on the vacuum line to the manhole and shut off the pump or disconnect the vacuum line from the pump.

(iv) The pressure gauge shall be liquid filled, having a 3.5 inch-diameter face with a reading from zero to thirty inches of mercury.

(v) The manhole shall be considered to pass the vacuum test if the vacuum reading does not drop more than 1" Hg (i.e. from 10" Hg to 9" Hg) during the following minimum test times.

<table>
<thead>
<tr>
<th>MH Depth (feet)</th>
<th>4' Diameter MH</th>
<th>5' Diameter</th>
<th>6' Diameter MH</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 feet or less</td>
<td>50 sec.</td>
<td>1 min 5 sec.</td>
<td>1 min. 20 sec.</td>
</tr>
<tr>
<td>15.01 to 30 feet</td>
<td>1 min. 20 sec.</td>
<td>1 min. 45 sec.</td>
<td>2 min. 10 sec.</td>
</tr>
</tbody>
</table>

(vi) If a manhole fails the vacuum test, the manhole shall be repaired with a non-shrinkable grout or other material or method approved by the ENGINEER. The manhole surfaces shall be properly prepared prior to any repairs. Once the repair material has cured according to the manufacturer's recommendations the vacuum test shall be repeated. This process shall continue until a satisfactory test is obtained.

(vii) All temporary plugs and braces shall be removed after each test.

(viii) Manholes are to be waterproofed with an exterior bituminous waterproofing membrane. All exterior joints are to be sealed with an E-Z Wrap (or approved equal) 6" wide.

(B) Catch Basins and Inlets.

(1) All storm sewer catch basins and inlets located within streets shall be curb and gutter type. No storm drains shall be allowed for center line of street installation.
(2) Catch basin sidewall and base construction shall conform to manhole requirements for sewers twenty-four (24) inches and smaller.

(3) All height adjustments shall be done with the use of precast concrete adjusting rings. No more than two (2) adjusting rings may be used on any structure, with the total adjustment not exceeding twelve inches (12”). Two inch (2") rings shall only be used on adjustments less than three inches (3”). (Ordinance 93-003, 01.05.93)

(4) Frames and grates for catch basins and inlets shall be of light duty type when structures are out of pavement, similar to Neenah R-1772. (Ordinance 93-003, 01.05.93)

(5) Frames and grates located in the curb and gutter shall be Neenah R-3040 for barrier curbs and Neenah R-3501-P for mountable curbs. (Ordinance 93-003, 01.05.93)

(6) Ditch and swale grates shall be Neenah 4340-B. The frames shall be sealed with a butyl rubber joint on each structure. (Ordinance 93-003, 01.05.93)

(7) All catch basins shall have a three (3) foot sump which shall be clean at the time of acceptance. In addition, all catch basins shall be accessible to catch basin cleaning equipment and personnel, which, for the purpose of this ordinance shall mean a minimum horizontal opening of at least eighteen (18) inches.

Section 30-414. SIDEWALKS.

(A) Sidewalks shall be provided throughout any residential subdivision or development to serve the anticipated needs of its residents. Sidewalks will be required in business or industrial developments to provide safe and efficient pedestrian circulation. Such walks shall be located on both sides of the street in accordance with proper land planning procedures and with due regard for public safety and anticipated concentration of pedestrian traffic.

(B) Sidewalks located along primary arterial, major, minor, collector, cul-de-sac, loop or marginal access streets shall be not less than four and one-half (4-1/2) feet wide. Where a sidewalk crosses a curb, a ramp shall be constructed that meets the requirements of the Americans with Disabilities Act, Accessibility Guidelines. The truncated domes shall be constructed by using red or brick red cast iron plates (Neenah R-4984 or East Jordan Iron Works #7005 or approved equal). (Ordinance 09-007, 02.10.09)

(C) Sidewalks shall be constructed of Portland Cement concrete to a thickness of five (5) inches in residential districts and six (6) inches in all other districts. Concrete for such sidewalks shall have a minimum twenty-eight (28) day compressive strength of four thousand (4,000) pounds, and shall contain not less than three (3) percent nor more than six (6) percent entrained air. Slump shall be not less than two (2) inches nor more than four (4) inches. Three (3) five-eighths inch (5/8") reinforcing rods ten (10) feet in length shall be placed in all crossovers. All concrete walks shall have a bell ring finish prior to applying a broom finish and shall be true to grades as approved by the Village Engineer. In addition at all driveway locations reinforcement mesh with six inch (6") spacing will be required. A minimum of three inch (3") inch stone cushion will also be required and should consist of I.D.O.T. specified CA-7 material, which has been mechanically compacted (pea gravel not allowed). When the ambient temperature is 40 degrees and on the rise, concrete walks shall be protected with curing compound on all exposed surfaces. The curing compound shall be applied to the sides of the concrete walk immediately following the removal of the forms. The compound shall be an ASTM 309-89, Type I, translucent membrane-forming curing compound with a fugitive dye. When the ambient temperature is forty (40) degrees and on the decrease, the concrete walk shall be protected with an insulating cover that
adequately prevents hydration heat loss and water loss, in lieu of curing compound. Expansion joints three-fourths inch (3/4") thick full depth of walk shall be placed at one hundred foot (100’) intervals. Material shall be asphalt impregnated joint material manufactured for that use. Contraction joints shall be at intervals equaling the width of the concrete walk. (Ordinance 93-003, 01.05.93)

(D) Any person required to provide a sidewalk, either pursuant to Subsection (A) hereof, by agreement with the Village or otherwise, may, at the Village's option, agree to pay to the Village, for the cost of such improvement as part of a coordinated program, an amount determined by the following formula:

\[
\text{Total Cost of Village Program to Improve Sidewalks} \times \frac{\text{Number of Feet of Sidewalks Built on the Subject Parcel}}{\text{Total Number of Feet of Sidewalks Improved}}
\]

(Ordinance 86-59, 10.28.86)

(E) Whenever any person would be required to provide any sidewalk, either pursuant to Subsection (A) hereof, by agreement with the Village or otherwise, except for the fact that such sidewalk has previously been constructed by the Village, such person shall pay to the Village, solely as reimbursement for such improvement, the total cost to the Village of the sidewalk improvement on the subject parcel, together with interest on such amount at the rate of six percent (6%) per annum compounded annually, from the date of the completion of such improvement to the date of payment by the person hereunder; provided, however, that such interest shall in no event exceed thirty-three percent (33%) of the original principal amount. (Ordinance 86-59, 10.28.86)

Section 30-415. LANDSCAPING. (Amended in its entirety by Ordinance 92-090, 09.08.92)

(A) Sodding. All unpaved areas in any residential development within a street right of way and all swales forming the drainage system for a parcel shall be sodded. In all commercial, office and industrial developments, a water supply for maintaining adequate moisture levels in the parkways shall be provided within at least one hundred (100) feet of all points within the parkway. The Village Engineer may allow parkway seeding with a sprinkler system in the parkway in any commercial, office or industrial development. Upon recommendation of the Village Engineer, the Village Board may require additional seeding of a lot to prevent soil erosion and blockage of drainage systems. Any twelve (12) month guarantee provided under Article 3 shall cover all sodded areas required hereunder. (Ordinance 98-126, 10.13.98)

(B) New Trees in Parkway.

(1) General Criteria.

(a) All trees shall be grown in a nursery located in the northern half of the State of Illinois and licensed by the State of Illinois.

(b) Trees selected for planting in Bolingbrook shall be rated specimen grade, not parkway grade. Furthermore, they shall be healthy, free of insects and diseases, bark bruises, and scapes on the trunk of limbs before and after planting. Selected trees shall have a straight trunk with limbs not lower than six feet (6’) above the ground. In addition, wrap paper shall be removed from the trunk. (Ordinance 03-023, 03.11.03)
(c) Tree holes may be machine dug, provided that all sides of holes dug in such manner shall be scored to prevent glazing. If any existing lawn is damaged, it shall be the responsibility of the applicant to restore said lawn to its original condition. All trees shall be hand planted and planted straight. (Ordinance 89-84, 08.22.89)

(d) The planting season shall be approximately October 15, to December 1, and March 15, to May 1.

(e) Trees shall have a trunk diameter of not less than two (2) inches and a circumference of not less than six and three tenths inches (6.3) inches. Caliper of the trunk of nursery stock shall be measured six (6) inches above the ground for up to and including four (4) inch caliper size, and twelve (12) inches above the ground for larger sizes. The root system of all trees shall be BALLED AND BURLAPPED with a minimum ball diameter of thirty (30) inches for two and one half (2-1/2) inch caliper trees. (Ordinance 07-124, 10.23.07)

(f) (Amended in its entirety by Ordinance 03-023, 03.11.03) Trees shall be planted in the parkway along all streets no closer than ten (10') feet from driveways and forty (40') feet from intersections, as measured from the right of way lines extended. In addition, no trees shall be planted within ten (10') feet of a fire hydrant or other above ground utility structure or pole. Trees shall be planted on a maximum forty (40') foot spacing such that the total number of trees shall equal or exceed the ratio of one (1) tree for each forty (40') feet of street frontage, except as specified below. For single family detached residential subdivisions, trees shall be planted in the parkway in line with the side lot lines. Additional trees shall be planted in the space in between, such that the minimum twenty five (25')/maximum forty (40') foot spacing is maintained without violating the setbacks from driveways, intersections, fire hydrants and above-ground utility structures and poles. Final determination of the quantity and location of parkway trees necessary to meet the above required spacing cannot be satisfied in the parkway or, if in the opinion of the Village Engineer the parkway is not wide enough to support tree growth, trees shall be planted inside the sidewalk line.

Parkway trees planted in landscaped medians shall be planted on a spacing of twenty five feet (25'). The first tree shall be placed ten feet (10') from the end of the median.

(g) (Amended in its entirety by Ordinance 03-023, 03.11.03) Prior to planting, the Applicant shall submit to the Village Engineer or his designated representative a list of the number and types of trees that are to be planted and a statement that they will comply with Subsection (B)(1)(a). A minimum number of species of trees shall be required on each parcel as follows:

<table>
<thead>
<tr>
<th>Size of Parcel</th>
<th>Quantity of Tree Species</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Acres)</td>
<td></td>
</tr>
<tr>
<td>0 up to but not including 5</td>
<td>3</td>
</tr>
<tr>
<td>5 up to but not including 15</td>
<td>5</td>
</tr>
<tr>
<td>15 up to but not including 30</td>
<td>7</td>
</tr>
<tr>
<td>30 up to but not including 110*</td>
<td>1 additional species for each 10 acres or part thereof</td>
</tr>
</tbody>
</table>
A relatively equal number of each required species shall be planted. Trees may be planted in groups of one species, not to exceed ten (10) trees of the same species in a row.

*For parcels which are 110 acres or more in size, additional species shall be provided at the same 1 species per additional 10 acres as availability and the number of allowed species permits.

(h) The Applicant shall provide the Village Engineer with a minimum 24-hour notice prior to beginning of planting.

(i) All trees planted by an Applicant shall be guaranteed for one (1) year from the date of acceptance and shall be replaced by the Applicant at no charge to the Village, should they die or be in a declining condition in the opinion of the Village Engineer. The replacement tree shall be of the same size, species and quality, and shall carry the same one (1) year guarantee. The subdivision will not be released from the one (1) year warranty period until the one (1) year guarantee period is over for either original or replacement trees.

(2) **Planting Requirements.**

(a) Trees shall normally be planted on the center line of the parkway. Also, all newly planted trees shall be staked. (Ordinance 00-174, 11.28.00)

(b) The perimeter of the planting hole shall extend a minimum of two (2) feet beyond the sides of the root ball on all sides. The sides of the hole shall slope gradually, making the hole saucer-shaped or bowl-shaped. The hole shall be no deeper than necessary to cover the root ball.

(c) A doughnut-like circle of soil shall be cultivated eight (8) to twelve (12) inches deep and eighteen (18) inches wide around the root ball. A three (3) inch layer of organic mulch shall be spread over the planting hole coming no closer to the trunk than six (6) inches. The trees shall be initially watered to remove air pockets from the soil and later as necessary to maintain a healthy, vigorous condition. See figure below.

(d) Each tree shall be pruned of all dead, diseased or damaged limbs. Trees shall not be pruned to compensate for root loss. In no case may the main leader be cut. Any tree which has the main leader cut in any way will be removed and replaced. (Ordinance 03-023, 03.11.03)

(e) Any excess soil, clay, or construction debris shall be removed from the planting site, prior to planting of individual tree.

(f) All tags, wires, plastic ties and rope shall be removed from each tree to prevent girdling
the tree. The burlap shall be removed from the upper third of the rootball. If a plastic "burlap" is used, it shall be removed in its entirety from the rootball.

(g) All trees shall be planted straight and shall be maintained in an upright position. Trees greater than three (3") inch caliper shall be staked for a minimum of one growing season to provide for the trees’ support and prevent the tree from leaning. Trees with a caliper of three (3") inches or less do not have to be staked unless environmental factors (such as exposure to high winds) predispose the trees to leaning. The Village Engineer shall determine whether or not staking is required in these cases. (Ordinance 03-023, 03.11.03)

(3) **Species of Trees Allowed.** (Ordinance 18-040, 06.26.18)

(a) Only the following species of trees shall be planted in Village parkways where the clear space between the curb and sidewalk is six feet (6') or greater in width:

State Street Maple – Acer Miyabei

Black Maple - Acer nigrum

'Emerald Lustre' Norway Maple - Acer platanoides 'Emerald Lustre'

'Emerald Queen' Norway Maple - Acer platanoides 'Emerald Queen'

'Schwedleri' Norway Maple - Acer platanoides 'Schwedleri'

‘Legacy’ Sugar Maple - Acer saccharum ‘Legacy’

European Black Alder - Alnus glutinosa

Hackberry - Celtis occidentalis

‘Autumn Gold’ Ginkgo - Ginkgo biloba 'Autumn Gold'

‘Lakeview’ Ginkgo - Ginkgo biloba 'Lakeview'

‘Santa Cruz’ Ginkgo - Ginkgo biloba 'Santa Cruz'

‘Princeton Sentry’ Ginkgo – Ginkgo biloba

‘Sugar Hackberry’ Ginkgo – Celtis laevigataU

‘Moraine’ Thornless Honeylocust - Gleditsia triacanthos var. interis 'Moraine'

‘Shademaster’ Thornless Honeylocust - Gleditsiatriacanthos var. interis

‘Shademaster’

‘Skyline’ Thornless Honeylocust – Gleditsia triacanthos ‘Shademaster’

Swamp White Oak - Quercus bicolor
Red Oak - *Quercus rubra*

English Oak – *Quercus robur* 30-58

Attention Oak – *Quercus robur*

Fastigiate Oak – *Quercus robur*

Skymaster Oak – *Quercus robur*

Skyrocket Oak – *Quercus robur*

Sawtooth Oak – *Quercus acutissima*

Willow Oak – *Quercus phellos*

European Hornbeam – *Carpinus betulus*

‘Redmond’ linden – *Tilia americana* ‘Redmond’

Little leaf linden - *Tilia cordata*

Lacebark elm - *Ulmus parvifolia*

Frontier elm – *Ulmus*

Homestead elm – *Ulmus*

Pioneer elm – *Ulmus*

Regal elm – *Ulmus*

Sapporo Autumn Gold elm – *Ulmus*

Urban elm – *Ulmus*

Turkish filbert – *Corylus colurna*

Bald cypress – *Taxodium distichum*

(b) Only the following species of trees shall be planted in Village parkways where the clear space between the curb and sidewalk is less than six feet (6’) in width:

‘Erectum’ Norway Maple - *Acer platanoides* ‘Erectum’

‘Columnare’ Norway Maple - *Acer platanoides* ‘Columnare’

‘Crimson Sentry’ Norway Maple - *Acer platanoides* ‘Crimson Sentry’

‘Columnare’ Red Maple - *Acer rubrum* ‘Columnare’

‘Mayfield’ Ginkgo - *Ginkgo biloba* ‘Mayfield’

‘Sentry’ Ginkgo - *Ginkgo biloba* ‘Sentry’
'Chanticleer' Callery Pear - Pyrus calleryana 'Chanticleer'

'Fastigata' American Linden - Tilia americana 'Fastigata'

'Chancellor' Linden - Tilia cordata 'Chancellor'

'Erecta' Linden - Tilia x euchlora

(c) Only the following species of trees shall be planted in Village parkways with overhead utility lines:

Amur maple (tree form) - Acer ginnala (tree form)

Peking tree lilac (tree form) - Syringa pekinensis

Japanese tree lilac (tree form) – Syringa amurensis japonica (Ivory silk or Regent cultivars)

Corneliacherry Dogwood (tree form) – Cornus mas (tree form)

Blackhaw viburnum - Viburnum prunifolium (tree form)

Paperbark maple – Acer grieum

Eastern redbud – Cercis canadensis

Serviceberry – Amelanchier (Autumn Brilliance, Cumulus, Majestic, Princess Diane, Robin Hill, and Tradition cultivars)

Crabapples - only those cultivars that are fruitless and apple scab resistant.

(d) The planting of tree species not listed in (a), (b) or (c) above in Village parkways may be allowed on a case-by-case basis upon written approval by the Village Forester.

(e) None of the following trees shall be planted: Ash, Poplar, Silver Maple, Box Elder, Black Locust, Willow, Mulberry, Pin Oak or any fruit tree except those crabapples specifically listed in Section 30-415 (B) (3) (c). (Ordinance 15-033, 05.26.15)

C) Existing Tree Preservation. For any parcel of land that requires site plan or development plan approval containing trees which have diameters greater than six (6) inches or circumferences greater than eighteen and eight tenths (18.8) inches, a tree preservation plan must be submitted at the time of application for preliminary plan/plat approval. Said tree preservation plan shall be reviewed by the Village Staff, Plan Commission and approved by the Village Board as part of the Development Plan and comply with the requirements of Section 30-303 - Content of Preliminary Subdivision Plat or 30-304 Content of Preliminary Development Plan.

(1) The Developer shall follow the design criteria as outlined below:

(a) A minimum of 50% of the trees on the site that are larger than six (6) inches in diameter or eighteen and eight tenths (18.8) inches in circumference (as measured two (2) feet above grade) shall be saved. In the event a tree has more than one trunk,
each trunk which is greater than six inches (6") in diameter measured two feet (2') above grade, shall count as a separate tree. The developer is encouraged to save as many trees as possible. (Ordinance 93-003, 01.05.93)

(b) Each tree (greater than six (6) inches in diameter) removed on the site in accordance with the Tree Preservation Plan shall be replaced with the quantity of replacement trees specified in the table below:

<table>
<thead>
<tr>
<th>Diameter of existing tree (inches)</th>
<th>Number of replacement trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greater than:</td>
<td></td>
</tr>
<tr>
<td>up to and including:</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>1</td>
</tr>
<tr>
<td>12</td>
<td>2</td>
</tr>
<tr>
<td>24</td>
<td>3</td>
</tr>
<tr>
<td>36</td>
<td>4</td>
</tr>
<tr>
<td>48</td>
<td>5</td>
</tr>
<tr>
<td>60</td>
<td>1 additional tree for each additional 12 inch diameter</td>
</tr>
</tbody>
</table>

Replacement trees shall be a minimum of two and one half (2-1/2) inches in diameter. The developer may, at his/her discretion, substitute one (1) four (4) inch diameter tree for two (2) two and one half (2-1/2) inch diameter trees.

(c) Existing trees of the following species are required to be replaced at a ratio which is one-half (1/2) the normal replacement requirement, as described in subparagraph (b) above (if the "halved" replacement number results in one-half (1/2) of a tree, the number shall be rounded up to the nearest whole number): (Ordinance 93-003, 01.05.93)

- Buckthorn
- Cherry (Black, Choke, European Bird, Pin, Sweet only)
- Elm (American, Red, Rock, Siberian only)
- Black Locust
- Boxelder Maple
- Mountainash (American, European)
- Mulberry
- Poplar (Cottonwood, Lombardy, White only)
- Russian - olive
- Tree of Heaven

(d) Replacement trees shall be planted according to the procedures specified for parkway trees (see Section 30-415(B)). Only the species of trees listed below or listed in section 30-415(3) shall be planted as replacement trees. Replacement shall occur in areas that will safely accommodate tree growth within the boundaries of the development. The location, type and size of trees to be planted as replacements shall be indicated on the Tree Preservation Plan or Landscape Plan. (Ordinance 06-023, 02.28.06)

- Miyabe Maple - Acer miyabei
- Black Maple - Acer nigrum
- Sugar Maple - Acer saccharum
Shantung Maple - Acer truncatum
Yellow Buckeye - Aesculus octandra (A. flava)
Pecan - Carya illinoiensis
Yellowwood - Cladrastis lutea
Turkish Hazelnut - Corylus colurna
European Beech - Fagus sylvatica
Kentucky Coffeetree - Gymnocladus dioicus
American Sweetgum - Liquidambar styraciflua
Tuliptree - Liriodendron tulipifera
Cucumber Magnolia - Magnolia acuminata
Sourgum - Nyssa sylvatica
White Oak - Quercus alba
Swamp White Oak - Quercus bicolor
Shingle Oak - Quercus imbricaria
Burr Oak - Quercus macrocarpa
Chinkapin Oak - Quercus muehlenbergii
Chestnut Oak - Quercus prinus
Red Oak - Quercus rubra
Japanese Pagodatree - Sophora japonica
Lacebark Elm - Ulmus parvifolia
Regal Elm - Ulmus 'Regal'

The planting of tree species not listed above may be allowed on a case by case basis upon written approval by the Village Engineer.

(e) In the event there is not adequate room on the site to plant the required replacement trees, as determined by the Village Engineer or his representatives on a case by case basis, other plant material may be planted as a substitute. The unit value of substitute plant material shall equal the unit value of required replacement trees being substituted as follows:

<table>
<thead>
<tr>
<th>Plant type</th>
<th>Unit Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement tree</td>
<td>2-1/2&quot; caliper</td>
</tr>
<tr>
<td>Shrub</td>
<td>24&quot; height</td>
</tr>
<tr>
<td>Evergreen tree</td>
<td>6&quot; height</td>
</tr>
<tr>
<td>Ornamental tree</td>
<td>2-1/2&quot; caliper</td>
</tr>
</tbody>
</table>

The substitute species, sizes and quantities shall be approved by the Village Engineer or his representative. The species shall be of equal or greater quality than the replacement tree species.

(f) Trees located in proposed rights-of-way shall not be considered preservable, but must be compensated for as required above.

(g) All trees greater than six (6) inches in diameter which are severely diseased or structurally unsound shall be labeled as such on the Tree Preservation Plan. If, in the opinion of the Village Engineer, corrective measures would be ineffective toward saving these trees and the trees pose a threat to the health, safety and welfare of the community, these trees shall not count towards the total number of trees to be preserved or replaced.

(h) Notwithstanding the above, the developer shall identify and make a special effort to preserve trees which are noteworthy due to their size, age, historic, cultural or aesthetic
value.

(2) The following information shall be submitted and/or indicated on the tree preservation plan:
(a) Survey showing location of each existing tree larger than six (6) inch diameter.
(b) Species, size and condition of each tree.
(d) Trees which are noteworthy due to size, age, historic, cultural or aesthetic value.
(e) Trees to be removed.
(f) Location and type of tree protective fencing (orange snow fence or red picket fence).
(g) Proposed grading and site changes around trees to be preserved. In addition, when a house/structure footprint is available, it shall be drawn on the plan and staked on the lot for the Engineering Division's Tree Preservation Review.
(h) A statement concerning where and how deliveries for construction purposes are to be made to the site. Deliveries for the construction of a house or building shall not be made through the rear of the lot, unless permitted by the Village Engineer.
(i) Location, size, number and species of replacement trees. These shall be labeled to differentiate them from other landscaping being provided.

(3) The Village, at its discretion, has the right to retain a professional tree consultant/forester to review submitted tree preservation plans and submit a written report to the Plan Commission. All expense incurred by the Village for the use of the tree consultant shall be reimbursed by the developer.

At the time of final plan/plat approval of the project by the Village Board, the approved tree plan will become part of the final plan/plat, and the developer shall not deviate from the approved plans during construction.

(4) (a) Prior to commencing any grading or construction activity on a site, the developer shall tag the trees that are planned to be removed, and fence off an area large enough to accommodate the construction of the building/structure and accessory uses and appurtenances. Trees to be saved in any development shall be surrounded by orange plastic or red picket snow fencing placed ten feet (10') beyond the dripline of each such tree. The area within this fence shall be known as the Root Preservation Zone. The snow fencing shall be secured in place by posts spaced six (6) feet apart and sunk two (2) feet into the ground with a minimum above ground height of 4 (four) feet. If a proposed structure will encroach upon the root preservation zone, then the location of the fenced off area may be adjusted as approved by the Village Engineer or his representative, in accordance with the Morton Arboretum's guidelines "Tree preservation on wooded lots.
(b) No mechanical vehicles or construction machinery shall be allowed within any fenced off area surrounding a tree to be saved. In addition, any construction activity which endangers the health of any tree in the fenced off area shall be prohibited. This includes, but is not limited to, stockpiling of materials within the root preservation zone, flooding and the deposit of wash water in the root preservation zone.
(c) Encroachment into the root preservation zone, whether by equipment or materials
detrimental to the health of the tree shall result in a fine of $300.00 (three hundred dollars) per occurrence or per day, to be paid by the builder, and stoppage of all construction activities until all provisions of this code have been met to the satisfaction of the Village Engineer or his agent.

(d) In the event that any tree in a protected area is damaged in any way, a fine of $1,000.00 shall be paid by the builder and all construction activities stopped until all provisions of this code have been met to the satisfaction of the Village Engineer or his agent. In addition, corrective measures shall be taken to repair, treat and/or trim away the damaged portion of the tree, as recommended by the Village Forester, prior to construction activities recommencing.

(e) If a tree is (i) damaged beyond saving by reasonable measures, (ii) damaged such that corrective measures would result in a disfigured, aesthetically undesirable appearance, or (iii) otherwise destroyed or razed, the builder shall supply replacement trees, at the builder's sole cost and expense, within 30 days. In addition, the builder shall be fined not less than $500.00 nor more than $1,000.00 for each damaged/destroyed tree larger than six (6) inches in diameter and less than 10 inches in diameter. For each damaged/destroyed tree in excess of 10 inches in diameter, the builder shall be fined not less than $50.00 nor more than $100.00 for each inch of tree diameter. Replacement trees shall be a minimum of four (4) inches in diameter and shall be taken from the list in Section 404-15 (C)(1)(d). The quantity of replacement trees required shall be based on the size of the existing tree which was severely damaged/destroyed, as indicated in the chart below. (Ordinance 96-001, 01.09.96)

<table>
<thead>
<tr>
<th>Size of Existing Tree (Diameter in Inches)</th>
<th>Number of Replacement Trees (4&quot;diameter)</th>
<th>Financial Guarantee/Replacement Tree</th>
</tr>
</thead>
<tbody>
<tr>
<td>36 or greater</td>
<td>8</td>
<td>$2,600.00</td>
</tr>
<tr>
<td>30 - 35</td>
<td>7</td>
<td>2,275.00</td>
</tr>
<tr>
<td>24 - 29</td>
<td>6</td>
<td>1,950.00</td>
</tr>
<tr>
<td>18 - 23</td>
<td>5</td>
<td>1,625.00</td>
</tr>
<tr>
<td>12 - 17</td>
<td>4</td>
<td>1,300.00</td>
</tr>
<tr>
<td>6 - 11</td>
<td>3</td>
<td>975.00</td>
</tr>
</tbody>
</table>

The builder shall post a financial guarantee in the corresponding amount listed in the chart to ensure that the trees will be planted. Construction activities shall not recommence until the trees are planted or a financial guarantee is provided in a form acceptable to the Village Engineer.

(f) If, in the opinion of the Village Engineer, there is not adequate room on the site for all of the replacement trees, the dollar amount which corresponds to the unplantable trees shall be used to plant parkway trees elsewhere in the Village. The location of these trees shall be determined by the Village Engineer.

(g) All replacement trees shall be guaranteed to live and thrive for up to one year after Village acceptance of the improvements. Documentation of the guarantee shall be provided to the Village Engineer prior to acceptance of the improvements. In the event that a replacement tree dies or is in a declining condition, the tree shall be replaced by the party bound by the guarantee with another tree of the same species and size.
Prior to removal of any trees, the developer shall call the Public Works Department at least 24 hours in advance of any cutting operation to obtain a tree removal permit. The Public Works Director, or his agent, shall then inspect the site to ensure that only the trees indicated for removal on the approved tree preservation plan are tagged to be removed and any other conditions specified in the approved tree plan are adhered to. The Public Works Director, or his agent, shall then issue a tree removal permit for the tree cutting operation to commence. Periodic inspections of the site will be made by the Public Works Department after the initial tree cutting operation has begun.

The owner will be required to pay a fee at the time of application for a tree removal permit for an individual lot. The fee of $100.00 shall cover the cost of up to three (3) inspections. In the event that more than three (3) inspections are needed and conducted, the owner will be billed $16.50 for each additional inspection. Tree removal permits for mass grading, right of way clearance and other mass removals shall be billed at the standard hourly rate.

If the developer desires to remove existing trees after receiving preliminary development plan approval but prior to obtaining final approval of the development plan and tree preservation plan, he shall post a financial guarantee at the time of application for tree removal permit in the amount of $125.00 per inch diameter of each tree proposed to be removed. Upon obtaining final approval of the development plan and the tree preservation plan, the financial guarantee shall be released. In the event that trees are removed but final development plan approval is not obtained and the project is abandoned, the amount of the bond which corresponds to the actual trees removed shall be used to replant trees in the community. The location, size and type of trees planted shall be at the discretion of the Public Works Director.

Failure of the developer to contact the Village Engineer before removing any tree will result in a fine of One Thousand Dollars ($1,000.00) per tree which has been cut and/or stoppage of all construction activity until such time as all provisions of this code have been met, to the satisfaction of the Village Engineer or his agent.

The Village Forester may, based on site specific criteria, approve additional types of trees that have not otherwise been approved. He may also modify the planting requirements set forth in Section 30-415(B)(2). (Ordinance 03-023, 03.11.03)

**Section 30-416. SOIL INVESTIGATIONS.**

If the parcel contains questionable soil and, in the opinion of the Village Engineer, soil investigations, borings or other soil tests are necessary to determine the nature and extent of such questionable material, the Applicant shall retain or cause to be retained the services of a competent testing laboratory to perform the needed investigations.

Prior to site grading, a soil erosion plan shall be developed in accordance with the provisions of Chapter 33, Article 13. (Ordinance 93-014, 02.10.93)

In areas that have soils with a high permeability (such as sand and gravel soils, or soils with lenses of sand or gravel), a soils report shall be required specifying the normal groundwater elevation, and determining the level that basements should be set in order to be safe from flooding from all rainfall events up to the 100 year event. The report shall further indicate any additional measures that need to be taken to ensure the basements are safe from flooding. (Added by Ordinance 03-023, 03.11.03)
Section 30-417. WATER SYSTEM. Water distribution facilities, including piping, fittings, hydrants, valves, valve basins, water services and all other needed appurtenances adequate for fire and domestic needs, shall be installed to serve all lots within the parcel. In addition, certain mains may be required to be oversized and extended to the development boundaries to afford adjoining properties access to such facilities. This provision may be exercised in conjunction with recapture agreements which may be drawn up between the developer and the Village.

(A) Water Supply.

(1) All buildings or structures to be occupied shall be served by and adequate water supply and distribution system. The design of the system shall be in accordance with the requirements of the State of Illinois, Department of Public Health, the Illinois Environmental Protection Agency, the Village Engineer, and the Bolingbrook Fire Marshal.

(2) The water supply system shall consist of Wells, Towers and related facilities which should be sized to provide an adequate supply of water according to currently accepted engineering practices. The Village Engineer in his sole discretion shall determine if such facilities are needed and/or sized correctly.

(B) Distribution System. A complete water distribution system shall be provided including all water main and lateral pipes, gates, valves, meters, all services and connections, as far as required for the area to be served with water.

(C) Gridiron System. The system shall have inherent in its design, pipes which are connected with other pipes at street intersections, so that in case of a fire at any point, water comes to that point through pipes from all directions. Valving arrangements shall be included so that any failure in a main can allow for zoning that segment of broken water main and still provide water service and fire protection to the area. This requirement will be deemed as being met if no more than 12 Single Family dwellings or 1 Multiple Family dwelling unit (including Townhomes) are without water due to a mainbreak. In no case shall it be necessary to travel more than 400 feet to the next live hydrant.

(D) Fire Protection Reserve. All water main distribution systems shall be designed to meet the latest requirements of the Insurance Service Office of Illinois. Generally this will mean that eight (8) inch mains are the minimum size allowed in residential areas and ten (10) inch mains in commercial and industrial areas.

(E) Water Pressure.

(1) All single family residences and any multiple family residences under four stories shall have a minimum street static pressure of forty (40) pounds per square inch (PSI). All multiple family residences in excess of three stories or forty (40) feet above grade shall have a minimum street static pressure of sixty (60) PSI.

(2) Business and Industrial uses shall have a minimum street static pressure of sixty-five (65) PSI.

(F) Distribution Line Specifications.

(1) Distribution lines shall be sized from eight (8) inch to thirty-six (36) inch diameter as required for amounts of water in the area to be serviced under standards set forth in Bulletin 258 of the
National Board of Fire Underwriters. Lines shall be ductile iron in accordance with A.N.S.I./A.W.W.A. C151-A21.51, Ductile Iron Pipe for Water and Fluids. All ductile iron pipe shall have cement mortar lining with pipe joints being either mechanical joints or bell-tite. Brass wedges are required to be installed at all joints. All watermains shall be wrapped with polyethylene in accordance with AWWAC-105 unless all soil test results confirm that all soils in the vicinity are non-corrosive. In addition, the minimum thickness shall be Class 52 with minimum working pressure of 150 PSI. (Ordinance 98-126, 10.13.98)

(2) (a) Leakage tests shall be performed over a two (2) hour period at a working pressure of 150 PSI. (Ordinance 98-126, 10.13.98)

The allowable leakage shall be determined by ANSI/AWWA standard #C600-77 which states that the allowable leakage (L) is determined by the Formula:

\[
L = ND(P)^{0.5} / 7400
\]

Where

- \(N\) = Number of joints in the length of pipe tested
- \(D\) = Nominal Diameter of the pipe in inches.
- \(P\) = Test Pressure in PSIG.

When testing against a closed metal seated valve, an additional 0.0078 gal/hr/in shall be allowed.

(b) The main shall be thoroughly flushed until water is clear and then shall be disinfected with chlorine gas by an accredited chlorination specialist, and water shall not be used until a satisfactory report has been received by the Village from the appropriate State of Illinois Agency.

(3) The minimum depth of water mains from the top of pipe to finished grade shall be five (5) feet. The maximum depth shall be seven and one-half feet (7-1/2'). (Ordinance 93-003, 01.05.93)

(4) All water distribution valves located in paved areas or larger than eight (8) inches shall be installed in precast concrete valve vaults.

(G) Metering. All residence service lines shall be metered by devices approved or recommended by the Village Engineer.

(H) Valves and Vaults. (Ordinance 96-001, 01.09.96)

(1) Valves shall be non-rising stem gate valves with operating nut, designed to take full pressure on either face, furnished in full compliance with AWWA C500. All valves shall operate at a working pressure of one hundred and fifty (150) pounds per square inch and a test pressure of three hundred (300) pounds per square inch. Valves may be various manufactures with the exception of Waterous, which cannot accept valve box stabilizers.

(2) Poured-in place concrete thrust blocks shall be required for all fittings of the water system unless mechanical retainer glands are used.
Fire Hydrants.

(1) Hydrants shall be installed at intersections and on all dedicated streets as follows: These hydrants shall be spaced at a distance not exceeding 300 feet from each other for mid-block locations and at the back of all cul de sacs; except that under unique circumstances hydrant spacing may be varied as approved by the Director of Public Works and Engineering and the Fire Marshal. (Ordinance 96-001, 01.09.96)

When a building to be occupied will be set back 250 feet or more from a dedicated street or is located more than 300 feet from a hydrant, the Applicant shall install additional water hydrants which shall be free standing and shall be installed not more than 50 feet or less than 25 feet from the building. One such hydrant shall be located at the entrance to such building and additional hydrants shall be provided around the perimeter of the building so that no hydrant is more than 250 feet from any other hydrant measured along access roads. No on-site water main shall be smaller than six (6) inch if one fire hydrant is to be placed in accordance with this section or smaller than eight (8) inch if two or more hydrants are needed.

(2) Hydrants shall be East Jordan Iron Works Model Number 5-BR, or Clow Medallion, and shall be designed for a three hundred (300) pound test pressure and a one hundred and fifty (150) pound working pressure. (Ordinance 96-001, 01.09.96)

(3) Hydrants shall be furnished with two (2) two and one-half (2-1/2) inch hose nozzles and one (1) four and one-half (4-1/2) inch steamer nozzle. Threads on nozzles and caps, and operating nuts, shall be National Standard Threads. Hydrants shall open by turning to the left and shall be so marked.

(4) Hydrants shall be installed between sixteen (16) inches and twenty-four (24) inches above finished grade to centerline of the steamer nozzle, the lowest hose nozzle penning. No hydrant shall be placed less than three (3) feet nor more than six (6) feet, from the back of curb. In addition, the steamer nozzle shall be perpendicular to and facing the street or roadway.

(5) Hydrants shall have a six (6) inch pipe connection, and a five and one quarter inch (5-1/4") valve opening and shall be equipped with auxiliary valves. Auxiliary valves shall be attached to hydrants with one hundred twenty-five (125) pound standard flanges. Joints for opening the auxiliary valves shall be of the same type as specified for piping system. (Ordinance 93-003, 01.05.93)

(6) A minimum of one (1) cubic yard of gravel shall be placed at the base of the hydrant to provide drainage of the barrel.

(7) Fire hydrants shall be manufactured to conform with the requirements of AWWA Standard for Dry-Barrel "Traffic Model" Break-A-Way Fire Hydrants ANSI/AWWA C-502-85 or latest revision thereof and shall be listed by Underwriters Laboratories and Factory Mutual Research Corporation. Cast marks or other permanent means shall be used to identify the fire hydrant as confirming to these standards. (Ordinance 93-003, 01.05.93)

Water Service Lines.

(1) All water lines servicing a residential unit shall be constructed of Type K copper pipe, having a minimum internal diameter of one inch (1"). All other water service lines shall be constructed of Type K copper pipe with a minimum diameter necessary to provide
adequate domestic and fire flow use, but in no case less than two inches (2”). (Ordinance 07-124, 10.23.07)

(2) Such service lines shall be equipped with corporation cork, curb stops, adjustable cast iron buffalo boxes and other necessary fittings. Corporation and curb stops along with Minneapolis pattern B-box shall be Mueller (1515H), Ford or A.Y. McDonald. (Ordinance 96-001, 01.09.96)

(3) Service lines shall be laid in a trench at a minimum of sixty (60) inches in depth and width shall not exceed thirty (30) inches. Said service lines shall be laid on solid ground. The above minimum must be maintained after final grades are established.

(4) All buffalo boxes shall be located in the public right of way and shall not be located within driveways, patios, sidewalks or streets.

(5) Each separate user shall have a separate buffalo box.

(6) No intermediate unions shall be used during the construction of any service lines.

(7) All buffalo boxes (outside service line shut off) shall be Minneapolis Pattern extension type with 1-1/4 inch box with a stationary rod.

(8) All water service line trenches shall be backfilled at full-depth with CA-7 material for the entire length which lies within the right of way. (Ordinance 93-003, 01.05.93)

(K) Water Reclamation and Reuse. Consideration shall be given to water reclamation and reuse in commercial and industrial tracts.

Section 30-418. TRENCHES AND TRENCH BACKFILL.

(A) All utility trenches shall be in conformance with the manufacturer’s recommendations for the type of pipe being installed and also with appropriate sections of the most recent standard specifications for road and bridge construction in the State of Illinois.

(B) All trenches and excavations made in the sub-grade of the proposed improvement, and all trenches and excavations where the inner edge of the trench or excavation is closer than two (2) feet to the edge of the proposed pavement, stabilized shoulder, curb, or sidewalk shall be backfilled with trench backfill in accordance with I.D.O.T. specified crushed stone CA-7 material. In addition, all individual sewer and water service line trenches shall be backfilled at full-depth with trench backfill for the entire length which lies within the right of way. (Ordinance 99-126, 10.13.98)

(C) Trench backfill shall consist of I.D.O.T. specified CA-7 material. (Ordinance 93-003, 01.05.93)

Section 30-419. STREET LIGHTING IMPROVEMENTS. (Amended A-C by 18-040, 06.26.18)

(A) Standards.

(1) The standards to be furnished under the specifications shall be:

(a) Residential Districts: Spun aluminum equal to F.P.I. #7423-C-18TE-CB with an eight foot (8’) bracket mounted arm capable of accepting the standard designated luminaire as noted in Section 30-419(B) Luminaires. The mounting height of the
luminaire shall be twenty-five feet (25’) above ground. All lighting standards shall have a bolt down base. The base shall be slotted to fit one inch (1”) base bolts set from nine and five-sixteenths inches (9-5/16”) to eleven and five-sixteenths inches (11-5/16”) inches on center diagonally.

(b) Industrial or Business Districts: Spun aluminum equal to Union Metal Design l54 with a ten foot (10’) bracket spread, pole length twenty-seven feet (27’). All lighting standards shall have a bolt down base, with nine and five-sixteenths inches (9-5/16”) to eleven and five-sixteenths inches (11-5/16”) on center, slotted bolt pattern (diagonally measured).

(2) The aluminum pole shaft shall be a one-piece, seamless, round tapered tube of alloy 6063, or metallurgical equal and shall be full length heat treated after welding on the base flange to produce T6 temper. Larger diameter poles shall be used for streetlights with double luminaires. A handhole, frame and cover shall be provided.

(3) A five-eighths inch (5/8”) x eight foot (8’) ground rod shall be installed at each aluminum pole location and connected to the pole with No. 8 stranded copper wire with an aluminum to copper approved lug. A set screw shall be provided in the base of the pole for lug attachment. Ground rod will be located at the center of the concrete pole base.

(4) All light pole standards shall be designed such that they are capable of withstanding winds of up to 100 m.p.h. with mast arms and luminaries attached.

(5) All light pole standards located in landscaped medians shall be equipped with festoon outlets designed to provide electrical power to Christmas decorations.

(B) Luminaries. They shall be as follows:

(1) The luminaries shall be of the LED type. Wattages will be twenty-two (22), thirty-nine (39), and seventy-one (71) unless otherwise specified. The luminaire shall provide the lighting distribution described herein, mechanically strong and easy to maintain. Integral components shall be mounted in the rear of the luminaire and on the inside of a removable door. Upon unplugging the wiring, the entire components shall remove for maintenance. The mounting adjustments and wiring terminals shall be readily accessible. The luminaire shall be provided with a leveling surface and shall be capable of being tilted by plus three (+ 3) degrees and rotated to any degree with respect to the supporting arm. The luminaire shall have an adjustable slipfitter mounting bracket that accepts up to a two and one-half inch (2-1/2”) pipe arm and shall have a barrier to limit the amount of insertion.

(a) HOUSING. The housing and cover shall be made of aluminum, aluminum alloy or stainless steel. On aluminum alloys that darken due to atmospheric exposure, the finish shall be textured aluminum and shall be accomplished by painting with a suitable lacquer, enamel or other paint. The external latches, nuts, screws, washers, pins or other part shall be made of stainless steel or 30-70 galvanized steel. The terminal board shall be equipped with pressure type connectors.

(b) REFRACTOR. The refractor shall be of the poly-carbonate resin type and may only be substituted with impact and heat resistant borosilicate glass with the approval of the Electrical Superintendent.
(c) GASKET. The cover housing and socket reflector junctions shall be sealed against the entry of moisture, dirt and insects with a high temperature neoprene rubber or ethylene propylene or approved equal gasket. The gasket shall be either stapled or secured to the housing in a similar manner. There shall be a provision for thermal breathing.

(d) PHOTOELECTRIC CONTROL RECEPTACLE. The luminaire shall be furnished with a photoelectric control receptacle (standard three (3) prong twist-lock type) installed. The receptacle shall be of the same voltage as the unit to which it is connected except when specified otherwise.

(e) ANSI IDENTIFICATION DECAL. A decal complying with the ANSI standard shall be factory attached permanently to the luminaire. The information contained in the decal shall enable a viewer, from the ground level, to identify the lamp wattage and type of light source.

(f) DRIVER. The driver shall be rated per ANSI C136.2-2015.

(g) SPECIFICS. The luminaire shall be a General Electric ERL model or its equal.

Examples:
22 Watt 120V unit, # ERL003B340AGRAY
39 Watt 120V unit, # ERL005B340AGRAY
71 Watt 120V unit, # ERL1008B340AGRAY

(h) WATTAGE LOCATION. The following guideline shall be used unless otherwise specified:

(i) Residential districts, twenty-two watt (22 watt)
(ii) Residential intersections, thirty-nine watt (39 watt)
(iii) Industrial and business districts, seventy-one watt (71 watt)

(i) MISCELLANEOUS. The street lighting unit (luminaire) shall be complete with all components normally necessary for standard operation such as photoelectric cell for on/off operations, and any other items not specifically mentioned.

(3) The luminaire shall provide IES Type II distribution and shall accommodate the required LED's. Type II four way refractors shall be used at all intersections with thirty-nine watt (39 watt) assemblies.

(C) Conductors.

(1) All underground electrical conductors shall be a "cable-duct" system consisting of Integral Corporation's Cablecon, or equal. The conductor shall have X-L-P, 600 Volt insulation. No conductor shall be smaller than #8 AWG copper. Voltage drop shall not exceed five percent (5%). Voltage for all standards shall be 120 Volts.

(2) Wire shall be buried a minimum of forty-eight (48") inches below grade in all easements, except where said wire is buried at least two feet (2') away from said lot line; then said wire shall be buried a minimum of thirty inches (30") below grade in all easements. Where cable-duct crosses under streets, sidewalks, or private drives, it shall be run in PVC pipe one and one-half inches (1-1/2") internal diameter and this conduit shall extend beyond the curb or concrete, as the case may be, for a minimum distance of five feet (5') on both sides of the street.
sides of a street, or three feet (3') along any concrete private drive or sidewalk. All directional boring pits must be five feet (5') behind back or curb/driveway and must be five feet (5') deep underneath the roadway. All excavation within two feet (2') behind curb/sidewalk/driveway must be backfilled with I.D.O.T. specified crushed stone CA-7.

(3) All trenches must be backfilled and the soil tamped and smoothed. Extra care shall be exercised in trenching, backfilling, tamping and smoothing atop the trench where seeded grass areas have been disturbed by trenching. All trenches located in existing lawns shall be tamped with a pneumatic tamper. Such areas shall be resodded or seeded with viable grass seed of a type similar to what is found on the lawn so disturbed and thoroughly sprinkled to promote early germination of seed for a new stand of grass.

(4) Wires for the connecting of the underground cable to the ballast in the luminaire shall not be less than #12 stranded copper THW type. Connections at base between the pole wires and the underground cable shall be made with twist lock connectors thoroughly taped. No underground splices will be allowed, nor shall the use of aluminum wire be allowed.

(5) Red warning tape shall be installed above streetlight cable which is installed by the trenching method. This tape shall be installed twelve inches below the surface.

(D) General Specifications.

(1) The luminaries and standards included in these specifications shall be located on the same side of the street. These standards shall be spaced at a distance not exceeding three hundred feet (300') from one another for mid-block locations, except that under unique circumstances these spacing requirements may be varied as approved by the Village Engineer. Measurements for distance between light standards are to be run along the curb of the street and standards are to be installed in the parkway three feet (3') from the outside edge of the curb. Where the distance between the sidewalk and the curb is such that this is impractical or where the sidewalk is adjacent to the curb, the Village Engineer should be consulted.

(2) Standards shall also be provided at the mid-point of cul de sacs. Variations in distance between standards due to driveways and other obstructions to installations shall be allowed.

(3) All standards shall have a concrete bolt-down base extending a minimum of five feet (5') into the ground. Base shall be twenty four inches (24") in diameter. Concrete shall be a six (6) bag mix and shall be cast in place. A minimum of four (4) bolts of one inch (1") diameter shall be provided. Bolt length shall be determined by manufacturers specifications. Standards shall be mounted plumb. The base of the standards shall be set even with the finished grade.

(4) Where soil conditions require, dimension of base shall be changed. These conditions shall be determined by the Village Engineer. A minimum two inch (2") diameter race way shall be installed in the concrete base for the passage in and out of the cable duct.

(5) Streetlights shall be on at dusk and off at dawn and shall be controlled by photocells mounted on the top of all luminaries. Streetlights wired in a series require a streetlight cabinet with astronomical timer. The photoelectric control shall be Fisher-Pierce precision or an approved equivalent.

(6) Connections to Commonwealth Edison Company feeders, the splicing of the conductors installed to the Commonwealth Edison Company's underground feeders will be made
by the Commonwealth Edison Company. The Applicant shall pay the cost of all such work required.

(7) Fuse holders with fuses shall be installed in each conductor and located at the base of each pole so that they are accessible through the hand hole at the base of the streetlight poles. Fuses shall be "Tron HEB-AB" with rubber boots on both ends or its equal.

(Section D (8) repealed by Ordinance 00-174, 11.28.00)

(E) Commercial Lighting. (Changed by Ordinance 09-007, 02.10.09)

(1) **ILLUMINATION STANDARDS**

1.1 GROSS EMISSION OF LIGHT

Commercial Lighting Zones

The total light output from all luminaires used for outdoor lighting on any non-residential lot except for street lighting, outdoor display lots, and outdoor lighting of playing fields on public property, shall not exceed 100,000 lumens per net acre, except in regional shopping districts where the total shall not exceed 150,000 lumens per net acre. (Ordinance 10-018, 04.13.10)

1.2 LIGHT INTENSITY AND UNIFORMITY

Commercial Lighting Zones

During permitted hours of operation as defined within the Zoning Ordinance, outdoor lighting on any non-residential lot shall meet the following requirements for light level as measured in the plane of the illuminated surface:

<table>
<thead>
<tr>
<th>Lighted area</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto Dealerships:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Row &amp; Feature Displays</td>
<td>----</td>
<td>20</td>
</tr>
<tr>
<td>Other Merchandise Areas</td>
<td>----</td>
<td>10</td>
</tr>
<tr>
<td>Public Areas in Regional Shopping Centers *</td>
<td>0.37</td>
<td>6.75</td>
</tr>
<tr>
<td>Public Parking Areas *</td>
<td>0.25</td>
<td>4.5</td>
</tr>
<tr>
<td>Automobile Service-Station Pumping Areas</td>
<td>10</td>
<td>30</td>
</tr>
<tr>
<td>Drive-In/Drive-Thru Canopies</td>
<td>---</td>
<td>15</td>
</tr>
<tr>
<td>Truck Parking and Maneuvering Areas</td>
<td>---</td>
<td>4.5</td>
</tr>
<tr>
<td>Bank Drive-Thru and ATM Areas</td>
<td>---</td>
<td>50</td>
</tr>
<tr>
<td>Building Entrance</td>
<td>5.0</td>
<td>10</td>
</tr>
</tbody>
</table>

*Maximum-to-minimum light level ratio shall not exceed 15:1.

Intensity and uniformity of light for uses not listed alone shall be consistent with levels set by the Illuminating Engineering Society of North America (IES).

1.3 LIGHT DIRECTION & CONTROL

Any luminaire which is used for uplighting shall have the necessary shielding and/or beam-angle control and/or shall be aimed to substantially confine the directed light to the object intending to be illuminated.
Uplighting shall only be permitted for landscape lighting, architectural lighting, flag lighting, and lighting of ground-mounted signs that are not internally illuminated. Uplighting applications shall meet the following requirements:

<table>
<thead>
<tr>
<th>Uplighting Application</th>
<th>Maximum Inclination</th>
<th>Maximum Light Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Lighting</td>
<td>60°</td>
<td>1100 lumens† (up to 45°)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>800 lumens†† (up to 60°)</td>
</tr>
<tr>
<td>Architectural Lighting</td>
<td>45°</td>
<td>1100 lumens‡</td>
</tr>
<tr>
<td>Flag Lighting *</td>
<td>60°</td>
<td>1100 lumens† (up to 45°)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>800 lumens†† (up to 60°)</td>
</tr>
<tr>
<td>Sign Lighting **</td>
<td>45°</td>
<td>1100 lumens†</td>
</tr>
</tbody>
</table>

*The tradition of lowering flags at sunset is encouraged to avoid the need for lighting.
**Ground-mounted, non-internally-illuminated signs only.
†Typical 75W incandescent bulb or 50W low-voltage halogen landscape bulb.
††Typical 60W incandescent bulb or 35W low-voltage halogen landscape bulb.

1.4 LIGHT TRESPASS
Where non-residential sites are adjacent to residential sites, the light level at the property line, as measured at a height of 60 inches above grade in a plane at any angle of inclination, produced by the non-residential site shall not exceed 0.10 footcandles.

1.5 PERMITTED HOURS FOR OUTDOOR LIGHTING
Except for street lighting, outdoor lighting on any commercial lot is permitted to be lighted between 1/2 hour before sunset and 10:00 p.m. or 1 hour after the close of business based on normal hours of operation of the business, whichever is later. Thereafter, for safety and security purposes, security lighting is permissible at a total light output not greater than 25% of the total light output from all outdoor lighting located on the zoning lot during permitted outdoor lighting hours. During security lighting hours, no luminaire may exceed its light output exhibited during permitted outdoor lighting hours.

(2) LUMINAIRE STANDARDS

2.1 FULL-CUTOFF REQUIREMENT
Except for uplighting applications permitted within this ordinance, any luminaire used for outdoor lighting shall be a full-cutoff luminaire and shall be installed in the proper orientation to achieve full-cutoff performance with respect to a horizontal plane.

All under-canopy lights must be fully recessed into the canopy.

2.2 HIGH PRESSURE SODIUM REQUIREMENT
Except for uplighting applications permitted within this ordinance, under canopy lights over main doorways, bank drive-thrus, and at ATM machines, any luminaire used for outdoor lighting shall use high-pressure sodium.

At the discretion of the Village Engineer, other types of luminaires may be permitted if the applicant can demonstrate energy savings of at least 25%.

(3) PROHIBITED LIGHTING (Ordinance 15-033, 05.26.15)
The following lighting applications are prohibited in all zoning districts:
1. The use of laser light source;
2. The use of flickering, flashing, blinking, scrolling, or rotating lights and any illumination that changes intensity located on buildings (see Zoning Ordinance for sign requirements);
3. The use of upward directed lighting, except as otherwise permitted herein;
4. Architectural lighting of any portion of a building or structure with a polished or glass exterior surface that uses uplighting;
5. The use of neon light or similar linear lighting to accent buildings, windows or architectural features;
6. Any luminaire creating glare that is deemed by the Village Engineer to create a hazard or nuisance.

(4) EXEMPT OUTDOOR LIGHTING
The following outdoor lighting applications are exempt from all requirements of this ordinance:
1. Underwater lighting used for the illumination of swimming pools and fountains;
2. Lighting required by county, state, or federal law;
3. Temporary lighting used for holiday decoration;
4. Decorative yard lighting characterized by a flame source;
5. Portable lighting temporarily used for maintenance or repair that is not deemed by the Village to create a hazard or nuisance;
6. Emergency lighting used by police, firefighting, emergency management, or medical personnel at their discretion as long as the emergency exists;
7. Lighting approved by the Village for temporary events such as carnivals, circuses, festivals, picnics, fairs, civic events and exhibitions; and
8. Temporary lighting required for road construction or other public improvements.

(5) COMMERCIAL OUTLOT REQUIREMENTS
Commercial outlot lighting fixtures and poles must be architecturally compatible with fixtures and poles used elsewhere in the development.

(6) PROCEDURAL REQUIREMENTS
6.1 PLAN SUBMISSION
For subdivision and land-development applications where outdoor lighting is required or proposed, lighting plans shall be submitted to the Village for review and approval and shall include:
1. A site plan complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and all adjacent uses. The site plan shall show, by location, and identify each existing and proposed luminaire and shall specify its installed height, pole foundation details, and mounting methods.
2. A photometric plan with 10’ x 10’ illuminance-grid plots, which demonstrate compliance with all applicable requirements set forth within this Ordinance. The plots shall indicate the location of each existing and proposed luminaire, the installed height of said luminaires, and the overall light levels in footcandles on the portions of the property covered by this Ordinance.
3. A summary table identifying the maximum and minimum light levels for all parking
areas, entryways, and truck maneuvering areas.

4. A description of each luminaire identified in the site plan including the manufacturer, model number, a photograph or catalog cut, photometric data verifying any compliance requirements specified within this ordinance, light output in initial lumens, shielding or glare reduction devices, lamp type, and on/off control devices.

5. The following certificate shall be included on the photometric plan:

<table>
<thead>
<tr>
<th>LIGHTING CERTIFICATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>I, (We) _______________ do hereby certify that as owner(s), I (we) are aware of the permitted hours for outdoor lighting.</td>
</tr>
<tr>
<td>Furthermore, I (we) have verified with my architect that the lighting controls allow for only security lighting to be turned on at night.</td>
</tr>
<tr>
<td>In addition, I (we) have verified that the luminaires shown on the photometric plan are the same as the luminaires shown in the architectural plans.</td>
</tr>
<tr>
<td>Dated this ______ day of __________<strong><strong>, 20</strong></strong></td>
</tr>
<tr>
<td>By: ______________________________________________</td>
</tr>
<tr>
<td>Attest: ____________________________________________</td>
</tr>
<tr>
<td>___________________________________________________</td>
</tr>
</tbody>
</table>

(7) DEFINITIONS AND TERMS
Definitions and terms used in this section shall be defined by the IES handbook, latest edition.

(F) Testing. All underground feeders shall be tested for grounds and shorts before being connected to the ballast or pole feed. A megger shall be used for these tests, imposing a voltage on the cable under test not in excess of the voltage for which the cable was designed as attested by the Underwriters label. Maximum leakage to ground of cable under test is dependant on length of cable and shall conform to IES standards for street lighting cable buried under ground. All testing shall be done in the presence of the Village Engineer or his duly appointed representative.

Section 30-420. MONUMENTS AND MARKERS.

(A) Monuments shall be placed at all corners and angle points of the boundary of the parcel, but no further than one-quarter (1/4) mile apart. The monuments shall be of concrete, not less than six (6) inches in diameter and thirty-six (36) inches deep, with a center copper dowel three (3) inches long cast in place.

(B) Iron pipe or steel bars not less than one-half (1/2) inch in diameter and twenty-four (24) inches long shall be set all corners of lots that are not marked by monuments. (Ordinance 93-003, 01.05.93)

(C) The monuments and markers shall be set level with the finished grade.
(D) The Applicant shall replace all or verify the existence of the iron pipes at all lot corners and all bends in property lines after the completion of all construction and before final acceptance by the Village Board.

Section 30-421. MAIL BOXES. In all residential developments requiring mail delivery by vehicle, the Applicant shall install uniform mail boxes on all residential lots which shall conform to the requirements of the United States Post Office and the Village of Bolingbrook.

Section 30-422. PRODUCT SUBSTITUTION. Whenever any specific product is required for an improvement hereunder, the Village Engineer may authorize installation of another product of equal standard and specification provided that the substitution is compatible with existing Village improvements.

Section 30-423. DEDICATION TO PUBLIC. The improvements required under this Chapter shall be dedicated to the Village after approval as provided in Section 30-507 unless the Plan Commission or Village Board shall find that private ownership provides sufficient assurance of use, maintenance, repair and replacement necessary for the occupants of the parcel and that necessary and adequate municipal services can be provided to the occupants of said parcel without dedication.

Section 30-424. PUBLIC UTILITIES. All utility lines (including lines for telephone, cable T.V. and electric service) shall be installed underground. Conduits or cables for underground utility lines shall be placed within easements or dedicated rights-of-way in a manner which will not conflict with other underground services. No thin wall conduits are permitted. All conduits shall be heavy duty or PVC SDR 26 or stronger pipe. All junction boxes and pedestals shall be located so as not to be unsightly or hazardous to the public. (Ordinance 98-126, 10.13.98)

Section 30-425. TRAFFIC CONTROL AND STREET SIGNS.

(A) In all development containing striping and traffic control signs such as speed limit signs, street signs, stop and yield signs, etc., these signs shall conform to the “Manual on Uniform Traffic Control Devices.” Their type and location must be approved by the Village Engineer. Street name signs shall be posted at every intersection. Where possible, these shall be attached to streetlight poles and shall be attached with cantilever arm brackets and 3/4” stainless steel banding. In addition, after new roadways are open to traffic, additional signage and striping shall be installed by the developer at the direction of the Village Engineer. (Ordinance 04-142, 11.23.04)

(B) High intensity facing shall be used for all street signs and traffic control signs. Series C white letters on a green reflective background shall be used for all lettering. (Ordinance 15-033, 05.26.15)

Section 30-426. RETAINING WALLS. (Ordinance 16-037, 04.26.16)

(A) Any retaining wall built, which is greater than four (4) feet in height shall be designed by a structural engineer licensed by the State of Illinois.

(B) Any retaining wall built, which is greater than two (2) feet in height but less than or equal to four (4) feet in height shall require a permit from the Village Engineer. The wall must be constructed per the Village Standard or approved manufacturer’s specifications.
NOTES:

- Wall height (H) is the total height from top to bottom.
- Minimum wall embedment is 6 inches.
- Subsurface soil must be capable supporting wall system.
- Unit drainage fill is 1/2 inch clean crushed stone.
- Leveling pad is crushed stone base material.
- All backfill materials are compacted to 92% Modified Proctor Density.
- Finished grade must provide positive drainage.
ARTICLE 5 -- IMPROVEMENT PROCEDURES

PREAMBLE. This Article sets forth the inspection procedures to be followed and provides procedures for the dedication and acceptance of improvements.

Section 30-501. INSPECTIONS. All improvements constructed under the terms of this Chapter shall be subject to inspections by the Village Engineer. The Applicant shall give at least twenty-four (24) hours written notification to the Village Engineer prior to the performance of any of the following work:

(A) The construction of any part of any roadway or street including, but not limited to, sub base, base, binder, and wearing surface.

(B) The resurfacing or reconstruction of any roadway or street.

(C) The installation of any curbing or gutters.

(D) The construction of any sidewalks.

(E) The grading or backfilling of any open trench or excavation in which any utility facilities, including, but not limited to, water lines, sewer (storm and sanitary) lines, electrical cables, cable T.V., phone facilities or gas mains have been installed.

(F) Construction or repair of any street lights.

(G) Installation of parkway trees.

(H) Tapping water or sewer lines.

(I) Placement of any manhole, catch basin, inlet or other sewer appurtenance.

(J) Any other work done in the public right of way.

(K) Any Well, Water Tower, Force Main, Lift Station or Sewage Treatment Plant under construction.

Section 30-502. INSPECTION PROCEDURES. Within the twenty-four (24) hour notice period specified in Section 30-501, the Village Engineer may conduct an on-site inspection to determine that the proposed work complies with the engineering drawings. If in the opinion of the Village Engineer such proposed work does not comply with such final drawings, the Village Engineer shall have the authority to order that all such proposed work shall be terminated until such time as necessary steps are taken to correct any defects or deficiencies. The Village Engineer, if he so orders such proposed work to be terminated, shall give written notice thereof, which notice shall identify the difficulties or deficiencies which are in need of correction and shall specify sections of the Village codes or ordinances, including any and all codes as incorporated therewith, which have been violated, said notice to be affixed to the job site. Said notice shall also specify that the work is terminated immediately or shall specify a reasonable time to remedy the difficulty, said time line decision to be within the discretion of the Village Engineer. After the steps required by the Village Engineer have been completed, the Applicant shall again notify the Village Engineer as provided in Section 30-501.

Section 30-503. FINAL INSPECTION. Upon completion of all improvements within the area covered by the final plat or plan, the Applicant shall notify the Village Engineer, who shall thereupon authorize a final inspection of all improvements installed. If such final inspection indicates that there are any defects or deficiencies in any such improvements as installed, or if there are any deviations in such improvements as installed from the final engineering drawings, which defects will, in the opinion of the
Village Engineer adversely affect the performance, suitability or desirability of said improvements, the Village Engineer shall notify the Applicant in writing of such defects, deficiencies, or deviations and the Applicant shall, at his sole cost and expense, correct such defects or deviations within ninety (90) days of the date of notification, unless the Village Engineer approves a longer time period, within his discretion, due to impossibility of performance. When such defects, deficiencies or deviations have been corrected, the Applicant shall notify the Village Engineer that the improvements are again ready for final inspection. If such defects, deficiencies or deviations are not corrected within said time period and they appear to be causing further problems or homeowner difficulties in the opinion of the Village Engineer the entire bonded amount shall become immediately available to the Village for its use in correcting said defects, deficiencies or deviations to the satisfaction of the Village Engineer.

Section 30-504. REPORT TO VILLAGE BOARD. If a final inspection indicates that all improvements as installed contain no defects, deficiencies, or deviations, the Village Engineer shall certify to the Village Board, within ten (10) days from the completion of such inspection, that all improvements have been installed in conformity with the engineering drawings accompanying the final plat or plan.

Section 30-505. RECORD DRAWINGS AND BILL OF SALE. (Introductory paragraph replaced in its entirety by Ordinance 10-018, 04.13.10) Before release of the Completion Guarantee for a residential site, the Applicant shall prepare and submit to the Village Engineer one (1) set of "record drawings" and one (1) reproducible mylar thereof. The same requirement shall apply to non-residential developments that include construction of public improvements or retention/detention facilities. In addition, the applicant, whether residential or nonresidential, shall submit a bill of sale for all public improvements being dedicated to the Village. The following items are required to be included in the record drawings:

(A) Location, size and rim elevations of all sanitary and storm structures.
(B) Location and invert elevation of all utility lines, including sizes.
(C) Location of sanitary and water service lines as measured from the property line and back of the curb.
(D) Location of street lights and cable lines from street lights to connection box.
(E) The size and elevation of major drainage features, including overland flood routes and detention/retention ponds.
(F) Drawings will be stamped "Record Drawing", dated and sealed by a licensed engineer.
(G) Location and type of all easements.
(H) The record drawing plans shall also be submitted on disk in pdf format or other format approved by the Village of Bolingbrook. Corrections to site design, utility placement and elevations shall be shown on the digital drawing by crossing out the original design and adding the changes made (as currently done with mylars). (Ordinance 15-033, 05.26.15)
(I) Establish and show benchmarks on all corner streetlight bases. Benchmark shall be a chiseled square on top of light base.
(J) As built topographic maps of all detention facilities. (Ordinance 96-105, 08.27.96)
Section 30-506. REQUIRED SUBMISSIONS: SITE PLAN; FOUNDATION SURVEY; GRADING PLAN. (Ordinance 92-026, 03.24.92)

(A)  For a residential building, the Applicant shall submit and receive approval from the Village Engineer or his/her designated representative and from the Village Zoning Administrator or his/her designated representative of a "proposed site plan" before a building permit is issued. The requirements for this site plan are as follows: (Ordinance 99-002, 01.12.99)

1. The plan must be certified by a licensed engineer or surveyor. The plan may be certified by a licensed architect with the express written consent of the Village Engineer.

2. The date of signature must not be more than six months old.

3. Show building footprint with proposed top of foundation and finished grade.

4. Show all building setbacks and easements.

5. Show top of foundation at each step in foundation (if applicable).

6. Show proposed grade elevations at all lot corners. Show the subdivision. Specifically, note any changes desired from the approved plan and state reasons for the desired change. If a change is desired due to the elevation of an adjacent structure, show the elevation of that structure.

7. Show type, locations and diameters of any trees on site over 6" in diameter. Also show proposed tree preservation fencing, if applicable.

8. Show proposed ties to building from front lot line and side lot lines.

9. Show existing public improvements on site and adjacent to the site (manholes, sidewalk, curb, etc.). These may be shown as proposed from the engineering plans.

10. Show all proposed accessory structures, i.e., decks, patios, etc.

11. A topographic map will be required if existing or proposed grades exceed 10% on site or if adjacent lots exceed 10%.

12. In addition, each plat shall have:
   (a) Legal description and address.
   (b) Scale (preferred 1" = 20').
   (c) If contours are required, each contour shall be in 1 foot intervals.
   (d) North arrow.
   (e) Labeled "proposed site plan".

(B)  For a residential, commercial or industrial building, the Applicant shall submit and receive approval from the Village Engineer or his/her designated representative and from the Village Zoning Administrator or his/her designated representative of a "foundation survey" before framing may begin. The requirements for this plan are as follows: (Ordinance 99-002, 01.12.99)
(1) The survey must be certified by a licensed surveyor and shall have an original signature and seal.

(2) Show "as built" measurements of foundation.

(3) Show top of foundation elevation, including steps in foundation, if applicable. Tolerance of foundation (+.50') (-.10').

(4) Show foundation ties from front and side lot lines.

(5) Show benchmark to establish elevation.

(6) In addition, each plat shall have:
   (a) Legal description and address.
   (b) Scale (preferred 1" = 20').
   (c) North arrow.
   (d) Labeled "foundation survey".

(C) For a residential building, the Applicant shall submit and receive approval from the Village Engineer or his/her designated representative and from the Village Zoning Administrator or his/her designated representative of an "as constructed grading survey" before an occupancy permit is issued. The requirements are as follows: (Ordinance 99-002, 01.12.99)

(1) The plan must be certified by a licensed engineer or surveyor and shall have an original signature or seal.

(2) Show all improvements made on site (walks, driveway, decks, etc.) and adjacent to site in the R.O.W. (curbs, manholes, sidewalk, etc.)

(3) Show "as built" grades at lot corners, change in grade, grade at foundation, garage floor slab at driveway, and all other locations indicated on the proposed grading plan. Tolerance of + 10'. The slope between any two points marked on a proposed grading plan must be uniform. There should not be any change in slope or reversal of slope between any two marked points on the proposed grading plan. (Ordinance 96-001, 01.09.96)

(4) Show elevation on concrete walk at property lines extended at curb at property lines extended.

(5) Show benchmark to establish elevations.

(6) Show buffalo box and sewer cleanout (if cleanout is outside house), with ties to two (2) permanent structures.

(7) Show all existing utilities on site (IBT pedestals, Commonwealth Edison transformers, etc.).

(8) Show size and location of parkway trees.
Show building ties to lot lines.

Show the upstream and/or downstream elevation of any swales or drainage structures within twenty (20) feet of the site. Show the grade at foundation of any structures within twenty (20) feet of the site.

In addition, each plan shall have:

(a) Legal description and address.
(b) Scale (preferred 1" = 20').
(c) If contours are required, each contour shall be in 1 foot intervals.
(d) North arrow.
(e) Property irons shown at each lot corner.
(f) Labeled "as-constructed grading plan".

Upon completion of the home, 5" of topsoil shall be spread in the entire lot area, except undisturbed areas such as wooded areas, and shall conform to the lines and grades of the approved grading plan. The topsoil shall meet the requirements of the most recently adopted edition of the "State of Illinois Department of Transportation, Division of Highways, Standard Specifications for Road and Bridge Construction." The grades shall be finished smooth to receive sod or seed at this time the as-constructed survey is received by the Village of Bolingbrook. (Ordinance 96-001, 01.09.96)

In addition, before approval is given for an "as constructed" grading plan, all public improvements must be installed and conform to Village requirements, including public sidewalk, parkway trees, sod in parkway and buffalo box (at grade elevation and keyable).

Prior to review of each of the above three (3) submittals, the applicant shall pay a fee to the Finance Director of four hundred dollars ($400.00), to be collected at the time of application for a building permit. (Ordinance 05-044, 04.26.05)

Should the applicant desire an occupancy permit but is unable to complete the final grading or lot specific public improvements (sidewalk, parkway tree, etc.) due to inclement weather, the applicant may delay construction of these items and delay completion of the "as constructed" grading plan by posting a completion guarantee acceptable to the Village Engineer. The amount of the guarantee shall be $2,000.00 plus the cost of the uncompleted public improvements. If the public improvements are already covered by a construction guarantee, then the amount of the completion guarantee shall be $1,000.00.
(Ordinance 07-124, 10.23.07)

Section 30-507, VILLAGE BOARD ACCEPTANCE. Upon receipt of the certification from the Village Engineer that a public improvement has been installed in conformity with approved plans and specifications, and upon the lots in subdivision becoming 75% occupied, the Village Board shall adopt a resolution formally approving said public improvement. In the event said public improvement is to be dedicated to the Village pursuant to Section 30-423 hereof, the resolution shall formally accept said public improvement, at which time it shall become the property of the Village. Any action of any Board,
Commission, group, officer, agent or employee of the Village or any approval of any plat or plan to the contrary notwithstanding, until the adoption of such resolution by the Village Board formally accepting said public improvement, all such public improvements shall remain the property of the Applicant who shall have full and complete obligation for repair and maintenance thereof.  (Ordinance 89-090, 09.12.89)

**Section 30-508. BURYING OF OVERHEAD LINES REQUIRED.** All overhead utility lines shall be buried underground upon development of an undeveloped parcel or upon redevelopment of a parcel.  (Ordinance 06-023, 02.28.06)

**Section 30-509. COORDINATION OF UTILITY LINES.** In new residential subdivisions, the developer shall coordinate the installation of electric, phone, cable TV, and gas to each home with the appropriate utility companies. The developer shall specify and ensure that these utility lines are located generally along the lot lines, and are not run across the middle of the rear yard.  (Ordinance 04-142, 11.23.04)
ARTICLE 6 - DEFINITIONS

Section 30-601. Definitions. As used in this Chapter, the following words having the meanings ascribed in this Article.

Applicant - the person or persons seeking approval to subdivide or develop a parcel, including the owner of record, contract purchasers, developers, other persons having a proprietary interest in the parcel and their successors.

Block - a tract of land bounded by streets, or by a combination of streets and public parks, cemeteries or waterways.

Building - any covered structure built for the support, shelter or enclosure of persons, animals or movable property of any kind and which is affixed permanently to the ground.

Business District - those areas zoned for business use by the Bolingbrook Zoning Ordinance.

CA-7 Material/Stone - IDOT specified crushed stone of CA-7 gradation. (Ordinance 96-001, 01.09.96)

Channel - the bed where a natural stream of water flows (water course).

Collector Street - a street carrying traffic from minor streets to major streets, including principal streets of residential developments.

Corner Lot - a lot which adjoins the point of intersection of two or more streets in which the interior angle formed by the street lines is 135 degrees or less. If the street lines are curved, the angle shall be measured at the point of intersection of the extensions of the street lines in the directions they take at the intersection of the street line with the side lot line and rear lot line of the lot. If the street is curved at its point of intersection with the side lot line or rear lot line, the tangent to the curve at that point shall be considered the direction of the street.

Cul-de-sac - a minor street having only one outlet (dead end).

Develop or Development - the carrying out of any construction or improvement or the making of any substantial change in the appearance of any structure.

Easement - authorization by a property owner for the use of another of any designated part of his property for a specified purpose.

Industrial District - those areas zoned for industrial use by the Bolingbrook Zoning Ordinance.

Lesser Channel - the portion of a drainage system upstream from the main channel, generally subject to intermittent flows, serving a tributary area no larger than sixty (60) acres.

Lot - a unit of land which is a portion of a subdivision or development intended for transfer of ownership or separate development.

Lot, Through - a lot having parallel or approximately parallel lot lines, each with street frontage, which is not a corner lot.

Major Street - a street providing for through traffic movement between areas of or across the Village.
Minor Street - a street serving local traffic which principally provides access to lots.

Occupy or Occupant - when used to modify "building", refers to the act of residing or transacting business or industry within the building.

Parcel - the tract of land which is the subject of an application under this Chapter.

Parkway - that portion of the street right of way between the pavement and the lot line.

Plan - the preliminary or final development plan.

Plan Commission - the Plan Commission of the Village of Bolingbrook.

Plat - the preliminary or final plat of subdivision.

Residence District - those areas zoned for residential use by the Bolingbrook Zoning Ordinance.

Right of way - a strip of land used or intended for use by a street, crosswalk, railroad, electric, gas or telephone transmission line, water main, sanitary sewer, storm sewer or drainage way.

Subdivide - the division of land into two (2) or more parcels, or lots, and includes resubdivision.

Uppermost Reach - an open drainage way serving several lots used to convey periodic rainfall to a lesser channel or storm sewer.

Village Board - the corporate authorities of the Village of Bolingbrook.

Village Clerk - the Village Clerk of the Village of Bolingbrook.

Village Engineer - the person or firm charged with engineering responsibilities for the Village of Bolingbrook.
ARTICLE 7 - SEVERABILITY

Section 30-701. If any section, paragraph, clause, phrase or part of these regulations is for any reason held invalid, it shall not affect the validity of the remaining provisions of these regulations and the Application thereof to any person or circumstances shall not be affected thereby.
ARTICLE 8 - REPEALER AND EFFECTIVE DATE

Section 30-801. Chapter 30 of the Municipal Code, adopted by the Village of Bolingbrook be and it is hereby repealed in its entirety and all ordinances and part of ordinances in conflict with the provisions of this Ordinance are hereby repealed. Notwithstanding the foregoing, any violation of the repealed ordinance or Chapter which occurred prior to the effective date of this Chapter 30 may be prosecuted in the manner permitted by law as violations of this Chapter 30. This Ordinance shall take effect from and after its passage and publication according to law.
ARTICLE 9 -- PUBLICATION

Section 30-901. This Ordinance is hereby published in pamphlet form. Pursuant to the Illinois Revised Statutes (1971) Chapter 24, Section 11-12-6, copies of this Ordinance shall be made available to all interested parties upon payment of such sum as the corporate authorities shall determine to be adequate to reimburse the general fund of the municipality for the cost of printing and distributing the same.
ARTICLE 10 -- ENFORCEMENT

Section 30-1001. This Chapter of the Municipal Code shall be enforced as follows:

(A) It shall be the duty of the Director of Community Development or his authorized agent to enforce Articles 1, 2, and 3 of this Chapter and to serve notice by letter or citation to such persons or companies as are in violation of these Articles.

(B) It shall be the duty of the Director of Public Works and Engineering or his authorized representative to enforce Articles 4 and 5 of this Chapter and to serve notice by letter or citation to such persons or companies as are in violation of these Articles.

(C) After notification, the appropriate Director in his sole discretion shall allow such reasonable time as may be needed to correct any deviation noted in the Articles of this Chapter. After such time the Director may proceed with any of the following steps:

1) Assignment of fines and/or penalties as provided in Section 30-105.

2) Assignment of fines or initiate corrective action by the Village as provided in the appropriate section of this Chapter including issuing stop work orders.

3) Refusal to proceed with the applicant's approval process as outlined in this Chapter.

4) Refusal to certify to the Village Board that the development is in conformance with the plans approved by the Board, as required in Section 30-504.

5) Other action that the Village Manager may deem to be appropriate.
APPENDIX 8-1

PERFORMANCE BOND

Amount: ____________ Bond No.__________

CONTRACTOR (Name and Address):

SURETY (Name and Address):

OBLIGEE (Name and Address):

SUBDIVISION IMPROVEMENTS: TO BE COMPLETED AS PER THE DOCUMENTS IDENTIFIED ON EXHIBIT 1-B ATTACHED HERETO AND MADE A PART HEREOF AND IN ACCORDANCE WITH THE SCHEDULE OF SUBDIVISION IMPROVEMENTS CONTAINED THEREIN.

DESCRIPTION (Name and Location):

DATE:

CONTRACTOR AS PRINCIPAL SURETY

Company __________________________ Company __________________________

Signature __________________________ Signature: __________________________

Name and Title __________________________ Name and Title: __________________________

Address __________________________ Address: __________________________

(SEAL) (SEAL)

(Any additional signatures appear on page 2.)

(FOR INFORMATION ONLY Name, Address and Telephone):

AGENT OR BROKER:

1. The Contractor and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Obligee for the completion of the Subdivision Improvements in a timely manner.

2. If the Contractor completes the Subdivision Improvements, the Surety and the Contractor shall have no obligation under this Bond, except to participate in conferences as provided in Subparagraph 3.1.

3. The Surety's obligation under this bond shall arise after:

3.1 The Obligee has notified the Contractor and the Surety at its address described in Paragraph 10 below that the Obligee is considering declaring a Contractor Default and has requested and attempted to arrange a conference with the Contractor and the Surety to be
held not later than 15 days after receipt of such notice to discuss methods of completing the Subdivision Improvements. If the Obligee, the Contractor and the Surety agree, the Contractor shall be allowed to complete the Subdivision Improvements, but such an agreement shall not waive the Obligee's right, if any, subsequently, to declare a Contractor Default; and

3.2 The Obligee has declared a Contractor Default. Such Contractor Default shall not be declared earlier than 20 days after the Contractor and the Surety have received notice as provided in Subparagraph 3.1.

3.3 Simultaneously with a declaration of Contractor Default by the Obligee, or within a reasonable period of time thereafter, the Obligee shall notify the Surety of the actions that the Obligee requires in order to remedy the Contractor Default. Pursuant to the Obligee's instructions, the Surety shall either:

3.3.1 Within 30 days, pay to the Obligee the full amount of the Performance Bond. The Obligee shall thereupon utilize the bond proceeds solely to cause completion of the work or to cause correction of defective work associated with the Subdivision Improvements. Any bond proceeds remaining after the completion of the work or the correction of defective work shall be returned to the Surety by the Obligee; or

3.3.2 Undertake to perform and complete the Subdivision Improvements itself, through its agents or through independent contractors; or

3.3.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Obligee for a contract for performance and completion of the Subdivision Improvements, arrange for a contract to be prepared for execution by the Obligee and the contractor selected with the Obligee's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Subdivision Improvements, and pay to the Obligee the amount of damages as described in Paragraph 5.

3.4 The Obligee's determination of which course of action the Surety must pursue under Paragraph 3.3 in order to remedy a Contractor's Default shall be final.

4. If the Surety does not proceed as provided in Paragraph 3 in a timely manner, the Surety shall be deemed to be in default on this Bond.

5. After the Obligee has terminated the Contractor's right to complete the Subdivision Improvements, then the responsibilities of the Surety to the Obligee shall not be greater than those of the Contractor under the Subdivision Improvements. To the limit of the amount of this Bond, the Surety is obligated without duplication for:

5.1 The responsibilities of the Contractor for correction of defective work and completion of the Subdivision Improvements;

5.2 Any and all legal fees, engineering and design professional fees, and all costs related to the delay, including but not limited to increased labor and material costs resulting from the acts or failure to act on behalf of the Surety pursuant to Paragraphs 3 and 4; and

5.3 Actual damages caused by delayed performance or non-performance of the
Contractor.

6. The Surety shall not be liable to the Obligee or others for obligations of the Contractor that are unrelated to the Subdivision Improvements. No right of action shall accrue on this Bond to any person or entity other than the Obligee or its heirs, executors, administrators or successors.

7. The Surety hereby waives notice of any change, including changes of time, to the Subdivision Improvements or to related subcontracts, purchase orders and other obligations.

8. Any action, legal or equitable, under this Bond shall be brought only in the Circuit Court of Illinois in the judicial circuit in which the contract is to be performed. Such action must be brought within four years after the Surety refuses or fails to perform as required by the Obligee in Paragraph 3.

9. In the event the Surety fails to perform its obligations hereunder in a timely manner, the Obligee may commence legal proceedings in a court of competent jurisdiction in the location where the Subdivision Improvements are situated, and the Surety shall be responsible for the payment of all the Obligee’s attorneys’ fees and costs incurred in such proceeding, which attorneys’ fees and costs shall be in addition to, and not limited in any manner by, the principal amount of this Bond.

10. Notice to the surety, the Obligee or the Contractor shall be mailed or delivered to the address shown on the signature page.

11. DEFINITIONS

11.1 Subdivision Improvements: Those improvements identified in Exhibit I-B attached hereto.

11.2 Contractor Default: Failure of the Contractor, which has neither been remedied nor waived.

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company ____________________________
Signature ___________________________
Name and Title _______________________
Address ______________________________

SURETY

Company: ____________________________
Signature: ___________________________
Name and Title: _______________________
Address: ____________________________

(SEAL) (SEAL)
APPENDIX 8-2

PAYMENT BOND

Amount: _____________________ Bond No. __________

CONTRACTOR (Name and Address):

SURETY (Name and Address):

OBLIGEE (Name and Address):

SUBDIVISION IMPROVEMENTS: TO BE COMPLETED AS PER THE DOCUMENTS IDENTIFIED ON EXHIBIT 1-A ATTACHED HEREETO AND MADE A PART HEREOF.

DESCRIPTION (Name and Location):

DATE:

Company ______________________________ Company ______________________________
Signature: ______________________________ Signature: ______________________________
Name and Title: __________________________ Name and Title: __________________________
Address: ______________________________ Address: ______________________________

(SEAL) (SEAL)

(Any additional signatures appear on page 2.)

(FOR INFORMATION ONLY - Name, Address and Telephone)

AGENT OR BROKER:

1. The Contractor and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Obligee to pay for labor, materials and equipment furnished for use in the completion of the Subdivision Improvements which are incorporated herein by reference.

2. With respect to the Obligee, this obligation shall be null and void if the Contractor:

   2.1 Promptly makes payment, directly or indirectly, for all sums due Claimants and

   2.2 Defends, indemnifies and holds the Obligee harmless from claims, demands, liens or suits by any person or entity whose claim, demand, lien or suit is for the payment for labor, materials or equipment furnished for use in the completion of the Subdivision Improvements, provided the Obligee has promptly notified the Contractor and the Surety (at the address described in Paragraph 13) of any claims, demands, liens or suits and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety, and provided there is no Obligee Default.
3. With respect to Claimants, this obligation shall be null and void if the Contractor promptly makes payment, directly or indirectly for all the sums due.

4. The Surety shall have no obligation to Claimants under this Bond until:

4.1 Claimants who are employed by or have a direct contract with the Contractor have given notice to the Surety (at the address described in Paragraph 13) and sent a copy, or notice thereof, to the Obligee, stating that a claim is being made under this Bond and, with substantial accuracy, the amount of the claim.

4.2 Claimants who do not have a direct contract with the Contractor:

a. Have furnished written notice to the Contractor and sent a copy, or notice thereof, to the Obligee, within 90 days after having last performed labor or lost furnished materials or equipment included in the claim stating, with substantial accuracy, the amount of the claim and the name of the party to whom the materials were furnished or supplied or for whom the labor was done or performed; and

b. Have either received a rejection in whole or in part from the Contractor, or not received within 30 days of furnishing the above notice any communication from the Contractor by which the Contractor has indicated the claim will be paid directly or indirectly; and

c. Not having been paid within the above 30 days, have sent a written notice to the Surety (at the address described in Paragraph 13) and sent a copy, or notice thereof, to the Obligee stating that a claim is being made under this Bond and enclosing a copy of the previous written notice furnished to the Contractor.

5. If a notice required by Paragraph 4 is given by Obligee to the Contractor or to the Surety, that is sufficient compliance.

6. When the Claimant has satisfied the conditions of Paragraph 4, the Surety shall promptly and at the Surety's expense take the following actions:

6.1 Send an answer to the Claimant, with a copy to the Obligee, within 30 days after receipt of the claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed.

6.2 Pay or arrange for payment of any undisputed amounts within 30 days after receipt of the claim.

7. The Surety's total obligation shall not exceed the amount of this Bond, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

8. By the Contractor furnishing and the Obligee accepting this Bond, they agree that all funds earned by the Contractor in the completion of the Subdivision Improvements are dedicated to satisfy obligations of the Contractor and the Surety under this Bond, subject to the Obligee's priority to use the funds for the completion of the work.

9. The Surety shall not be liable to Obligee, Claimants or others for obligations of the Contractor that
are unrelated to the Subdivision Improvements. The Obligee shall not be liable for payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligations to make payments to, give notices on behalf of, or otherwise have obligations to Claimants under this Bond.

10. The Surety hereby waives notice of any change, including changes of time, to the Subdivision Improvements or to related subcontracts, purchase orders and other obligations.

11. No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the location in which the work or part of the work is located or after the expiration of one year from the date (a) on which the Claimant gave the notice required by Subparagraph 4.1 or Clause 4.2.b, or (b) on which the last labor or service was performed by anyone relating to the Subdivision Improvements, whichever of (a) or (b) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

12. In the event the Surety fails to perform its obligations hereunder in a timely manner, the Obligee may commence legal proceedings in a court of competent jurisdiction in the location where the Subdivision Improvements are situated, and the Surety shall be responsible for the payment of all the Obligee's attorneys' fees and costs incurred in such proceeding, which attorneys' fees and costs shall be in addition to, and not limited in any manner by, the principal amount of this Bond.

13. Notice to the surety, the Obligee or the Contractor shall be mailed or delivered to the address shown on the signature page. Actual receipt of notice by Surety, the Obligee or the Contractor, however accomplished, shall be sufficient compliance as of the date received at the address shown on the signature page.

14. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted therefrom, and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

15. Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor shall promptly furnish a copy of this Bond or shall permit a copy to be made.

16. DEFINITIONS

16.1 Claimant: An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the completion of the Subdivision Improvements. The intent of this Bond shall be to include, without limitation in terms of "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the completion of the Subdivision Improvements, architectural and engineering services required for the performance of the work of the Contractor and the Contractor's subcontractors and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.
16.2 Subdivision Improvements: Those improvements identified in Exhibit 1-A attached hereto.

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

<table>
<thead>
<tr>
<th>CONTRACTOR AS PRINCIPAL</th>
<th>SURETY</th>
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<td>Company ______________________________</td>
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(SEAL) (SEAL)
# BOLINGBROOK STANDARD DETAILS
## ENGINEERING DRAWINGS

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90° Handicap Stall

- Symbol will be centered on width of parking stall.
- Yellow paint for parking stalls shall be Sherwin Williams S-W traffic marking series
  
  B-29Y2 or approved equal.
- Handicap signs will be centered in the stalls visible over cars.

60° Handicap Stall

Handicapped Parking Stall
- Sign legend and border shall be green. Sign background shall be white. Handicapped symbol shall be a white symbol on a blue background.
- Symbol is centered on width of parking stall.
- Symbol striping is 4" wide.
- A double coat of paint shall be used when applying symbol to pavement.
- All augers that fall within the root zone shall be a minimum 24" / 2' below the surface of the ground.

Section A-A

Revisions
12-29-97 PD

Tree Auguring
- Prior to removal of any trees or construction activity, a tree removal permit must be obtained.
- Prior to any grading or construction activity, all tree fencing will be in place.
- Snow fence shall extend 10' beyond the dripline of the tree where feasible. The snow fence shall be high enough to be visible to all construction personnel.
- Grade changes, utility trenches, storage or construction material, dumping of waste or storage of construction equipment shall not be allowed within the snow fence.
- All trees that have been selected to be saved and that have been subjected to construction activity within the dripline, should be selectively thinned 10% by an arborist. No tree shall be topped, headed-back, skinned, or climbed with spikes. All dead wood shall be removed.
- Any utility proposed within the snow fence will be required to be augered.
- It is recommended that trees be maintained in their native condition. No lawn should be placed around trees and that the area be mulched with 2" of decomposed leaves and 2" of wood chips or bark.
- Encroachment into the root zone, whether by equipment or construction materials, that is detrimental to the health of the tree shall result in a fine of $300.00 (min) to $1000.00 (max) per occurrence or per day.
- Planting season shall be approximately; October 15 - December 1 & March 15 - May 1.
- Trees shall be planted on a maximum of 40' and a minimum of 25' spacing such that the total number of trees shall equal or exceed the ratio of one tree for each 40' of street frontage.
- All trees shall be grown in a nursery located in the northern half of the state and licensed by the State of Illinois.
- All trees will have a minimum of three inches of mulch.
- Excess soil, clay or construction materials will not be used as backfill material.
- For a list of allowed species, see chapter 30, section 415 of the Village of Bolingbrook Development Code.
- Trees over 3" diameter shall be staked with three 5' metal posts.
- All tags, wires, and ropes shall be removed.
- The burlap shall be removed from the upper third of the rootball.
- Trees shall be specimen grade, not parkway grade.
Flat aluminum blade 0.08" thick with a high intensity white reflective surface.

- Street signs mounted to street lights shall be a minimum of 13'0" in height.
- All letters shall be series "C" black reflective lettering on a white background.
- Luminaire shall be a General Electric M-250A2 POWR/DOOR model or equal
  Residential 100 watt
  #M2AR10SIN2AMS21
  Intersections 150 watt
  #M2AR15SIN2AMS21
  Industrial/Bus. 250 watt
  #M2AR25SIN2AMS21

- The luminaire shall provide IES type II distribution and shall accommodate the required high pressure sodium lamp. Type II fourway refractions shall be used at all intersections with 150 watt assemblies.

- All underground electrical conductors shall be a flexible "cable-in-duct" system, consisting of Integral Corporation's Cableicon, or equal. The conductors shall be X-L-P, 600 volt insulation. The minimum size of conductors shall be #8 AWG copper.

- The base shall be slotted to fit 1" base bolts set from 9\(\frac{\pi}{4}\)" - 11\(\frac{\pi}{6}\)" on center diagonally.
- Luminare shall be a General Electric M-250A2 POWR/DOOR model or equal.
  Residential 100 watt
  #M2AR10SIN2AMS21
  Intersections 150 watt
  #M2AR15SIN2AMS21
  Industrial/Bus. 250 watt
  #M2AR25SIN2AMS21

- The luminare shall provide IES type II distribution and shall accomodate the required high pressure sodium lamp. Type II fourway refractons shall be used at all intersections with 150 watt assemblies.

- All underground electrical conductors shall be a flexible "cable-in-duct" system, consisting of Integral Corporation's Cablecon, or equal. The conductors shall be X-L-P, 600 volt insulation. The minimum size of conductors shall be #8 AWG copper.

- The base shall be slotted to fit 1" base bolts set from 10" - 12" on center diagonally.
- Wire shall be buried under 48" below grade in all easements, except where said wire is buried at least two feet away from said lot line; then the wire shall be buried at least 30" below grade.
Parking Lot Cross-Section @ Fire Lanes
(See Note #2)

20' Minimum Width

8" Base Course Material (CA-6)
2" Bituminous Binder Course
1½" Bituminous Surface Course

Parking Lot Cross Section

6" Minimum Base Course (CA-6)
9" Minimum for Truck Lanes
1.5" Minimum Bituminous Surface Course
2.25" Bituminous Binder Course

- All asphalt shall be at least superpave N50 or higher grade.
- All aggregate Subbase shall be mechanically compacted to 95% Modified Proctor.
- For fire lanes, other pavement alternatives may be substituted if the pavement’s structural number is at least 2.5.

Revisions
1-07-98 PD
03-13-03 LC
10-20-04 LC

Typical Parking Lot Pavement
Typical Commercial Driveway

- All aggregate subbase shall be mechanically compacted to 95% modified proctor.
- There will be 2 - #5 continuous rebars in all curbing.
- Expansion bolts will be located at $\frac{1}{2}$ the depth of the curb.

Revisions
1-05-98 PD
10-20-04 LC
**Major Arterial**

- 28' to B/C
- Varied width
- 4 1/2' width
- 1' (typical)
- 3' Compacted Stone (CA-6)
- Concrete Walk
- 2% min / 10% max

**Local Arterial**

*Includes Primary Business or Industrial use Roadways*

- 22' to B/C
- Varied width
- 4 1/2' width
- 1' (typical)
- 3' Compacted Stone (CA-6)
- Concrete Walk
- 2% min / 10% max

**Materials**

- Polymerized Bituminous Concrete Surface Coarse - 2"
  - Superpave, Mix "E", N90, SBS/SBR PG 70-22
- Polymerized Bituminous Concrete Binder Coarse - 2 1/2"
  - Superpave, IL-19, N90, SBS/SBR PG 70-22
- Bituminous Base Coarse - 10", Superpave PG 58-22
- Granular Sub-base - 4"
- Bituminous base coarse will be the only acceptable base course material.
- 3" stone will be used as fill for undercuts in the sub-base.
- All cut & fill areas require 95% compaction for the sub-base.

*Modified Proctor*

- Major arterials shall have (4) 12' lanes and a sixteen (16') foot raised median.
- Local arterials shall have (3) 12' lanes and a two (2') foot painted median.
- All striping will be thermoplastic.

**Revisions**

- 1-06-98 PD
- 03-13-03 LC
- 10-20-04 LC

**Typical Flexible Pavement #1**
Collector

35' to centerline

19' to B/C

B6.18 Curb & Gutter

2' per 1'

3' Compacted Stone (CA-6)

Concrete Walk

Bituminous Concrete Surface Course - 2"
Superpave, Mix "D", N50, PG 64-22
Bituminous Concrete Binder Course - 2½"
Superpave, IL-19, N50, PG 64-22
Bituminous Base Course - 4½" Superpave PG 58-22
Granular Sub-base - 4"

Local Street
(Local - Thru / Residential)

33' to centerline

17½ to B/C for Thru Street
14' to B/C for Residential Street

2' per 1'

Concrete Walk

Bituminous Concrete Surface Course - 2"
Superpave, Mix "D", N50 PG 64-22
Bituminous Concrete Binder Course - 2½"
Superpave, IL-19, N50, PG 58-22
Bituminous Base Course - 3½"
Superpave PG 58-22

1"-3" CA-6 Stone leveling course

- Bituminous base coarse will be the only acceptable base coarse material.
- 3" stone will be used as fill for undercuts in the sub-base.
- All cut & fill areas require 95% compaction for the sub-base.
  (Modified Proctor)
- All striping will be thermoplastic.
- 3/4" preformed expansion strips shall be placed using 2 - 1" smooth dowel bars with grease caps every 100’ for slip formed curb (50’ for hand poured), 5’ on either side of drainage structures, P.C.S, radius points and back of cul-de-sacs.
- Contraction joints shall be 2” deep and at 12.5’ intervals.
- Sawcuts shall be made within 24 hours and sealed with an IDOT approved joint sealant.
- Concrete shall be IDOT class S1.
- All curbs & gutters shall conform to IDOT specifications, except as shown.
- Curing compound is to be used on all curbs & gutters and shall conform to IDOT specifications.
- Temperature protection is required during cold weather per IDOT specifications.
- A 3" stone bedding of crushed stone (CA-6) is required under curb, unless the sub-base is lime stabilized or is composed of natural sand gravel soils.
- Gutter flag shall have a minimum thickness of 8”.
- Concrete curb & gutter shall be reinforced with two (2) #5 rebars, except at expansion joints.

Revisions
7-18-01 PD
03-13-03 LC
10-20-04 LC
01-29-09 LC

Typical Curb & Gutter #1
Depressed Curb

- 3/8" preformed expansion strips shall be placed using 2 - 1" smooth dowel bars with grease caps every 100', 5' on either side of drainage structures, P.C.s, radius points and back of cul-de-sacs.
- Contraction joints shall be 2" deep and at 12.5' intervals.
- Sawcuts shall be made within 24 hours and sealed with an IDOT approved joint sealant.
- Concrete shall be IDOT class SI.
- All curbs & gutters shall conform to IDOT specifications, except as shown.
- Curing compound is to be used on all curbs & gutters and shall conform to IDOT specifications.
- Temperature protection is required during cold weather per IDOT specifications.
- A 3" stone bedding of crushed stone (CA-6) is required under curb, unless the sub-base is lime stabilized or is composed of natural sand gravel soils.
- Gutter flange shall have a minimum thickness of 8".
- Concrete curb & gutter shall be reinforced with two (2) #5 rebars, except at expansion joints.

Revisions
1-06-98 PD
7-18-01 PD
3-13-03 LC
10-20-04 LC

Typical Curb & Gutter #2
Concrete shall be Class SI.
- Sidewalk thickness will be a minimum of 5".
- Sidewalk shall be reinforced with 6x6 mesh or (3) #5 rebar across driveways.
- A minimum of 3" of mechanically compacted, crushed aggregate (CA-7) will be used for sub-base.
- (3) #5 rebar will be required at all trench crossings.
- Unsuitable materials will be removed when encountered during construction.
- Sidewalks shall be backfilled within 3 days of removing the forms.
Section A-A

- Apply a continuous layer of non-hardening, preformed, butyl mastic material (Rub-R-Nek, E-Z Stick or Equal) to each joint, adjusting ring, and frame to prevent infiltration.
- Construction shall be done according to the "Standard Specifications for Water & Sewer Main Construction in Illinois" except as specified.
- In paved areas, provide compacted CA-7 crushed stone aggregate around the manhole to subgrade elevation. Two (2") inch adjusting rings can be used on adjustments less than three (3") inches. The maximum adjustment allowed will be twelve (12") inches. No more than two adjusting rings will be used on a structure.
- An external sealing system (Infi-Shield, Cretex, SureSeal or Equal) is required.
- Manholes to be waterproofed with exterior bituminous waterproofing membrane.
- All exterior joints to be sealed with six (6") inch wide E-Z Wrap or approved equal.
- Cast iron castings shall be grade 60-40-18 and shall be tested in accordance with federal specifications.
- All frames and covers shall have machined horizontal and vertical bearing surfaces, the pick hole shall not create an opening in cover.
- The manhole covers shall be labeled with raised letters as shown.
- Waterproof, bolt down frame and covers shall be used in any location subject to inundation.
- All lids will require a self-sealing gasket.

Sanitary Manhole Frame & Cover

Revisions
1-07-98 PD
- A drop manhole is required when the difference in elevation is greater than 24".
- Apply a continuous layer of non-hardening, preformed, butyl mastic material (Rub-R-Nek, E-Z Stick or Equal) to each joint, adjusting ring, and frame to prevent infiltration.
- Construction shall be done according to the "Standard Specifications for Water & Sewer Main Construction in Illinois" except as specified.
- In paved areas, provide compacted CA-7 crushed stone aggregate around the manhole to subgrade elevation. Two (2") inch adjusting rings can be used on adjustments less than three (3") inches. The maximum adjustment allowed will be twelve (12") inches. No more than two adjusting rings will be used on a structure.
- An external sealing system (Infi-Shield, Cretex or Equal) is required.
- Manholes to be waterproofed with exterior bituminous waterproofing membrane.
- All exterior joints to be sealed with six (6") inch wide E-Z Wrap or approved equal
Add 4 Equally Spaced Weepholes at 2" Diameter 2' from Grade. When in Curbline. Cover Weephole With Minimum of a 1'x1' Piece of Fabric Affixed With Bituminous Mastic.

Section A-A

Standard Frame & Lid

2'-6" Cone Section for 48" Diameter

8"

24"

16" O.C. (max)

5"

6"

- Apply a continuous layer of non-hardening, preformed, butyl mastic material (Rub R Nek, E-Z Stick or equal) to each joint. Adjusting ring and frame to prevent infiltration.

- Interior joints are to be 'dressed up' with hydraulic cement or portland cement for strength and a water tight bond.

- In paved areas, provide compacted CA-7 crushed stone aggregate around the catch basin to subgrade elevation. Two (2") inch adjusting rings can be used on adjustments less than three (3") inches. The maximum adjustment allowed will be twelve (12") inches, two (2) rings maximum.

- Construction shall be in accordance with the I.D.O.T. "Standard Specifications for Road and Bridge Construction."

Revisions
12-02-97 PD
03-13-03 LC
03-07-06 LC

Manhole Type 'A'
- Service trenches shall be backfilled with CA-7 crushed stone aggregate material at full depth for the entire length of the trench that is located in the ROW.
- All trenches shall conform to OSHA regulations and specifications.
- Where 18" minimum vertical separation cannot be maintained, service shall be in separate trenches with a minimum of ten (10') feet between the two.
* Trench shall meet OSHA standards.

- The open ends of the lateral connection shall be protected with a watertight rubber, PVC, or polyester plug.
- Service lines shall have a minimum 6" internal diameter.
- All connections will require inspection and a 24 hour notice must be given prior to inspection.
- Stakes shall be used, if necessary, to hold lateral in place.
- Use a catalog cut for a retrofitted connection (saddle connection with solvent and stainless steel banding.)
- Compacted crushed CA-7 aggregate will be used under all pavements, curbs & gutters, and within two (2') feet of any proposed curb or gutter. Backfill will be mechanically compacted.
- All trenching shall conform to OSHA regulations & specifications.
- The angle of repose shall be calculated by OSHA for sloping excavations in various types of soil.
- If encountered, remove unsuitable materials and replace with aggregate material as approved by the Village Engineer.
- Backfill trenches with excavated material and mechanically compact, unless otherwise noted.
Add 4 Equally Spaced Weepholes at 2" Diameter 2' from Grade When in Curblone. Cover Weephole With Minimum of a 1' x 1' Piece of Fabric Affixed With Bituminus Mastic.

Section A-A

Precast Reinforced Concrete Bottom With Integral Sidewall

Compacted CA-7 Crushed Aggregate

Revisions
7-18-01 PD
03-13-03 LC
03-07-06 LC
09-14-07 LC

Inlet Type 'A'
- Apply a continuous layer of non-hardening, preformed, butyl mastic material (Rub R Nek, E-Z Stick or equal) to each joint. Adjusting ring and frame to prevent infiltration.
- Interior joints are to be 'dressed up' with hydraulic cement or portland cement for strength and a water tight bond.
- In paved areas, provide compacted CA-7 crushed stone aggregate around the catch basin to subgrade elevation. Two (2") inch adjusting rings can be used on adjustments less than three (3") inches. The maximum adjustment allowed will be twelve (12") inches, two (2) rings maximum.
- Apply a continuous layer of non-hardening, preformed, butyl mastic material (Rub R Nek, E-Z Stick or equal) to each joint. Adjusting ring and frame to prevent infiltration.
- Interior joints are to be 'dressed up' with hydraulic cement or portland cement for strength and a water tight bond.
- The catch basin shall be constructed with a flat slab top having a two (2') foot eccentric opening.
- In paved areas, provide compacted CA-7 crushed stone aggregate around the catch basin to subgrade elevation. Two (2") inch adjusting rings can be used on adjustments less than three (3") inches. The maximum adjustment allowed will be twelve (12") inches, two (2) rings maximum.
- The bottom of the catch basin will consist of a precast reinforced concrete slab. An alternate to this will be a precast reinforced concrete basin.
Add 4 Equally Spaced Weepholes at 2" Diameter 2' from Grade
When in Curbline. Cover Weephole With Minimum of a 1' x 1' Piece of Fabric Affixed With Bituminous Mastic.

Section A-A

- Apply a continuous layer of non-hardening, preformed, butyl mastic material (Rub R Nek, E-Z Stick or equal) to each joint. Adjusting ring and frame to prevent infiltration.
- Interior joints are to be 'dressed up' with hydraulic cement or portland cement for strength and a water tight bond.
- In paved areas, provide compacted CA-7 crushed stone aggregate around the catch basin to subgrade elevation. Two (2") inch adjusting rings can be used on adjustments less than three (3") inches. The maximum adjustment allowed will be twelve (12") inches, two (2) rings maximum.

Revisions
11-25-97 PD
03-07-06 LC

Catch Basin Type 'C'
- Apply a continuous layer of non-hardening, preformed, butyl mastic material (Rub R Nek, E-Z Stick or equal) to each joint. Adjusting ring and frame to prevent infiltration.
- Interior joints are to be 'dressed up' with hydraulic cement or portland cement for strength and a water tight bond.
Drain Tile & Sump Pump
Connection at House
- Steps shall be grey iron conforming to the requirements of article 710.17 of the "Standard Specifications."
- Steps shall be embedded into the wall a minimum of four (4") inches and will not extend beyond the outside edge of the structure.
- If plastic polymer steps are used, they shall be constructed in conformance with I.D.O.T. standards.
- Use neenah R-1891-I or equal.

Revisions
12-16-97 PD

Cast Iron Steps
In Paved Areas

Within Curb Line

- 2" adjusting rings can be used on adjustments less than 3". Maximum adjustment allowed will be 12", max 2 rings.
- Adjusting rings shall be precast concrete and used on storm, sanitary, and valve vault structures.
- After the castings are adjusted, the space around them shall be filled with class X concrete to the elevation of the binder course.
- Apply a continuous layer of non-hardening, preformed butyl mastic material (Rub R Nek, E-Z Stick or equal) to each joint, adjusting ring, and frame to prevent infiltration.

Revisions
12-20-97 PD

Casting Adjustments For Structures
- Compacted crushed CA-7 aggregate will be used under all pavements, curbs & gutters, and within two (2') feet of any proposed curb or gutter. Backfill will be mechanically compacted.
- All trenching shall conform to OSHA regulations & specifications.
- The angle of repose shall be calculated by OSHA for sloping excavations in various types of soil.
- If encountered, remove unsuitable materials and replace with aggregate material as approved by the Village Engineer.
- Backfill trenches with excavated material and mechanically compact, unless otherwise noted.
- This type of grate shall be used in grassy areas such as; grassy meadows and lawns.
- Dimensions are equal to Nennah #R4340B or East Jordan #6527 or another equal approved by the Village Engineer.
- Use Neenah R-1772 or East Jordan 1050 frames in paved areas and unpaved areas.
- Open lids shall be type M2.
- All lids and covers shall have a machined surface and seat.
- All closed lids shall be labelled with raised letters saying (VILLAGE OF BOLINGBROOK) and the respective use (STORM, SANITARY, WATER.)

Frames & Lids Type 1
Frame & Grate for B6.12 Curb & Gutter

- Use East Jordan #7210, Neenah #R-3281-A, or approved equal.
- The material used for the steel shall conform to article 710.04 of "The Standard Specifications for Structural Steel."
- The use of either a cast grate or a steel grate with a cast frame shall be the option of the contractor.
- Use East Jordan 7527 or Neenah R-3501-P or equal as approved by the Village Engineer.

Section A-A

Section B-B
- The maximum allowable normal water level / high water level fluctuation shall be six (6') feet. The minimum fluctuation shall be one (1') foot.
- A minimum freeboard of one (1') foot shall be provided above the high water level of the pond.
- Drainage swales within the detention area which carry water to the outlet shall have a minimum slope of 2%.
- The detention area shall be respread with six (6") inches of topsoil (over a minimum of 12" compacted clay), and covered with seed (IDOT type 1 lawn mix) and excelsior blanket or knitted straw mat. The detention area will not be approved until the turf of grass has taken root to the degree that the Village Engineer, or his designee, deems acceptable.
- The maximum allowable normal high water level / high water level fluctuation shall be four (4') feet. The minimum fluctuation shall be one (1') foot.
- A minimum freeboard of one (1') foot shall be provided above the high water level of the pond.
- The retention pond perimeter shall be reseeded with six (6") inches of topsoil, (over a minimum of 12" compacted clay) covered with seed (IDOT type 1 lawn mix) and excelsior blanket or knitted straw mat. The retention area will not be approved until the turf of grass has taken to the degree that the Village Engineer, or his designee, deems acceptable.
PIPE OUTLET TO FLAT AREA

Pipe Outlet To Flat Area
No Well-defined Channel

PLAN

SECTION A-A

NOTES:
1. The filter fabric shall meet the requirements in material
   specifications 592 GEOTEXTILE Table 1 or 2, class I, II or III.
2. The rock riprap shall meet the IDOT requirements for the
   following gradation: RR _____, Quality _____.
3. The riprap shall be placed according to construction specification
   61 LOOSE ROCK RIPRAPP. The rock may be equipment placed.
Hay or Straw Ditch Check

- Bales are placed across joints in ditch bottom.
- Flow direction is indicated.
- Embedded 3" in ditch bottom.
- Tie down stakes should not extend more than 6" above bale.
- Tie down stakes should extend minimum 4" into ground.

Aggregate Ditch Check

- Flow direction is indicated.
- Width of aggregate is marked as 2'+6".

Typical Sediment Trap

- Place a geotextile filter over the drainage structure and anchor with the frame & grate.

- Ditch checks and sediment basins shall be constructed at appropriate intervals along the waterway.
- Where more than one row of straw bales is used, stagger bales to cover joints.
- A minimum of two stakes per bale will be used.
- The contractor will maintain temporary erosion control systems as directed by the Village Engineer.
- Other erosion control measures shall be implemented as deemed necessary by the Village Engineer.

Revisions
12-29-97 PD

Temporary Erosion Control Systems
- Fence can be bolted to wall.

**SPECIFICATIONS**

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<thead>
<tr>
<th>Component</th>
<th>Dimensions</th>
<th>Material</th>
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<tbody>
<tr>
<td>Pickets</td>
<td>5&quot; x 5&quot; max</td>
<td>Iron Sq. Bar</td>
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<tr>
<td>Picket Space</td>
<td>4&quot; Max</td>
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<td>Rails (2)</td>
<td>5&quot; x 1.5&quot; x .125&quot;</td>
<td>Iron Chad</td>
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<td>Iron Tube</td>
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<td>Color</td>
<td>Black</td>
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**Ornamental Iron Fencing**

Revisions

03-07-06 LC
STRAW BALE BARRIER PLAN

BEDDING DETAIL

Angle First Stake Toward Previously Laid Bale

ANCHORING DETAIL

2 Re-Bars, Steel Pickets Or 2”x 2” Stakes Driven 1.5 Ft. To 2 Ft. Into Ground. Drive Stakes Flush With Bales.

NOTES:
1. Bales shall be placed at the top of slope or on the contour and in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4”, and placed so that bindings are horizontal.
3. Bales shall be securely anchored in place by either two stakes or re-bars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bale.
4. Inspection shall be frequent and repair replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.
SILT FENCE PLAN

Filter Fabric

Fastener - Min. No. 10 Gage Wire
4 Per Post Required. (Typ.)

5' Max
(Typ)

2' Min

18' Min
(Typ)

Elevation

Filter Fabric

Direction of Flow

Undisturbed Ground Line

Compacted Backfill

Fabric Anchor Detail

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work
in the area to be protected. They shall be maintained throughout the construction
period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 GROTENXILE
   Table 1 or 2, Class with equivalent opening size of at least 30 nonwoven and 50
   for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-
   section area of 3.0 sq. in.

REFERENCE
Project
Designed
Checked
Approved

NRCS
STANDARD DWG. NO.
IL-620

Natural Resources Conservation Service

DATE 11-30-01

Page 52
ATTACHING TWO SILT FENCES

NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.
INLET PROTECTION
STRAW BALE BARRIER PLAN

NOTES:
1. The immediate land area around the inlet should be relatively flat (less than 1% slope) and located so that the accumulated sediment can be easily removed.
2. The inside edge of the bales shall be a maximum of 2 feet from the edge of the inlet.
3. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE Table 1 or 2, Class 1 with AOS of at least 30 for nonwoven and 50 for woven.
4. Anchors shall be rebar, steel pickets or 2" x 2" stakes, and shall be long enough to extend at least 1.5 to 2.0 feet into the ground when the top is flush with the bale.

REFERENCE
Project
Designed
Checked
Approved

STANDARD Dwg. No.

Sheet 1 of 1

Page 54
HAY OR STRAW DITCH CHECK

TIE DOWN STAKES 4"  
FLOW  
BALE PLACED ACROSS JOINTS IN DITCH BOTTOM  

SECTION A-A

NO MORE THAN 6" EXPOSURE

2" TO 3" EMBEDMENT