

ORDINANCE NO. 921

LAND SUBDIVISION REGULATIONS

FRANKFORT, ILLINOIS

AUGUST 1976

Ordinance 919

Bicentennial Zoning Ordinance

adopted July 19, 1976

Ordinance no 920

Comprehensive Plan

adopted July 19, 1976

Ordinance no. 921

Land Subdivision Regulations

adopted August 2, 1976

THE STAR-HERALD OF FRANKFORT-MOKENA-NEW LENOX

Published by Williams Press, Inc.
FRANKFORT, ILLINOIS 60423

STATE OF ILLINOIS }
COUNTY OF WILL } ss:

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duly sworn, says that he is the authorized agent of
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and by virtue of the laws of the State of Illinois, pub-
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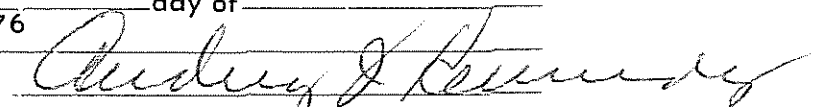
16th Day of December, A.D., 1976

The Star-Herald of Frankfort-Mokena-New Lenox is a
newspaper as defined in Act-Chapter 100, Sections 1
and 5, Illinois Revised Statutes.



Authorized Agent

Subscribed and sworn to before me this _____
16th day of December

A.D. 19 76


Notary Public

LEGAL NOTICE
Public Notice is hereby given that the Village of Frankfort, Will County, Illinois has adopted Ordinance No. 919, entitled, "FRANKFORT BICENTENNIAL ZONING ORDINANCE" and Ordinance No. 921, entitled, "LAND SUBDIVISION REGULATIONS" which said ordinances have been published in pamphlet form and are available for public inspection and purchase at the office of the Village Clerk, Village Hall, 123 Kansas Street, Frankfort, Illinois, during customary office hours.
Dated this 01th day of December, 1976
Village of Frankfort
Will County, Illinois
/s/ Alan Schram, Village Clerk
Legal No. 80758

921

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING
LAND SUBDIVISION REGULATIONS OF THE
VILLAGE OF FRANKFORT,
WILL COUNTY, ILLINOIS

BE IT ORDAINED by the President and Board of Trustees
of the VILLAGE OF FRANKFORT, Will County, Illinois, as fol-
lows:

WHEREAS, it would be in the best interest of the VILLAGE
to adopt the following Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and the
Board of Trustees of the VILLAGE OF FRANKFORT, Will County,
Illinois, as follows:

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ORDINANCE NO.

1401

AN ORDINANCE AMENDING THE VILLAGE OF FRANKFORT
LAND SUBDIVISION REGULATIONS ORDINANCE #921
SO AS TO BROADEN THE SCOPE OF THE REGULATIONS

WHEREAS, Ordinance #921, the Land Subdivision Regulations of the Village of Frankfort, is intended to control the design and construction of subdivision and improvement of land within the Village and within one and one-half miles of the municipal boundaries; and

WHEREAS, Article III of said Ordinance, entitled "Jurisdiction", as presently written applies only to improvements to the land which are required as a result of subdivision; and

WHEREAS, the Board of Trustees of the Village of Frankfort has determined that it is in the best interests of the Village to amend said Article III to have a broader application, such that all improvement or development of land, whether or not involving subdivision, is subject to the regulations and standards of the Land Subdivision Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1 JURISDICTION

That Ordinance No. 921 of the Village of Frankfort, entitled "Land Subdivision Regulations" be and the same is hereby amended as follows:

That Article III, Jurisdiction, is hereby amended to read as follows:

The Village of Frankfort Land Subdivision Regulations shall apply to all subdivisions of land, planned unit developments, or other developments, whether a subdivision is required or not under the law, within the incorporated limits of the Village and within one and one-half (1 1/2) miles of the corporate limits of the Village.

SECTION 3 REPEALER

All other Ordinances or parts or provisions of Ordinances of the Village of Frankfort which are inconsistent with the provisions hereof, are hereby expressly repealed.

SECTION 4 SEVERABILITY

In the event any word, phrase, clause, sentence, paragraph, provision, or section of this Ordinance or any portion thereof shall be held to be unconstitutional, unenforceable, or void, the same shall not affect the validity or enforceability of any remaining words, phrases, clauses, sentences, paragraphs, provisions, or sections thereof.

SECTION 5 EFFECTIVE DATE

The Ordinance shall take effect after its passage, approval, and publication in pamphlet form, as regulated by law.

PASSED this 4th day of January, 1993; with 6 members voting AYE; 0 members voting NAY; and 0 members absent; the President not voting; said vote being:

MARIAN GLUNZ aye _____

ROBERT SALVINO aye _____

KEVIN EGAN aye _____

EARL LINTNER aye _____

JOHN PERISH aye _____

MYRTLE DIMENT aye _____

Johanna M. Mark
VILLAGE CLERK

APPROVED this 4th day of January, 1993

Kenneth R. Biel
VILLAGE PRESIDENT

ATTEST:

Johanna M. Mark
VILLAGE CLERK

VILLAGE OF FRANKFORT
LAND SUBDIVISION REGULATION

ARTICLE I TITLE

SHORT TITLE: This ordinance shall hereafter be known, cited and referred to as the "Land Subdivision Regulations" of the Village of Frankfort and is adopted pursuant to the authorization of Chapter 24 of the Illinois Revised Statutes.

ARTICLE II PURPOSE

The subdivision of land is the first step in the process of urban development. The arrangement of land parcels in the community for residential, commercial, and industrial uses and for streets, alleys, schools, parks and other public purposes will determine to a large degree the conditions of health, safety, economy and amenity that prevail in the urban area. Piecemeal planning of land subdivisions, without correlation to the Village's Comprehensive Plan, could bring about a disastrous disconnected patchwork of plats resulting in poor circulation of traffic and unattractive neighborhoods and communities. Therefore, these regulations and standards for the subdivision and improvement of land for urban use are to make provision for adequate light, air, open space, drainage, transportation, public utilities and other needs to ensure the development and maintenance of a healthy, attractive and efficient community that provides for the conservation and protection of its human and natural resources.

These regulations are designed, intended and should be administered in a manner:

- a. To implement the Comprehensive Plan;
- b. To promote the public health, safety, and general welfare;
- c. To harmoniously relate the development of various tracts of land to the existing community and facilitate the future development of adjoining tracts;
- d. To avoid undue concentration of population and overcrowding of land;
- e. To lessen congestion in the streets and highways;
- f. To provide for adequate light and air;
- g. To facilitate adequate provision for transportation, water, sewage, schools, parks, playgrounds, and other public requirements, and to reconcile any differences of interest;
- h. To provide for proper ingress and egress; and
- i. To insure proper legal description, and proper monumenting of subdivided land to establish and maintain adequate and accurate records of all land subdivisions.

These regulations are established with reasonable consideration for the character of the Village with a view toward conserving the value of buildings upon the land and providing the best possible environment for human habitation. It is intended that these regulations shall supplement and facilitate the enforcement of the provisions and development standards contained in the Building Codes, Official Map Regulations, Zoning Ordinance, and the Comprehensive Plan of the Village.

ARTICLE III JURISDICTION

The Village of Frankfort Land Subdivision Regulations shall apply to all subdivisions of land, as defined herein, located within the Village of Frankfort and within one and one-half ($1\frac{1}{2}$) miles of the corporate limits of the City, in Village, with Chapter 24 of the Illinois Revised Statutes.

ARTICLE IV RULES AND DEFINITIONS

For the purpose of these regulations, certain terms and phrases used herein are defined as follows:

4.1 Rules

In the construction of this ordinance, the rules and definitions contained in this section shall be observed and applied, except when the context clearly indicates otherwise:

- a. Words used in the present tense shall include the future, the words used in the singular number shall include the plural number, and the plural the singular.
- b. The word "shall" is mandatory and not discretionary.
- c. The word "may" is permissive.
- d. The masculine gender includes the feminine and neuter.

4.2 Definitions

ADMINISTRATIVE OFFICER is the officer and assistants thereof designated by the President and Village Board of Frankfort as the officer, responsible for administering and enforcing all of the requirements and provisions of the Frankfort Land Sub-division Regulations.

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

BOARD OF TRUSTEES is the President and Board of Trustees of the Village of Frankfort.

BLOCK is a tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines of waterways, or boundary lines of the Village of Frankfort.

BUILDING is any structure built for the support, shelter, or enclosure of persons, animals, chattels, or moveable property of any kind, and which is permanently affixed to the land.

CENTRAL SEWAGE DISPOSAL SYSTEM is a private sewer system including collection and treatment facilities established by the developer to serve a new subdivision outside the Village but within one and one-half (1½) miles of the corporate limits.

CENTRAL WATER SYSTEM is a private water company founded by the developer to serve a new subdivision. Such a system shall include water treatment and distribution facilities.

COMPREHENSIVE PLAN is the plan made and adopted by the Planning Commission, and all subsequent amendments and supplements thereto, indicating the general locations recommended for the principle streets, parks, public buildings, zoning districts, character and extent of community development and other physical aspects of urban planning on file in the office of the Village Clerk of the Village of Frankfort, Illinois, and in the office of the Recorder of Deeds of Will County, Illinois.

CONTOUR MAP is a map on which irregularities of the land surface are shown by lines connecting points of equal elevations. Contour intervals is the vertical height between contour lines.

CUL-DE-SAC is a local street with only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.

EASEMENT is a grant by a property owner of the use of land for a specific purpose.

FINAL PLAT is the map or plan of record of a subdivision, and any accompanying material, as described in Article XI.

FRONTAGE is the length of the front property line of the lot, lots, or tract of land abutting a public street, road, highway, or rural right-of-way.

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

GRADE, LANDING is the grade required on streets entering major thoroughfares, at points of intersection, as specified herein.

IMPROVEMENT, PUBLIC is any sanitary sewer, storm sewer, drainage ditch, water main, roadway, parkway, sidewalk, pedestrianway, planting strip, off-street parking area, or other facility for which the Village of Frankfort may ultimately assume the responsibility for maintenance and operation.

LARGE-SCALE DEVELOPMENT is a proposed planned development or neighborhood unit which, due to its magnitude, comprehensiveness and design warrants special consideration by the Planning Commission.

LIMITED ACCESS EXPRESSWAY OR HIGHWAY is a trafficway, including toll roads, for through traffic in respect to which owners or occupants of abutting property or lands and other persons have no legal right of access to or from the same, except at such points and in such manner as may be determined by the public authority having jurisdiction over such trafficway.

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

LOT, BUTT is a lot at the end of a block and located between two corner lots.

LOT, CORNER is a lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees.

LOT LINE is a property boundary line of any subdivided lot or any parcel of land held in separate ownership, except that where any portion of the lot extends into the abutting street or alley, such portion of the lot line thereof shall be deemed to be the street or alley line.

LOT, THROUGH (DOUBLE FRONTAGE) is a lot which has a pair of opposite lot lines along two substantially parallel streets, and which is not a corner lot. On a "through lot" both street lines shall be deemed front lot lines.

LOT WIDTH is the horizontal distance between the side lot lines of a lot, measured at the front building setback line.

METES AND BOUNDS is a method of property description whereby properties are described by means of their direction and distances from an easily identifiable location or point.

OUTLOT is a parcel of land within a subdivision and which has been included on a preliminary or final plat but not designated as a buildable lot due to insufficient size and/or frontage or peculiar siting or topographical problems.

OWNER is any person, group of persons, firm or firms, corporate or corporations, or any other legal entity having legal title to the land sought to be subdivided under this ordinance.

PARTIAL UTILITY SUBDIVISION is a subdivision in which public water service is provided, but where public sanitary, sewage disposal services have not been established, and will not be established in the foreseeable future. (usually within the limits of the capital improvements program) as reflected in the adopted Service area plan of the community.

PARTIAL UTILITY SUBDIVISION-TEMPORARY is a subdivision in which public water service is provided, but where public sanitary sewage disposal services have not been established, being located in an area, however, which will be serviced by such public sanitary sewage disposal services within the foreseeable future. (usually within the limits of the capital improvements program as reflected in the adopted service area plan of the community).

PEDESTRIANWAY OR CROSSWALK is a right-of-way across or within a block, for use by pedestrian traffic whether designated as a pedestrianway, crosswalk, or however otherwise designated, and may include utilities where necessary.

PERSON is any individual, firm, association, partnership, corporation, trust, or any other legal entity.

PLANNED DEVELOPMENT shall mean a parcel of land or contiguous parcels of land; of a size sufficient to create its own environment; controlled by a single landowner or by a group of landowners in common agreement as to control; to be developed as a single entity, the environment of which is compatible with adjacent parcels and the intent of the zoning district or districts in which such land area is located. The developer or developers may be granted relief from specific land-use regulations and design standards, and may be awarded certain premiums, in return for assurance of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole and which would not otherwise be required by the zoning ordinance.

PLANNING COMMISSION is that planning commission or other body authorized to consider matters relative to planning, zoning, and subdivision platting, and make recommendations to the Village Board of Trustees of Frankfort, Illinois.

POTENTIAL UTILITY SUBDIVISION is a subdivision in which neither public water nor public sanitary sewage disposal services are available; being an area, however, where both public utilities will be installed within the foreseeable future, (usually within the limits of the capital improvements program) as reflected in the adopted Service Area Plan of the community.

PRE-APPLICATION is a preliminary consultation between the developer and Administrative officials of the Village in order to discuss the developers intent to subdivide land. The pre-application procedure is designed to provide direction for the developer and to eliminate needless costs.

PRELIMINARY PLAT is a map showing the salient features of a proposed subdivision, submitted to the Planning Commission for purposes of preliminary consideration.

PRIVATE SERVICE SUBDIVISION is a subdivision which is located outside the area capable of being served by the existing or proposed utilities; (public water and public sanitary sewage disposal services) and being an area where there is no interest to serve within a reasonable period of time, as determined by the Village Board.

RIGHT-OF-WAY is a strip of land occupied or intended to be occupied by a street, crosswalk, railroad line, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term "right-of-way" for land platting purposes in Frankfort shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way, and not included within the dimensions of areas of such lots or parcels. Rights-of-way intended for streets, crosswalks water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

ROADWAY is a paved portion of a street available for vehicular traffic.

SERVICE DRIVE is a public street, generally paralleling and contiguous to a main-traveled way primarily designed to promote safety by eliminating promiscuous ingress and egress to the right-of-way, and providing safe and properly spaced points of access.

SEWAGE DISPOSAL SYSTEM, INDIVIDUAL is a septic tank seepage tile sewage disposal system or any other sewage treatment device approved by the Village Engineer as being in accordance with the rules of the State Department of Public Health and/or Will County Health provisions, and servicing only one lot.

SIDEWALK is that portion of a street or crosswalkway right-of-way paved or otherwise surfaced, intended for pedestrian use only.

STREET is a public or private right-of-way which affords a primary means of vehicular access to abutting properties, whether designed as a street, avenue, highway, road, boulevard, lane, throughway, or however otherwise designed, but excepting driveways to buildings.

STREET, COLLECTOR is a street which carries traffic from minor streets to the system of major streets and highways, including the principal entrance streets of a residential development and the principal circulating streets within a development.

STREET, HALF is a street bordering one or more property lines of a tract of land in which the subdivider has allocated but part of the ultimate right-of-way width.

STREET, MAJOR is a street designated as such in the Comprehensive Plan or Official Map for Frankfort or by action of the Village Board which is intended to serve a relatively large volume of traffic not originating or terminating in the particular neighborhood.

STREET, MARGINAL ACCESS is a minor street which is parallel and adjacent to a major street or highway, and which provides access to abutting properties and protection from through traffic.

STREET, MINOR is a street of limited continuity used primarily for access to abutting properties and serving local needs of a neighborhood.

SUBDIVIDER is any person or corporation or duly authorized agent who undertakes the subdivision of land as defined herein.

SUBDIVISION is a described tract of land which is to be, or has been divided into two (2) or more lots or parcels, any of which is less than five (5) acres in area. The term subdivision includes resubdivision and, where it is appropriate to the context, relates to the process of subdividing or to the land subdivided. For the purpose of this ordinance, however, the following situations shall not constitute "subdivision".

- a. The division of lots or blocks of less than one (1) acre in any recorded subdivision which meets the minimum size required by the zoning ordinance, and which does not involve any new streets or easements of access.
- b. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- c. The conveyance of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities and other pipe lines, which does not involve any new streets or easements of access.

- d. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- e. 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.
- f. Conveyances made to correct descriptions in prior conveyances.
- g. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

SUBDIVISION MINOR (LOT SPLIT) is any subdivison of a parcel of land; along an existing public street; not involving the opening, widening or extension of any street or road; and involving no more than ten (10) lots.

SUBDIVISION DESIGN STANDARDS are the basic land-planning standards established as guides for the preparation of preliminary plats.

THOROUGHFARE is a street with a high degree of continuity, including collectors, major arterials, and limited access highways.

WATER SUPPLY, INDIVIDUAL is a well and appurtenances supplying only one lot, and subject to the approval of the Village Engineer as being in accordance with the rules of the State Department of Public Health.

ZONING ORDINANCE is the Village of Frankfort Zoning Ordinance, as amended.

ARTICLE V INTERPRETATION AND SEPARABILITY

5.1 Interpretation

- 5.1-1 In their interpretation and application the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.
- 5.1-2 Where the conditions imposed by any provisions of this ordinance upon the subdivision of land are either more restrictive or less restrictive than comparable conditions imposed by any other provisions of this ordinance or of any other applicable law, ordinance, resolution, rule, or regulation of any kind, the regulations which are more restrictive and impose higher standards or requirements shall govern.
- 5.1-3 This ordinance is not intended to abrogate any easement, covenant, or any other private agreement provided that where the regulations of this ordinance are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement, the requirements of this ordinance shall govern.
- 5.1-4 Any subdivision of land which was not lawfully existing at the time of the adoption of this ordinance shall not be made lawful solely by reason of the adoption of this ordinance, and to the extent that said subdivision of land is in conflict in any manner with the requirements of this ordinance, said subdivision of land remains unlawful hereunder.

5.2 Separability

It is hereby declared to be the intention of the President and Board of Trustees of the Village of Frankfort that several provisions of this ordinance be separable in accordance with the following;

- 5.2-1 If any court of competent jurisdiction shall adjudge any provision of this ordinance to be invalid, such judgment shall not affect any other provision of this ordinance not specifically included in said judgment.

5.2-2 If any court of competent jurisdiction shall adjudge invalid the application of any provision of this ordinance to a particular subdivision of land, such judgment shall not affect the application of said provision to any other subdivision of land, not specifically included in said judgment.

ARTICLE VI ADMINISTRATION AND ENFORCEMENT

6.1 Organization

The following offices of the government of the Village of Frankfort are concerned with the administration of this ordinance.

6.1-1 The Village Board of Trustees

The present Village ^{President and} Board of Trustees are vested with the following responsibilities in regard to subdivision control:

- a. Approval or disapproval of all preliminary and final plats referred to it by the Planning Commission.
- b. Approval or disapproval of all variations and exceptions recommended by the Planning Commission.
- c. Amendment of the regulations of this ordinance when found necessary and desirable, as herein-after provided.
- d. Initiation of appropriate proceedings to enforce the provisions of this ordinance.

6.1-2 The Planning Commission

The Planning Commission shall administer the provisions of this ordinance, and in furtherance of said authority, shall:

- a. Maintain permanent and current records of this ordinance, including amendments thereto.
- b. Receive and file all preliminary plats and final plats (together with applications).
- c. Forward copies of the preliminary plat to other appropriate offices and agencies for their recommendations and report.
- d. Forward with recommendations, to the Village Board of Trustees all preliminary plats.
- e. Receive and file all final plats, and check their compliance with the preliminary plat.

- f. Forward , with recommendations to the Village Board of Trustees all final plats.
- g. Make all other determinations required by the regulations herein.

6.1-3 The Village Engineer

The Village Engineer shall review all preliminary subdivision plats and make determinations in the areas of design standards and engineering specifications, as stipulated herein. All of the current applicable federal and state design standards and engineering specifications are located in the office of the Administrator of Frankfort. When necessary he shall cause copies of the preliminary plat to be forwarded to appropriate government agencies.

6.2 Enforcement

- 6.2-1 It shall be the duty of the Administrative officer to enforce this ordinance and bring any violations or lack of compliance herewith to the attention of the Village Attorney .
- 6.2-2 No owner , or agent of the owner , of any parcel of land located in a proposed subdivision shall transfer or sell such parcel before a final plat of said subdivision has been approved by the Board of Trustees in accordance with the provisions of this ordinance , and filed with the Recorder of Deeds of Will County , Illinois.
- 6.2-3 The subdivision of any lot or any parcel of land by the use of metes and bounds for the purpose of sale or transfer by Village Board , or lease with the intent of evading this ordinance will not be permitted. All such described subdivisions shall be subject to all of the requirements and regulations contained in this ordinance.
- 6.2-4 No building or repair permit shall be issued for the construction or repair of any building or structure located on a lot or plot subdivided or sold in violation of the regulations of this ordinance.
- 6.2-5 No plat of subdivision shall be approved which does not comply with all the provisions of this ordinance.

Variations and Exceptions6.3-1 Hardships

Where the Planning Commission find that extraordinary hardships or particular difficulties regarding the physical development of land may result from strict compliance with these regulations, it may recommend variations or exceptions to the regulations so that substantial justice may be done and the public interest secured, provided that such variation or exception shall not have the effect of nullifying the intent and purpose of this ordinance; and further provided the Planning Commission shall not recommend variations or exceptions to the regulations of this ordinance unless it shall make findings based upon the evidence presented to it in each specific case that:

- a. The granting of the variation will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- b. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought, and are not applicable, generally, to other property.
- c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

6.3-2 Large-Scale Developments

The standards and requirements of these regulations may be modified in the case of large-scale developments when the Planning Commission finds that a plan and program for a new neighborhood unit provides adequate public spaces and improvements for the circulation, recreation, light, air, and public utilities service needs of the tract when fully

developed and which also provides such covenants or other legal provisions as will assure conformity and achievement of the plan.

Alternative construction methods, design standards, and required improvements may be approved by the Planning Commission and Board of Trustees if such methods, improvements, and design features are proven to be comparable to the requirements of this ordinance in every respect. For the purpose of securing professional advice and additional reaction to such requested exceptions, the Planning Commission may forward copies to appropriate government agencies.

6.3-3 Conditions

In recommending variations and exceptions the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of the Village of Frankfort Land Subdivision Regulations.

6.3-4 Procedure for a Variance

A petition for any such variance shall be submitted in writing by the subdivider at the time the preliminary plat is filed for consideration by the Planning Commission. The petition shall state fully the grounds for the application and all of the fact relied upon by the petitioner.

6.3-5 Recommendations

Such variations and exceptions as may be recommended by the Planning Commission shall be forwarded to the Board of Trustees in writing, substantiating the recommended variations and/or exceptions. The Board of Trustees may approve such variations or exceptions from the requirements of this ordinance in specific cases as listed on the final plat, which in its opinion do not adversely affect the Comprehensive Plan for the Village or the intent and purpose of this ordinance.

6.4 Appeals

Any person, firm or corporation aggrieved by an objection to a plat or a failure to approve a plat may appeal therefrom, within 60 days of notification of such objection or rejection of the plat, by presenting to a court of record a petition for a writ of certiorari directed to the Board of Trustees of the Village of Frankfort.

6.5 Amendments

For the purpose of promoting the public health, safety, and general welfare, the Board of Trustees may, from time to time, amend the regulations imposed by this ordinance. The Planning Commission shall hold a public hearing on proposed amendments and make recommendations thereon to the Board of Trustees.

6.6 Violations and Penalties

Any person, firm, or corporation who fails to comply with, or violates, any of the provisions of this ordinance shall be subject to a fine of not less than \$25.00 and not more than \$200.00, and each day the violation continues shall be considered a separate offense.

6.7 Fees

6.7.1 Conditions

In order to cover the costs of plan examinations, filing, recording, and other expenses incidental to the approval of a subdivision, the subdivider shall pay a fee at the time of application for approval of a preliminary plat. Such fee shall be based on the projected number of lots to be created. At the time of application for approval of the final plat, the required fee will be recalculated on the basis of the actual number of lots created, and an adjustment of the fee will be made--the subdivider to pay an additional amount or to receive a refund. There shall be no refund of any portion of the fee if the subdivider fails to apply for final approval of the subdivision within the time limit prescribed by these regulations.

6.7-2 Fees and Security Deposits to be Paid for Plat of Subdivision
or Planned Unit Development

Preliminary fees and security deposit: At the time of first submitting a Plat of Subdivision, a Preliminary Plat of Subdivision or a Planned Unit Development to the Village Planner, the Village Plan Commission, the Village Zoning Board of Appeals, the Village Clerk or the Village Board, as the case may be, a preliminary fee together with a security deposit to secure the payment of the final fee as hereinafter provided, shall be paid by the subdivider or developer in accordance with the following schedule:

<u>For a Proposed Sub- division Containing:</u>	<u>The Preliminary Fee Shall be:</u>	<u>The Security Deposit Shall be:</u>
5 acres or less	\$100.00	\$500.00
Over 5 acres but not exceeding 10 acres	150.00	500.00
Over 10 acres but not exceeding 20 acres	200.00	500.00
Over 20 acres	250.00	500.00
Planned Unit Development	500.00	1,500.00

ARTICLE VII PROCEDURE FOR SUBDIVISION APPROVAL

GENERAL GUIDE

STAGE A Preliminary Consultation

1. The SUBDIVIDER submits a letter of intent to the Planning Commission and meets informally with the Planning Commission at the next available meeting to discuss his sketch plan and proposed improvements.
2. The Planning Commission, after checking the proposed sketch plan, advises the subdivider as to the apparent adequacy of the proposed plan.

STAGE B Preliminary Plat

3. The SUBDIVIDER prepares a preliminary plat, including preliminary engineering plans and specifications, and intended dedication or reservation of public lands, and files an application and ten (10) copies of the proposed plat with the Planning Commission.
4. The Planning Commission obtains the required recommendations from the Village Engineer, and other Village officers and then, after applying the provisions of this ordinance, it approves the preliminary plat, or it approves the preliminary plat subject to modification, or it rejects the preliminary plat. Findings are reported to the subdivider in writing.
5. When the preliminary plat meets the requirements of this ordinance, as determined by the Planning Commission, it is given tentative approval, and then referred to the Board of Trustees for tentative approval. Upon approval by the Board, the preliminary plat is returned to the subdivider for compliance with final approval requirements.

STAGE C Final Plat

6. Within six (6) months of the date of the approval of the preliminary plat, the SUBDIVIDER prepares

and submits to the Village Clerk four (4) copies of the final plat incorporating all required modifications together with final engineering plans and specifications to the preliminary plat. The Village Clerk immediately transmits such plat to the Planning Commission and the Village Engineer for their review and recommendations.

7. The Planning Commission determines whether or not the final plat is in conformance with the approved preliminary plat and forwards the plat, with its recommendation, to the Village Board of Trustees.
8. The Board of Trustees approves or rejects the final plat within sixty (60) days of submission by the Planning Commission.
9. Upon receipt of a certified copy of the approved final plat, the Village Clerk, at the expense of the subdivider, records a copy of the approved plat with the Recorder of Deeds of Will County. After proper recording of the plat of subdivision, the developer may proceed to develop and sell the lots of his subdivisi

7.1 Preliminary Consultation

Prior to the submission of the preliminary plat of any proposed subdivision within the jurisdiction of the Village of Frankfort, the subdivider shall make known his intentions to the Frankfort Planning Commission. During this preliminary or pre-application stage, the following actions shall be taken:

7.1-1 Action by the Subdivider

The subdivider shall meet informally with the Planning Commission and Village Engineer for the purpose of presenting a general outline of his proposal, including but not limited to:

- a. Written notification of "letter of intent" from the subdivider to the Planning Commission, establishing the subdivider's intentions as to development of the land.

- b. Sketch plans and ideas regarding land use, street and lot sizes.
- c. Tentative proposals regarding water supply, sewage disposal, surface drainage, and street improvements.

7.1-2 Action by the Planning Commission

The Planning Commission shall discuss the proposed subdivision with the subdivider and advise him of any Village plans which might affect the proposed subdivision; the procedural steps, design and improvement standards; and the general plat requirements. After which, the Planning Commission (in cooperation with the Village Engineer) shall proceed with the following investigations:

- a. Check the existing zoning of the tract and advise the subdivider if a zoning change is necessary or desirable.
- b. Determine the adequacy of existing or proposed schools, parks, and other public spaces in the vicinity of the proposed subdivision.
- c. Inspect the site or otherwise determine its relationship to major streets, utility systems, and adjacent land uses, and determine any unusual problems in regard to topography, utilities, flooding, etc.

7.1-3 Action by the Planning Commission

Upon receipt of the letter of intent and official acknowledgment of same, and upon certification by the Chairman of the Planning Commission that the discussions and investigations described in Section 7.1-2 have been favorably completed, the Planning Commission shall authorize the subdivider in writing to prepare and submit his preliminary plat. The preliminary plat shall be filed no sooner than thirty (30) days from the date of such authorization.

7.2 Preliminary Plat

In planning the developing a subdivision either within the corporate limits or within one and one-half ($1\frac{1}{2}$) miles of the limits of the Village of Frankfort, the subdivider shall respect the following procedure:

7.2-1 Filing of Preliminary Plat

The subdivider shall prepare a preliminary plat of the proposed subdivision, along with preliminary engineering plans and specifications, in accordance with the requirements of Article X of this ordinance, and shall file with the Village Clerk an application in writing for the tentative approval of said plat, accompanied by ten (10) black on white prints or other acceptable reproductions, at least three (3) weeks prior to the meeting of the Planning Commission at which action is desired.

7.2-2 Review and Recommendations

The preliminary plat shall be reviewed by the Planning Commission to determine its conformity to this ordinance and all other ordinances and regulations in force which affect subdivisions. Copies of such preliminary plat shall be transmitted to the President of the Board of Trustees and other Village officers as the Planning Commission shall deem necessary for their recommendations concerning matters within their jurisdiction. Their recommendations in respect thereto shall be transmitted to the Planning Commission not later than thirty (30) days from the date the plat is filed.

7.2-3 Disposition of Preliminary Plat

The Planning Commission shall, within ninety (90) days from the date of application or the filing by the applicant of the last item of required supporting data, whichever date is later, unless such time is extended by mutual consent, tentatively approve or disapprove the plat, or approve it with modifications, noting thereon any changes that will be required. One copy shall be returned to the subdivider with the date of the tentative approval or disapproval, and the reasons therefore accompanying the plat.

If the preliminary plat as originally submitted, or as changed or modified, as required by the Planning Com-

mission, meets the requirements of this ordinance, the Planning Commission shall give it approval, and it shall then be referred to the Village Board of Trustees for approval. If such plat is approved, the Board of Trustees shall accept or reject said plat within thirty (30) days after its next regularly stated meeting following the action of the Planning Commission. If the preliminary plat is disapproved, objections to it shall be noted and it shall be returned to the Planning Commission; if it is approved, the Village Clerk shall affix his signature to it with the notation that it has received approval of the Board of Trustees and it shall then be returned to the subdivider for compliance with final approval requirements.

Approval by the Board of Trustees shall give the applicant the following rights for an eighteen (18) month period from the date of approval:

- a. That the general terms and conditions under which the approval was granted will not be changed by the Village of Frankfort.
- b. That the applicant may submit on or before the expiration date the whole or any logical part of the approved preliminary plat for final approval.

7.2-4 Required Improvements

The subdivider shall install street and utility improvements, and other improvements indicated on the plat, as hereinafter provided. If such improvements are not installed as required at the time the final plat is submitted for approval, the subdivider shall before the recording of his plat, enter into a contract with the Village of Frankfort, agreeing to install the required improvements. The subdivider shall file, with said contract, a surety bond or letter of credit, meeting the approval of the Village Board of Trustees and the Village Treasurer or a certified check in said amount equal to one hundred fifteen percent (115%) of the estimated cost of improvements prepared by the Village Engineer. Such bond or check shall constitute a guarantee that such improvements will be completed

by the subdivider or his subcontractors not later than one (1) year from the date of recording of the plat, except roads which require 1½ years, and that repairs necessitated by defects in material or workmanship will be made during the period not to exceed one (1) year from and after final acceptance of such improvements by the Board of Trustees.

If the improvements are not completed or repairs are not made within the specified time periods, the Board of Trustees may use the bond or the check or any necessary portion thereof to complete or repair same and pay all of its expenses with regard hereto; including, but not limited to, engineering and legal expenses.

Upon completion of the required improvements guaranteed by the bond or certified check, and to ensure that such improvements have been installed "as-built" drawings of the subdivision, indicating location, dimensions, construction materials, and other information required by the Planning Commission, shall be submitted to the Planning Commission, the Village Engineer and Director of Public Works, by the developer of the subdivision.

Governmental units to which these bond and contract provisions apply may file in lieu of said contract or bond, a letter from officers authorized to act in their behalf, agreeing to comply with the provisions of this Article.

Where a subdivision is located in the path of urban development, as indicated by the Comprehensive Plan for Frankfort, Illinois, improvements may be required of a size and capacity necessary to adequately serve adjacent growth. When such "oversized" improvements are required, the Village may, in conformance with the schedule represented by its capital improvement program and/or utility extension master plan, reimburse the subdivider for any construction in excess of what is necessary to serve only his subdivision. Maximum requirements for subdivision improvements shall be determined by the Planning Commission and Village Engineer with final approval by the Board of Trustees.

a. Water Facilities

1. Where a public water main is within 1000 feet, the subdivider shall install adequate water facilities including fire hydrants, subject to the speci-

fications (Ordinance No. 25) and inspection of the Village Engineer, Frankfort Fire Protection District and Public Water Department, the cost of engineering and inspection to be charged to the developer. The location of the fire hydrants shall first be approved by the Village Engineer, Fire Protection District and the Public Water Department.

2. Water main extensions shall be approved by the Environmental Protection Agency or their officially designated agency. If a public utility water system is not available, individual wells may be used provided the provisions of Article IX, Section 9.5-2 of this ordinance are met, and water samples are submitted to and approved by the Village and/or County Health Officer and the Public Water Department. Such an order of approval shall be submitted to the Planning Commission.
3. If a connection to a public water main will be provided as recommended by the Village Engineer, and the Planning Commission and determined by the Board of Trustees, the developer shall make arrangements for future public water service at the time the plat receives final approval.

b. Sewer Facilities

1. Where a public sanitary sewer is within 1000 feet, the subdivider shall install adequate sanitary sewer facilities (including the installation of laterals to the right-of-way), subject to the specifications and inspection of the Village Engineer, Department of Public Works of Frankfort, the cost of inspection, determined on the basis of time devoted to the project at the Village Engineer's wage scale, to be charged to the developer. All construction work in connection with sanitary sewer extension shall be approved by the Environmental Protection Agency, or their officially designated agency.

2. If public sewage facilities are not available and the developer intends to utilize a central sanitary sewage system to service the subdivision, such system shall be subject to approval of the Village of Frankfort upon favorable recommendation from the Village Engineer. All such approved systems shall include a sewer layout so designed as to be compatible with and facilitate any future extension of the Village of Frankfort.
3. If public sewage facilities are not available and the developer does not intend to use a central sanitary sewage system to service the subdivision, minimum lot areas shall conform to the requirements of Article IX, Section 9.5-2 of this ordinance and percolation tests or test holes shall be made as directed by the Village and/or County Health Officer and the results submitted to the Will County Health Department.

Since Frankfort's extra jurisdictional area (1½ miles) falls within the projected regional growth area, pressures for annexation into the Village will be exerted with the accompanying urban services (sewer, water, etc.). Therefore, the Village will use all necessary means to insure that future services will become part of the present publicly owned utilities.

4. Private disposal systems shall comply with all requirements of the Environmental Protection Agency and/or the Will County Health Department. An order from the Village and/or County Health Officer shall be submitted to the Planning Commission approving the sanitation facilities proposed by the developer.

If a connection to a public sanitary sewer will be provided as recommended by the Village Engineer, and the Planning Commission and determined by the Board of Trustees, the developer shall make arrangements for future sewage disposal by a public utility system at the time the plat receives final approval.

In the future, if a public sanitary sewer is accessible and a sanitary sewer is placed in a street or alley, abutting upon property, the owner thereof shall be required to connect to said sewer for the purposes of disposing of waste and it shall be unlawful for any such owner or occupant to maintain upon any such property an individual sewage system.

c. Storm Water

Where a public storm sewer outlet is accessible, the developer shall install storm sewer facilities, or if no outlets are within a reasonable distance, adequate provision shall be made for the disposal of storm waters; subject to the specifications and inspection of the Village Engineer, the cost of engineering and inspection determined on the basis of time devoted to the project at Village wage scales, to be charged to the developer.

d. Street Grading

The subdivider shall furnish drawings which indicate the existing and proposed grades of streets shown on the plat; and, after completion of engineering work on the streets by the Village Engineer and approval of street grades by the Planning Commission, shall grade or cause to be graded the full width of the right-of-way of the streets proposed to be dedicated. The bed for the roadways in the street rights-of-way shall be graded to subgrade, and shall be inspected by the Village Engineer prior to further construction. The cost of engineering and inspection, determined on the basis of time devoted to the project at Village wage scales, shall be charged to the developer. The Village Engineer shall approve the work prior to the time the Planning Commission recommends approval of the final plat.

e. Street and Sidewalk Surfacing

After sewer and water utilities have been installed by the developer, the subdivider shall construct curbs and gutters where required and shall surface or cause to be surfaced roadways to the widths prescribed in Article IX of this ordinance and as indicated on the Official Map of the Village of Frankfort. Said surfacing shall be of such character as is suitable for the expected traffic and in harmony with similar improvements in the surrounding areas. On all streets, construction shall be not less than the following:

<u>Surfacing</u>	Bituminous Asphalt Surface Course Class I (1½" thick)
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Bituminous Asphalt Binder Course
Class I (1½" thick)

Base

Gravel or Crushed Stone Base
Course CA-6 (8" thick)

Alternates

Poz-o-lanic Base Course (6" thick)

BAM Base Course (5" thick)

Portland Cement Concrete (8" thick)

All designated surface treatments shall meet the specifications of the Village of Frankfort and be subject to approval by the Village Engineer. Adequate provision shall also be made for culverts, drains, and bridges. Dedicated walkways shall be improved by the subdivider with a standard Frankfort sidewalk to a grade established by the Village Engineer. Such work shall be done in accordance with plans prepared or approved by the Village Engineer. The work shall be inspected by the Village Engineer, with engineering and inspection costs (determined on the basis of time devoted to the project at Village wage scales) to be charged to the developer.

f. Monuments

The subdivider shall place permanent reference monuments in the subdivision as required herein and as approved by the Village Engineer.

The external boundaries of a subdivision shall be monumented in the field by monuments of stone or concrete, not less than thirty (30) inches in length, not less than four (4) inches square or five (5) inches in diameter, and marked on top with a cross, brass plug, iron rod, or other durable material securely embedded; or by iron rods or pipes at least thirty (30) inches long and two (2) inches in diameter. These monuments shall be placed not more than 1,400 feet apart in any straight line and all subdivision corners, at each end of all curves, at the point where a curve changes its radius, at all angle points along the meander line. Said meander points to be not less than twenty (20) feet back from the bank of any river or stream, except that when such corners or points fall within a street, or proposed future street, the monuments shall be placed in the sideline of the street and so referenced.

All internal boundaries and those corners and points not referred to in the preceding paragraph shall be monumented in the field by iron rods or pipes at least thirty (30) inches long and two (2) inches in diameter. These monuments shall be placed at all block corners, at each end of all curves, at a point where a curve changes its radius, and at all angle points in any line.

All lot corners shall be monumented in the field by iron pipes at least twenty-four (24) inches long and one (1) inch in diameter; or by round or square iron bars at least twenty-four (24) inches long.

The lines of lots that extend to rivers or streams shall be monumented in the field by iron pipes at least thirty (30) inches long and one (1) inch in diameter, or by round or square iron bars at least thirty (30) inches long. These monuments shall be placed at the point of intersection of the river or stream lot line, with a meander line established not less than twenty (20) feet back from the bank of the river or stream.

All such monuments shall be set flush with the ground and planted in such a manner that they will not be removed by frost.

All monuments shall be properly set in the ground by a registered Illinois Land Surveyor and approved by the Village Engineer prior to the time the Planning Commission recommends approval of the final plat.

g. Street Trees

Street trees having a trunk diameter (measured twelve (12) inches above the ground level) of not less than two (2) inches shall be planted along all residential streets, where trees do not already exist, no less than thirty (30) feet nor more than 75 feet apart. Only oak, honey locust, hand maples, ginkgo, or other long-lived shade trees, acceptable to the Village Engineer, and the Planning Commission, shall be planted.

h. Street Lights

Street lights shall be installed to illuminate all roadways and sidewalk surfaces in accordance with design and specification standards approved by the Village Engineer. Street light standards shall be installed within the street parkways and shall be served by underground wiring with connections to a power supply of the electric utility company. A standard shall be located at each street intersection, at the turn-around of each cul-de-sac and elsewhere at intervals of not more than 300 feet alternating on both sides of the roadway.

i. Street Names

Street signs are to be placed at all intersections within or abutting the subdivision, the type and location of which to be approved by the Village Engineer. No street names shall be used which will duplicate or be confused with the names of existing streets. New streets which are extensions of or obviously in alignment with existing streets shall bear the name of the existing streets. Street names shall be subject to the approval of the Board of Trustees.

j. Street Numbers

Street numbers shall be obtained from the Village Clerk's Office and shown on the final plat.

k. Other Improvements

It is also desirable to install other improvements such as electric lines, gas mains, and similar facilities in any subdivision. Whenever the Planning Commission and the Board of Trustees deem it necessary, they may require that any such improvements shall be installed before the plat is approved. The Planning Commission shall require that all utilities and service facilities be placed underground.

l. Topsoil

Topsoil shall not be removed from residential lots or used as spoil, but shall be redistributed so as to provide at least six (6) inches of cover on the lots and between sidewalks and curbs, and shall be stabilized by seeding or planting.

7.3 Final Plat

After approval of the preliminary plat, the subdivider shall prepare and submit to the Planning Commission the final plat incorporating all required modifications to the preliminary plat. During the final plat stage, the following actions shall be taken:

7.3-1 Filing of Final Plat

After he has entered into a contract, guaranteed by a bond, by which he agrees to provide utilities and improvements herein required, or after completion of such utilities and improvements to the satisfaction of the Village Engineer and Planning Commission, the subdivider shall file with the Village Clerk, within twelve (12) months of the date of approval of the preliminary plat, unless such twelve (12) month period is extended by the Planning Commission, the final plat and four (4) reproductions thereof which shall conform to the requirements of Article XI of this ordinance.

The Village Clerk shall forthwith transmit all copies of the final plat to the Planning Commission.

7.3-2 Action by the Board of Trustees

Upon receipt thereof, the Planning Commission shall examine the final plat and all necessary certificates to determine its conformance to the preliminary plat and the requirements established in this ordinance, and shall within thirty (30) days of its submission, unless the time is extended by the Board of Trustees either approve or disapprove said final plat.

If the Plan Commission approves the final plat, such approval and the date thereof shall be noted on the plat over the signature of both the Chairman and Secretary of the Commission and the plat shall be transmitted to the Board of Trustees for the necessary action on the final approval of the plat and for approval of all proposed dedications.

The Board of Trustees shall approve or disapprove the final plat and accept or reject the areas preserved for or dedicated to the public within sixty (60) days of its submission to the Planning Commission unless the subdivider is notified of objections to the plat or the time is extended by agreement with the subdivider.

After the final plat shall have been approved by the Board of Trustees, the Village Clerk shall cause a certified copy of the resolution approving such plat to be attached to the plat and returned to the subdivider. Copies of the resolution and plat shall also be transmitted to the Planning Commission and Village Engineer, and the Village Clerk shall retain one (1) copy for his file. The Village Clerk shall promptly record a reproducible copy of the Subdivision Plat in the Recorder of Deeds office of Will County.

7.4 Subdivision Plat Lying Outside the Corporate Limits Of Frankfort, Illinois and Being Within the Review Jurisdiction of Frankfort

For the subdivision platting of any land lying outside the corporate boundaries of the Village of Frankfort, but within one and one-half (1 ½) miles thereof, the procedure herein before set forth shall apply except for the following modifications:

a. Approval of Preliminary Plat

After approval and recommendation of a subdivision plat by the Frankfort Planning Commission, such plat shall be forwarded to the Frankfort Board of Trustees for approval.

b. Final Plat Approval

After approval and recommendation for a final plat of subdivision by the Frankfort Planning Commission, such plat shall be forwarded to the Frankfort Board of Trustees for approval.

c. Other Required Approvals

Any other approval, certificate, review, inspection, bond, or guarantee required herein shall be handled pursuant to Will County requirements for land subdivision.

ARTICLE VIII GENERAL REQUIREMENTS AND PRINCIPLES

8.1 Particular Attention by the Planning Commission

- 8.1-1** The Planning Commission, in the examination of subdivision plats for approval, and in the application of this ordinance, shall take into consideration the requirements of the community and the best use of the land being subdivided. Particular attention shall be given to width and location of streets, suitability of sanitary utilities, surface drainage, lot sizes and arrangements, as well as local requirements such as parks and playgrounds, school and recreation sites, and other public uses.
- 8.1-2** The Planning Commission shall especially require that all subdivisions conform to the provisions and conditions of the Comprehensive Plan for future development of the Village of Frankfort. Plat approval may be withheld if a subdivision does not conform to the provisions of the Comprehensive Plan.
- 8.1-3** The Planning Commission shall not recommend for approval by the Board of Trustees any plat of subdivision which does not make adequate provision for storm or flood water runoff channels or basins.
- 8.1-4** In all subdivisions due regard shall be given to the preservation of natural features such as large trees, watercourses, historical, and similar features.

8.2 Unsuitable Land

No land shall be subdivided for residential use which is held by the Planning Commission, after investigation by the Village Engineer, to be unsuitable for such use by reason of flooding or bad drainage, adverse earth or rock formation or topography, or any other feature likely to be harmful to the health, safety, or welfare of the future residents in the proposed subdivision or of the community.

8.3 Dedication of Land for Public Use -- General Provisions

- 8.3-1** When a final plat of a subdivision has been approved by the Village Board of Trustees of Frankfort, all required approvals are obtained, and the plat is recorded, such approval by the Board of Trustees shall constitute acceptance for the purpose (s) designated on the plat of all land shown on the plat as dedicated to or reserved for the public use, including street dedications.
- 8.3-2** Whenever a preliminary plan includes a proposed dedication of land for public use and the Planning Commission finds that such land is not required and/or is not suitable for public use, the Planning Commission may either refuse to approve such dedication in the location shown, or require the rearrangement of lot lines in the proposed subdivision to include such land therein.
- 8.3-3** In determining how much land shall be dedicated to public recreation uses as hereinafter set forth, the following land areas shall not be included in such calculations:
- a. Any land area zoned for business or industrial development; and
 - b. Any land required for development of arterial streets, expressways, freeways, state highways, or any other required public rights-of-way which exceeds eighty (80) feet in width.

8.4-1 Specific Requirements

*Amended
6/19/06*

Where a proposed park, playground, community center or other recreational site or facility or police or fire station or library or any other proposed public use included in the Comprehensive Plan for the Village of Frankfort is located in whole or in part in the area being subdivided or made into a planned unit development, the subdivider or developer, as the case may be, shall dedicate said land to the Village or at its request to a public agency or agencies as a part of the final subdivision plat or planned unit development; provided, however, that in no event shall the amount of land required to be dedicated other than the required streets, alleys, flood water retention areas and easements exceed the amount required by the formula hereinafter set forth and provided that any part of such land in excess of said amount shall also be shown on all subdivision plats or planned unit developments (differentiated by symbol from land to be dedicated) and

the acquisition of such additional land needed for parks, playgrounds or other public purposes other than required streets, alleys, flood water retention areas and easements may be acquired by the proper governing bodies or arrangements may be made for the acquisition of such land from the subdivider or developer at the cost of the unimproved land. Land reserved in excess of the amount required by the formula hereinafter set forth shall be reserved for a period not to exceed one year from the date of the recording of the final subdivision plat or planned unit development.

The land at the time of its dedication shall be improved as other land in the subdivision and shall be free and clean of all large rocks, litter, debris, construction rubble and the like and shall be final graded in accordance with the plans and specifications of the subdivision or planned unit development and ready and acceptable for grass seeding, unless otherwise specifically provided in the plans and specifications of the said subdivision or planned unit development as approved by the Village.

The dedication required pursuant to this ordinance shall be in addition to the park contribution required pursuant to Ordinance 2265.

8.4-2 Cash in Lieu of Dedication

*Amended
6/19/06*

In subdivisions or planned unit developments where no land area requirements for public uses are shown on the Comprehensive Plan for the Village of Frankfort or where less than the amount computed in accordance with the formula hereinafter set forth is required for parks, playgrounds, community centers or other public purposes, the subdivider or developer shall dedicate such areas as are shown on the Comprehensive Plan, if any, and, in lieu of the land which otherwise would have been required by the formula hereinafter set forth, shall pay to the Village Treasurer a sum of money equivalent to the value of said land. Any monies received by the Village shall be used for public facilities as determined by the Village Board. The value of the land for purposes of this ordinance shall be \$56,265.00 per acre.

8.4-2A Formula to be Used for Dedication

*Amended
6/19/06*

In addition to the required streets, alleys, flood water retention areas and easements, the subdivider or developer shall dedicate for public purposes 5 acres of land per 1000 persons estimated to be generated by the subdivision or planned unit development. The number of persons estimated to be generated by a subdivision or planned unit development shall be computed in accordance with the following table:

<u>Type of Dwelling Unit</u>	<u>Population Per Unit</u>
A) Detached Single-Family	3.23
B) Attached Single-Family	2.59
C) Apartments	2.00
D) Mobile Homes	1.95

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8.4-3 Unsuitable Land

Whenever the Planning Commission finds that land for parks, playgrounds, community centers or other recreational facilities are not required or are not suitable for such recreational facilities, or where the Planning Commission finds that the area to be subdivided is too small to warrant dedication of land, the Planning Commission may reject all dedications of land and require cash payments in lieu thereof, in accordance with Section 8.4-2.

8.4-4 Reservation of Other Public Spaces and Sites

The following shall apply:

1. Preliminary Plan to Accomodate Planned Public Spaces

Whenever a tract of land to be subdivided includes a proposed street, highway, or parkway, or proposed site for a school, fire station or other public use as indicated on the Comprehensive Plan of the Village of Frankfort, such space shall be suitably incorporated by the developer into his subdivision plat after proper determination of its necessity by the Planning Commission and the appropriate Village office or other public agency concerned with the acquisition development and use of each such site.

2. Requirements for Adequate Open Space

a. School, Park, and Playground Sites

Unless appropriate provision for dedication or donation of school, fire station and other public use spaces has been made by the Board of Trustees in a previous action, such as in the case of required dedications or of a large-scale development involving multiple land uses, any required school, fire station, or other public use sites shall be acquired by the School District or the appropriate Village, County or state agency.

3. Acquisition of Land for Public Use

The Planning Commission shall consider all preliminary plans and adopted or proposed studies related thereto, to determine the need for acquisition for public use of any of the land included in the preliminary plan. Land may be acquired for: public school sites, fire station, police stations, parks, playgrounds, municipal public utilities, or other public recreation areas, or other public purposes as provided by law.

a. Referral to Public Body

The Planning Commission shall refer the plat to the public body concerned with acquisition for its consideration and report. The Planning Commission may propose alternate areas for such acquisition and shall allow the public body or agency forty-five days for reply. The agency's recommendation if affirmative, shall include a map showing generally the boundaries and area of the parcel to be acquired and an estimate of the time required to complete the acquisition.

b. Notice to Property Owner

Upon receipt of an affirmative report from the specific agency, the Planning Commission shall notify the property owner, and the subdivider shall appropriately indicate on the preliminary plat and final plat the generalized boundary of that area proposed to be acquired by the public body.

c. Duration of Land Reservation

The acquisition of land reserved by a public agency as shown on the final plat shall be initiated by such agency after approval of the final plat, and after proper notification, in writing, from the property owner that he intends to develop the land. Such letter of intent to develop shall include a general description of the proposed development and the approximate time schedule of construction.

Failure on the part of the public agency to initiate acquisition via condemnation proceedings within twelve (12) months shall result in the removal of the "reserved" designation from the property involved and the freeing of the property for immediate development.

8.5 Vacation of a Plat of Subdivision

Any plat or any part of a plat may be vacated by the owner of the premises, at any time before the sale of any lot therein, by a written instrument, to which a copy of such plat shall be attached, declaring the same to be vacated.

Such an instrument shall be approved by the Board of Trustees in like manner as plats of subdivisions. The Board of Trustees may reject any such instrument which abridges or destroys any public rights in any of its streets or alleys. Such an instrument shall be executed, acknowledged or approved, and recorded or filed, in the like manner as plats of subdivisions; and being duly recorded, or filed, shall operate to destroy the force and effect of the recording of the plat so vacated, and to divest all public rights in the streets, alleys, and public grounds, and all dedications laid out or described in such plat.

When lots have been sold, the plat may be vacated in the manner herein provided by all the owners of lots in such plat joining in the execution of such writing.

8.6 Land Abutting a Private Way Outside the Village

No person shall sell any parcel of land of one (1) acre or less in size, located outside the corporate limits of the Village of Frankfort, if it abuts a road which has not been accepted as a public road unless the seller informs the purchaser in writing of the fact that the road is not a public road and is not required to be maintained by the county or township within which it is located.

8.7 Subdivisions Created by Successive Divisions

Whenever a parcel of land is subdivided into lots containing one (1) or more acres and there are indications that such lots will eventually be subdivided into smaller building sites, the Board of Trustees may require that such parcels of land be divided so as to allow for the future opening of streets and the ultimate extensions of adjacent streets. Easements providing for the future opening and extension of such streets may be made a requirement of the plat.

8.8 Approval of Land Division Other Than Subdivision Without a Plat

Notwithstanding the provisions set forth in Section 8.1 through 8.7 of Article VIII inclusive, minor subdivision (normally referred to as "Lot Splits") shall be permitted and approved by the Planning Commission, without filing a subdivision plat as required by this ordinance, in accordance with the following:

8.8-1 Purpose

The purpose of this section is to permit the subdivision of a parcel of land:

- a. Along an existing dedicated or deeded public street;
- b. Not involving the opening, widening or extension of any street or road; and
- c. Which parcel of land results in not more than ten (10) lots, all of which must meet the minimum area requirements of the zoning ordinance of the Village of Frankfort.

8.8-2 Procedure

If the Planning Commission acting through the designated Administrative Officer is satisfied that a proposed minor subdivision (Lot Split) is not contrary to the herein established platting and subdividing rules and regulations and such plat is not contrary to the Frankfort Zoning Ordinance, such Planning Commission or its Administrative Officer shall approve same within fourteen (14) working days of the date of submission.

8.8-3 Final Disposition

After a minor subdivision (Lot Split) has been approved by the Planning Commission or the Administrative Officer, the plat or other graphic representation of such minor subdivision shall be stamped, "Approved by the Planning Commission, No plat required", and shall be signed by the Planning Commission Chairman and the Administrative Officer, and shall be transmitted to the Board of Trustees for similar action. The Board of Trustees shall within fourteen (14) working days approve or disapprove such minor subdivision.

After the minor subdivision (Lot Split) has been stamped, approved and signed as hereinabove provided, it shall be filed and recorded for record with the Recorder of Deeds of Will County.

8.8-4 Improvements

All minor subdivision (Lot Splits) are required to provide permanent monuments as hereinbefore required under Section 7.2-4 g of this ordinance.

ARTICLE IX DESIGN STANDARDS

9.1 Conformance to Applicable Rules and Regulations

In addition to the design standards established herein, all subdivision plats shall comply with the following laws, ordinances, rules and regulations:

- a. The provisions of Chapter 24, Illinois Revised Statutes.
- b. The Village of Frankfort Zoning Ordinance and all other applicable ordinances of the appropriate jurisdiction.
- c. The Comprehensive Plan, Public Utilities Plan, Official Map of the Village of Frankfort or any portions thereof.
- d. The special requirements of this ordinance and any rules of the Village of Frankfort, the Environmental Protection Agency, (State of Illinois) and Will County Public Health Department relating to lot size and lot elevation if the subdivision is not served by public water or by a public sewer and provision for one or both of these services has not been made.
- e. The rules of the State Division of Highways relating to safety of access and the preservation of the public interest and investment in the streets if the subdivision or any lot contained therein abuts a state truck highway or connecting street.
- f. All design, dimensions, materials and methods of construction of improvements not specifically established in Article IX, shall conform to applicable Federal, State and Village of Frankfort regulations, said regulations being located in the Office of the Village Clerk.

9.2 Streets and Alleys

9.2-1 General Considerations

Streets shall be designed and located in relation to existing and planned streets, to topographical conditions and natural terrain features such as streams and existing tree growth, to public convenience and safety, and in appropriate relation to the proposed uses of land to be served by such streets.

9.2-2 Arrangement

- a. All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way as established on the Official Map.

- b. All thoroughfares shall be properly related to special traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.
- c. Minor streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient, safe access to property.
- d. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.
- e. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Planning Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.
- f. In business and industrial developments the streets and other accessways shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas so as to minimize conflict of movement between the various types of traffic.

9.2-3 Railroads and Highways

Railroad rights-of-way and limited access highways where so located as to affect the subdivision of adjoining lands shall be treated as follows:

- a. In residential districts a buffer strip at least 25 feet in depth in addition to the normal depth of the lot required in the district shall be provided adjacent to the railroad right-of-way or limited access highway. This strip shall be part of the platted lots and shall be designated on the plat: "This strip is reserved for the planting of trees and shrubs by the owner. The placement of structures hereon is prohibited." (See Figure 1, page 70 of Appendix A).

- b. In districts zoned for business, commercial, or industrial uses the nearest street extending parallel or approximately parallel to the railroad shall, wherever practicable, be at a sufficient distance therefrom to ensure suitable depth for commercial or industrial sites.
- c. Streets parallel to the railroad when intersecting a street which crosses the railroad at grade shall, to the extent practicable, be at a distance of at least 150 feet from the railroad right-of-way. Such distance shall be determined with due consideration of the minimum distance required for future separation of grades by means of appropriate approach gradients.

9.2-4 Access to Major Streets

Where a subdivision borders on or contains an existing or proposed major street, the Planning Commission may require that access to such streets be limited by one of the following means.

- a. The subdivision of lots so as to back onto the major street and front onto a parallel local street; no access shall be provided from the major street and screen planting shall be provided in a strip of land along the rear property line of such lots.
- b. A series of culs-de-sac, U-shaped streets, or short loops entered from and designed generally at right angles to such a parallel street, with the rear lines of their terminal lots backing onto the major street.
- c. A marginal access or service street (separated from the major street by a planting or grass strip and having access thereto at suitable points).

The number of residential streets entering a major street shall be kept to a minimum.

9.2-5 Minor and Collector Street Standards

The following minimum standards shall apply to the design of minor residential streets, including marginal access streets:

(See Chart on following page)

	Right-of-Way Width	Residential Lots less than 20,000 Square Feet in area	Pavement Width Subdivisions Lots 20,000 Square Feet or more in area	Manufacturing or Business Subdivision	Type of Curb	Sidewalk Width	Horizontal Alignment (Minimum sight distance)	Minimum Center Line Radius	Design Speed
	(Feet)	(Feet)	(Feet)	(Feet)		(Feet)	(Feet)	(Feet)	(MPH)
Collector Street	80	40	40	40	Vertical	5	250	350	35
Minor Street	66	32	32	40	Roll	4	200	250	30
Cul-de-Sac Street	66	32	32	40	Roll	4	200	250	30
Half Street (When permitted)	30	20	20	not permitted	Roll	4	200	250	30
Frontage Road	40	26	26	36	Roll	4	200	250	30
Alleys	24	20	20	20	None	None	N/A	N/A	N/A

NOTES:

- 1 - Sidewalks shall be located with the outer edge one (1) foot inside of the Right-of-Way line unless otherwise approved by the Planning Commission.
- 2 - Cul-de-Sac Streets turn around areas shall have a minimum pavement radius of forty-two (42) feet measured from the center to the back of the curb or outer edge of roadway pavement , and subject to checking by the Frankfort Fire Protection District.

9.2-6 Major Arterials and Nonresidential Streets

The right-of-way and pavements widths of all major arterials shall be that indicated on the Official Map of the Village of Frankfort, or if no width is indicated there, such width and all other design standards shall be determined by the Planning Commission upon recommendations of the Village Engineer. In no case shall the right-of-way width of a major arterial be less than eighty (80) feet.

Design standards for minor and collector streets in non-residential (commercial or industrial) subdivisions or parts of subdivisions shall be determined by the Planning Commission upon recommendation of the Village Engineer. In no case shall design standards be less than the minimum standards for a low-density residential subdivision.

9.2-7 Street Grades

The grade of major streets shall not exceed three percent (3%) unless necessitated by exceptional topography and approved by the Planning Commission. The grade of all other streets shall not exceed five percent (5%). The minimum grade of all streets shall be five-tenths of one percent (0.5%). Pedestrianways or crosswalks shall not exceed twelve percent (12%) grade unless steps of an approved design are to be constructed.

9.2-8 Vertical Curves

All changes in street grades shall be connected by vertical curves of a minimum length in feet equivalent to the algebraic difference in the percent of grade times a K factor; such K factor to be derived as follows:

<u>Design Speed</u>	<u>K Factor</u>	
	Crest Curve	Sag Curve
30	30	35
35	45	45

No vertical curves shall be required on minor streets or collector streets where the algebraic difference in percent of grade is less than one percent (1%).

9.2-9 Tangents

A tangent at least 100 feet in length shall be introduced between reverse curves on major arterials and collector streets.

9.2-10 Culs-de-sac or Dead-End Streets

- a. A cul-de-sac or dead-end street serving less than 25 dwelling units shall not exceed 1,000 feet in length. Culs-de-sac serving 25 or more dwelling units shall not exceed 500 feet in length.
- b. The diameter of a cul-de-sac turnaround (measured at the outside right-of-way) shall be not less than 124 feet. Pavement diameter of a cul-de-sac turnaround shall be not less than 90 feet.

9.2-11 Half-Streets

Street systems in new subdivisions shall be laid out so as to eliminate or avoid half-streets. Where an existing half-street is adjacent to a new subdivision, the other half of the street shall be dedicated by the subdivider. Where a new subdivision abuts an existing street of inadequate right-of-way width, additional right-of-way width may be required to be dedicated by the subdivider to meet the requirements of this section.

9.2-12 Street Intersections

- a. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than 75 degrees shall not be acceptable. Not more than two (2) streets shall intersect at any one point unless specifically approved by the Planning Commission. (See Figure 2, page 70, Appendix A).
- b. Proposed new intersections along one side of an existing street shall wherever practicable coincide with any existing intersections on the opposite side of such street. Street jogs with center line offsets of less than 150 feet shall not be permitted. Where streets intersect

major streets, their alignment shall be continuous
(See Figure 3, page 71, Appendix A.)

- c. Minimum curb radius at the intersection of any two (2) local streets shall be at least 25 feet. Alley intersections and abrupt changes in alignment within a block shall have the corners cut off in accordance with standard engineering practice, to permit safe vehicular movement.
- d. Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than two percent (2%) grade a distance of sixty (60) feet, measured from the nearest right-of-way line of the intersection street. (See Figure 4, page 71, Appendix A).
- e. Where any street intersection will involve earth banks or existing vegetation inside any lot corner that could create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to provide an adequate sight distance.

9.2-13 Alleys

- a. Alleys shall be provided in all business, commercial, and industrial districts, except that the Planning Commission may waive this requirement where other definite and suitable provision is made for service access such as off-street loading and parking, consistent with and adequate for the uses proposed, and in accordance with the provision of the Village of Frankfort Zoning Ordinance.
- b. The width of alleys shall not be less than 24 feet.
- c. Dead-end alleys are prohibited except under very unusual circumstances; and crooked and "T" alleys shall be discouraged. Where dead-end alleys are unavoidable, they shall be provided with adequate turnaround facilities at the dead end.

- d. Alleys shall not be approved in residential subdivisions of a density less than seven (7) dwelling units per acre. Where deemed necessary for access to off-street parking or loading areas or for municipal services, alleys may be approved in higher density subdivisions.

9.3 Easements

- 9.3-1 Easements across lots or centered on rear or side lot lines shall be provided for utilities (private and municipal) where required by the Planning Commission; such easements to be at least ten (10) feet wide. Proper coordination shall be established between the subdivider and the applicable utility companies for the establishment of utility easements. (See Figure 5, page 72, Appendix A.)
- 9.3-2 Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width or construction or both as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.

9.4 Blocks

9.4-1 Residential Blocks

- a. Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads, or waterways.
- b. The lengths, widths, and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed 2,000 feet nor be less than 400 feet in length. Wherever practicable, blocks along major arterials and collector streets shall be not less than 1,000 feet in length.
- c. Pedestrianways or crosswalks, not less than ten (10) feet wide, may be required by the Planning Commission

through the center of blocks more than 800 feet long where deemed essential to provide circulations or access to schools, playgrounds, shopping centers, transportation or other community facilities.

9.5 Lots

9.5-1 In general, the size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Lot dimensions shall conform to the requirements of the Village of Frankfort Zoning Ordinance.

9.5-2 For reasons of health and sanitation the density of residential subdivisions shall be directly related to the availability of public water and sewer service. Residential lot sizes, regardless of jurisdictional boundary, shall meet the minimum requirements hereinafter established and shall comply with the rules and regulations of the State Department of Public Health. The following types of subdivisions, meeting the following requirements as to (1) minimum lot frontage, (2) maximum lot frontage, (3) minimum lot area, and (4) placement of structures shall be permitted.

- a. Full Utility Subdivision: In a full utility subdivision the developer may establish zoning lots which comply with all the District provisions of the Village of Frankfort Zoning Ordinance.
- b. Partial Utility Subdivision: In a partial utility subdivision, the developer may establish zoning lots which provide not less than 27,000 square feet of lot area, and maintain a maximum frontage at the building setback line of 180 feet. Each such zoning lot designed and approved in a partial utility subdivision shall contain not less than two (2) lots neither of which shall be less than ninety (90) feet wide at the building setback line, numbered as follows: "Lot # A and B." Building permits shall be issued on only one of such lots until such time as full public utilities are provided; provided, however, the remaining lot(s) may be utilized for the installation and maintenance of an individual sewage disposal system.

- c. Partial Utility Subdivision-Temporary: In a temporary partial utility subdivision, the developer may establish zoning lots which provide not less than 27,000 square feet of lot area, and maintain a minimum frontage at the building setback line of 180 feet. Each such zoning lot designed and approved in a temporary partial utility subdivision shall contain not less than two (2) lots neither of which shall be less than ninety (90) feet wide at the building setback line, numbered as follows: "Lot # A and B." Building permits shall be issued on only one of such lots until such time as full public utilities are provided; provided, however, the remaining lots may be utilized for the installation and maintenance of an individual sewage disposal unit.
- d. Potential Utility Subdivision: In a potential utility subdivision, a developer may establish zoning lots which provide not less than 40,000 square feet of lot area, and maintain a minimum frontage at the building setback line of 270 feet. Each such zoning lot designed and approved in a potential utility subdivision shall contain not less than three (3) lots, none of which shall be less than ninety (90) feet wide, at the building setback line, numbered as follows: "Lot # , A, B and C." Building permits shall be issued on only one of such lots until such time as full public utilities are provided; provided, however, the remaining lots may be utilized for the installation of private wells and/or individual sanitary sewage disposal units.
- e. Private Service Subdivision: In a private service subdivision, a developer may establish zoning lots which provide not less than 40,000 square feet of lot area, and maintain a minimum frontage at the building setback line of 180 feet.

9.5-3 Depth and width of properties reserved or laid out for business commercial, or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated, as established in the Frankfort Zoning Ordinance.

9.5-4 Where residential lots fronting on major streets or highways are permitted by the Planning Commission, they should be platted with extra depth to permit generous distances between

the buildings and such trafficways. Where lots front on major streets, the normal building setback line shall be increased by an additional twenty (20) feet. Business, commercial, or industrial buildings in residential blocks shall be provided with setbacks at least equal to the setback of the residential properties in that block and shall comply with all applicable zoning requirements.

- 9.5-5 Every lot shall front on or abut a public street. Lots with access only to private drives or streets shall be permitted only with the approval of the Planning Commission.
- 9.5-6 Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.
- 9.5-7 Lots at right angles to each other shall be avoided wherever possible, especially in residential areas.
- 9.5-8 Side lot lines shall be approximately at right angles or radial to street lines.
- 9.5-9 Corner lots for residential use shall have extra width to permit appropriate building setback from and orientation to both streets.
- 9.5-10 Lot lines shall follow municipal boundary lines whenever practicable, rather than cross them.
- 9.5-11 Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arteries, or to overcome specific disadvantages of topography and orientation.

9.6 Water Mains

Water mains shall be not less than six (6) inches in diameter, with all necessary valves and appurtenances, of a design and material approved by the Village Engineer. Details on specifications are on file in the Frankfort Village Hall.

9.7 Sanitary Sewers

Sanitary sewers shall be not less than eight (8) inches in diameter, together with all necessary appurtenances, of a design and material approved by the Village Engineer. Details on specifications are on file in the Frankfort Village Hall.

9.8 Storm Sewers

The storm water drainage system shall be separate and independent of the sanitary sewer system. Storm sewers shall be designed by the rational method, and a copy of design computations shall be submitted with the plans. Surface water drainage patterns shall be shown for each and every lot and block. All storm water drainage design and material shall be subject to the approval of the Village Engineer.

Inlets shall be placed in the street gutters at all street intersections and elsewhere as required by the terrain, but shall not be spaced more than 400 feet apart along the gutter. Where curbs and gutters are not required, adequate culvert pipes shall be provided at all street intersections, driveway approaches and at other locations considered necessary by the Village officials to provide adequate flow of storm water. Materials, sewer and manhole arrangement and details of design of all storm drainage facilities shall be subject to the approval of the Village Board of Trustees.

ARTICLE X PRELIMINARY PLATS

Every proposed subdivision shall be submitted to the Planning Commission for tentative or conditional approval in the form of a preliminary plat prior to the submission of a final record plat. The preliminary plat is not intended to be a final record plat and must be prepared in such form as not to be confused with a final record plat. Its purpose is to show graphically all facts needed to enable the Planning Commission and other public bodies to determine whether the proposed layout of the land in question is satisfactory from the standpoint of the public interest. The preliminary plat shall be prepared by a qualified professional, trained and experienced in the layout of subdivisions.

The following graphic and descriptive items are normally required to be shown on the preliminary plat and the accompanying application for approval. The lack of information under any item specified herein, or improper information supplied by the applicant, shall be cause for disapproval of a preliminary plat.

10.1 Application for Approval

Written application by the owner, or his agent, for approval, on forms furnished by the Planning Commission shall accompany each preliminary plat and contain the following information:

10.1-1 Name for File Identification

- a. Name of subdivision if property is within an existing subdivision.
- b. Proposed name if not within a previously platted subdivision. The proposed name shall not duplicate the name of any plat previously recorded in Will County.
- c. Name of property if no subdivision name has been chosen. (This is commonly the name by which the property is locally known.)

10.1-2 Location and Description of Property

Location of property by government lot, section, township, range, and county.

10.1-3 Basic Facts and Proposals Pertaining to the Property

- a. Size of tract in acres or of existing lots, if any, in square feet.
- b. Existing zoning classification of property and any rezoning proposed to be requested.
- c. Number of lots proposed in subdivision.
- d. Area of lots proposed; minimum, average, and maximum.
- e. Proposed type of water and sewer facilities.
- f. Any other proposals, such as parcels of land intended to be dedicated, conveyed, or reserved for public use, and the conditions proposed for such disposal and use.

10.1-4 Information as to Ownership, Preparation of Plat, and Submission thereof

- a. Name and address, including telephone number, of legal owner or agent of property and citation of last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantor, grantee, date and land records reference.
- b. Citation of any existing legal rights-of-way or easements affecting the property.
- c. Existing covenants on the property, if any.
- d. Name and address, including telephone number, of the professional responsible for the subdivision design shall be shown on the preliminary plat as submitted -- Registered Professional Engineer of Illinois, responsible for the design of public improvements, and Registered Illinois Land Surveyor, responsible for surveys.

10.2 The Drawing

The preliminary plat shall be drawn with waterproof nonfading black ink or legibly drawn with pencil on tracing cloth or tracing paper of good quality at a scale of not more than 100 feet to the inch, and shall show correctly on its face the following information:

- a. Date, scale, and north point.
- b. The proposed subdivision name (must be the same as that specified in the application).
- c. The name and address of the owner, the subdivider, and the surveyor preparing the plat.
- d. Location of the subdivision by government lot, quarter section, section, township, range, and county.
- e. A vicinity sketch or small-scale drawing of the section or area within which the subdivision lies, with the location of the subdivision indicated thereon.
- f. The exact length and bearing of the exterior boundaries of the subdivision. Dimensions shall be expressed in feet and decimals of a foot.
- g. Location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land.
- h. Zoning on and adjacent to the subdivision.
- i. Location, width, and names of all existing and platted streets, alleys, and other public ways and easements, railroad and utility rights-of-way, parks, cemeteries, watercourses, drainage ditches, permanent buildings, bridges, and other pertinent data as determined by the Planning Commission.
- j. The water elevations of adjoining lakes or streams at the date of the survey and the approximate high and low water elevations of such lakes or streams. All elevations shall be referred to the U. S. G. S. datum plane.
- k. If the subdivision borders a lake, river, or stream, the distances and bearings of a meander line established not less than 20 feet back from the ordinary high-water mark of such waterways.
- l. Layout, width, and grades of all new streets and rights-of-way, including alleys, highways, easements

for sewers and water mains, and other public utilities.

- m. Existing sewers, water mains, culverts, and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sanitary and storm sewers are to be indicated in a general way upon the preliminary plat.
- n. Plans of proposed utility layouts (water, sewers, and storm drains) showing connections to any existing or proposed utility system.
- o. Approximate dimensions and areas of lots.
- p. Approximate radii of all curves, length of tangents, and central angles on all streets.
- q. Approximate location and area of all property proposed to be dedicated or reserved for public use or to be reserved by deed covenant for use of all property owners in the subdivision, with the conditions if any, of such dedication or reservation.
- r. Contours at vertical intervals of not more than two (2) feet or at more frequent intervals if required by the Planning Commission for land with unusual topography.
- s. Street profile plans for all existing and proposed streets, containing information specified by the Planning Commission.

ARTICLE XI FINAL PLATS

11.1 Final Plat May Constitute a Portion of The Approved Preliminary Plat

A final plat may constitute only a portion of the area contained in approved preliminary plat provided that the public improvements to be constructed in the area covered by the plat are sufficient by and of themselves to accomplish a proper development and to provide adequately for the health, safety, and convenience of the proposed residents therein and for adequate access to contiguous areas.

11.2 Application for Approval

Written application by the owner of his agent for approval on forms furnished by the Planning Commission, shall accompany each final plat and shall contain the following information:

- a. Name of subdivision (which is subject to approval by the Board of Trustees and should be cleared with the Planning Commission prior to submission of the plat) and description of blocks and lots included on plat.
- b. Location of subdivision by government lot, section, township, range, and county.
- c. Name, date of approval, and file number of the preliminary plat upon which the final plat is based.
- d. Zoning classification of the property.
- e. Total number of lots and/or parcels included on the plat.
- f. Total area shown on the plat, including streets, and total area dedicated to public use, if any.
- g. Existing or proposed covenants, if any. Reference shall be made to any private restrictions, and plats shall contain proper acknowledgements of owners and mortgagees accepting said platting and restrictions.
- h. Name and address, including telephone number, of the owner of his agent and the surveyor who prepared the plat.

- i. Submission of final engineering plans and specifications for all water systems, sanitary sewage disposal systems and all storm drainage facilities, showing connection to any existing or proposed utility system.
- j. Final engineering drawings showing street profile plans for all existing and proposed streets, containing all information required by the Village Engineer and the Planning Commission.

11.3 The Drawing

The final plat shall be drawn with waterproof non-fading black ink, at a scale of not more than 100 feet to the inch, on muslin-backed white paper of four (4) mil transparent Mylar, 29 inches wide by 29 inches long, or in a form deemed acceptable by the Planning Commission. When more than one (1) sheet is used for any plat, each sheet shall be numbered consecutively and shall contain a notation giving the total number of sheets in the plat and showing the relation of that sheet to the other sheets, and each sheet shall bear the name of the subdivision. Each plat shall show correctly on its face the following information:

11.3-1 Map and Engineering Information

- a. Date, scale, and north point.
- b. The exterior boundaries of the land surveyed and divided.
- c. All monuments erected, corners and other points established in the field in their proper places. The material of which the monuments, corners of other points are made shall be noted at the representation thereof or by legend, except that lot corners need not be shown. The legend for metal monuments shall indicate the kind of metal, the diameter, length, and weight per lineal foot of the monument.
- d. The exact length and bearing of the exterior boundaries, the boundary lines of all blocks, public grounds, streets and alleys, and all lot lines, except that when the lines in any tier of lots are parallel, it shall be sufficient to mark the bearings of the outer lines on one tier thereof. Easements shall be shown by center line and width when lines are parallel to a boundary,

otherwise boundary bearings and distances shall be shown. Where the exterior boundary lines show bearings or lengths which vary from those recorded in abutting plats or certified surveys, there shall be the following note placed along such lines, "recorded as (show recorded bearing or length or both)."

- e. Blocks, if designated, shall be consecutively numbered, or lettered in alphabetical order. The blocks in numbered additions to subdivision bearing the same name shall be numbered or lettered consecutively through the several additions.
- f. All lots in each block consecutively numbered. Outlots shall be lettered in alphabetical order. If blocks are numbered and lettered, outlots shall be lettered in alphabetical order within each block.
- g. The exact width of all easements, streets, and alleys.
- h. All lake or stream shore meander lines established by the surveyor in accordance with Section 7.2-4f of this ordinance, the distances and bearings thereof, and the distance between the point of intersection of such meander lines with lot lines and the ordinary high-water mark.
- i. The center line of all streets.
- j. The number of degrees and minutes in all exterior boundary and block angles. When such angles are between a curve and its tangent, the angle shown shall be that between the tangent and the main chord of the curve; when between curves of different radii, the angle between the main chords.
- k. When a street is on a circular curve, the main chords of the right-of-way lines shall be drawn as dotted lines in their proper places; and either on them, or in an adjoining table, shall be noted their bearings and lengths, the radius of the circle of which curve is a part, the central angle subtended and the tangent bearing at either the point of curve or point of tangency. The lot lines may be shown in the same manner or by bearings and distances. When a circular curve of 30-foot radius or less is used to round off the

intersection between two straight lines, it shall be tangent to both straight lines, it shall be sufficient to show on the plat the radius of the curve and the tangent distances from the points of curvature to the point of intersection of the straight lines.

1. When strict compliance with a provision of this section will entail undue or unnecessary difficulty or tend to render the plat more difficult to read, and when the information on the plat is sufficient for the exact retracement of the measurements and bearings or other unnecessary dimensions, the Planning Commission, upon the recommendations of the Village Engineer, may waive such strict compliance.

11.3-2 Name, Location and Position

The name of the subdivision shall be printed on the plat in prominent letters, and the following information relating to the position and location of the subdivision shall be shown thereon:

- a. The location of the subdivision by government lot, recorded private claim, quarter section, section, township, range, and county noted immediately under the name given the subdivision.
- b. The exact location of the subdivision, indicated by distances and bearings with reference to a corner or corners established in the U.S. Public Land survey.
- c. A small drawing of the section, or governmental subdivision of the section, in which the subdivision lies, with the location of the subdivision indicated thereon. This drawing shall be oriented on the sheet in the same direction as the main drawing.
- d. Where provision is made for access to any lake or stream, the plat shall show the area over which access is provided to the lake or stream together with a small-scale drawing clearly indicating the location of the subdivision in relation to the lake or stream and the location of the area over which access is provided.

- e. The names of adjoining streets, state highways, and subdivision shown in their proper location underscored by a dotted line.
- f. Abutting street and state highway lines of adjoining plats shown in their proper location by dotted lines. The width of these streets and highways shall be given also.

11.3-3 Roads and Public Spaces

- a. The name of each road or street in the plat shall be printed thereon in prominent letters.
- b. All lands dedicated to public use except roads and streets shall be clearly marked "Dedicated to the _____". (Insert name of appropriate public body.)
- c. All roads or streets shown on the plat which are not dedicated to public use shall be clearly marked "Private Road" or "Private Street", or "Private Way".
- d. Each lot within the plat must have access to a public or private street unless otherwise provided by local ordinance.

11.3-4 Site Conditions and Topography

- a. All existing buildings.
- b. All watercourses, drainage ditches, and other existing features pertinent to proper subdivision.
- c. The water elevations of adjoining lakes, rivers, or streams at the date of the survey and the approximate high and low water elevations of such lakes, rivers, and streams. All elevations shall be referred to the U. S. G. S. datum plane.

- d. No plat shall be approved by the Village Board of Trustees unless, in addition to any other requirements of the Board of Trustees, the topographical and profile studies pertaining to the subdivision plat have on their face the certification of a Registered Professional Engineer. The topographical and profile studies required herein shall not be recorded, but shall be retained and filed by the Village of Frankfort to which submitted for approval of the subdivision plat, as permanent public documents.

11.4 Recording of Final Plat

To entitle a final plat to be entered in the proper record books in the office of the Recorder of Deeds of Will County the following certificates, together with the certificate of approval of the Board of Trustees shall accompany it. These certificates shall be lettered or printed legibly with black durable ink, or typed.

11.4-1 Acknowledgement

The following shall be submitted with each plat:

- a. A correct description of the land or parcel of land to be subdivided.
- b. A notarized statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietor and his spouse, if any, acknowledging the adoption of the plat and the dedication of streets and other public areas, and granting a release of mortgage on such are as dedicated for public use.

11.4-2 Certificate for Surveyor

The final plat shall be accompanied by a certificate from a registered Illinois land surveyor, attesting to the fact that the plat represents a survey made by him and that monuments and markers shown thereon exist as located and that all dimensional and geodetic details are correct, and that he has complied with all the rules contained herein governing plats, and noting exceptions, if any. Surveyor also must certify that the subdivision is or is not within 500 feet of a water course draining 640 acres or more.

11.4-3 County Treasurers Certificate

The final plat shall be accompanied by a certificate from the County Treasurer, attesting to the fact that all taxes are paid for the current year and all prior years, or that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment thereof. (See Appendix B for sample certificate).

11.4-4 Planning Commission Certificate

The final plat shall contain a statement that the Village of Frankfort Planning Commission has approved the final plat, which statement shall be signed by the Chairman and attested to by the Secretary.

ARTICLE XII

That Ordinance No. 470, entitled:

"AN ORDINANCE PROVIDING AN OFFICIAL PLAN FOR THE FUTURE DEVELOPMENT OF THE VILLAGE OF FRANKFORT AND REGULATING THE SUBDIVISION OF LAND WITHIN ITS CORPORATE LIMITS AND CONTIGUOUS WITH CORPORATED TERRITORY NOT MORE THAN ONE AND ONE HALF (1½) MILES BEYOND ITS CORPORATE LIMITS",

as amended, be and the same is hereby repealed in its entirety and all other ordinances or parts of ordinances conflicting in whole or in part with any of the provisions of this Ordinance are hereby repealed to the extent of any such conflict.

ARTICLE XIII

That this Ordinance shall be published in pamphlet form as provided by law.

ARTICLE XIV

This Ordinance shall be in full force and effect from and after its adoption, signing, approval, and publication as provided by law.

PASSED this 2ND day of AUG, A.D., 1976, with 6 members voting aye AND, NONE voting nay, and with NONE members absent, the president NOT voting; said vote being: Michael McAndrew AYE, Wilber Klier AYE, Amos Massey AYE, Richard Trevarthan AYE, Kenneth Biel AYE, and Allen Mager AYE.

Alan Schram
(Village Clerk)

APPROVED this 2ND day of AUG, A.D., 1976.

Glenn Darning
(Village President)

ATTEST:

Alan Schram
(Village Clerk)

APPENDIX

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APPENDIX

ILLUSTRATIONS - FORMS

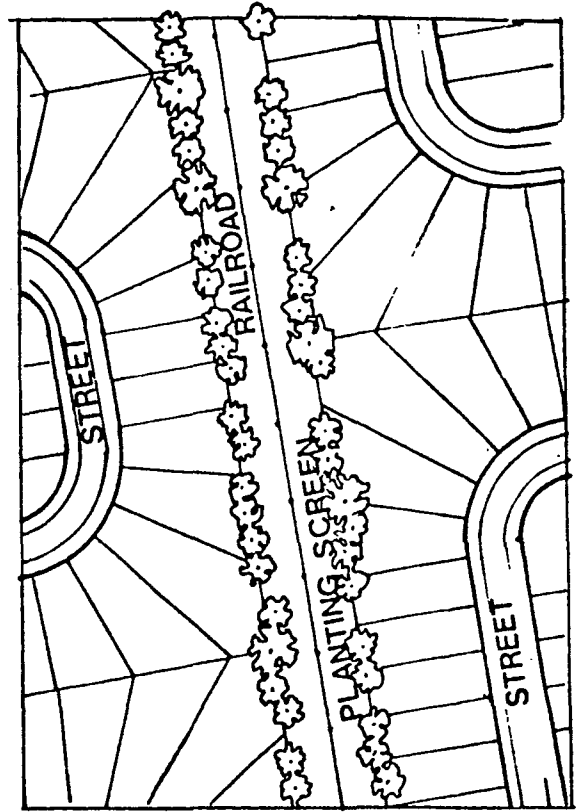
The illustrations and suggested forms contained in this Appendix are provided solely to clarify the intent of textual provisions and are not to be considered a part of the Land Subdivision Regulations for purposes of construction or interpretation or otherwise.

APPENDIX A

FIGURE 1 BUFFERS

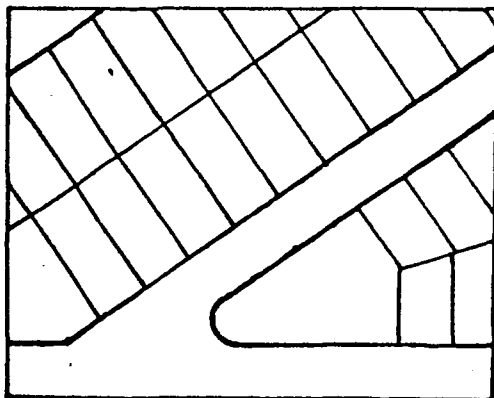


BAD

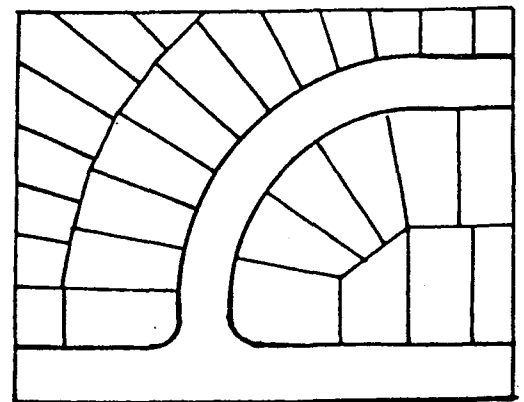


GOOD

FIGURE 2 INTERSECTIONS



BAD



BETTER

FIGURE 3 INTERSECTIONS

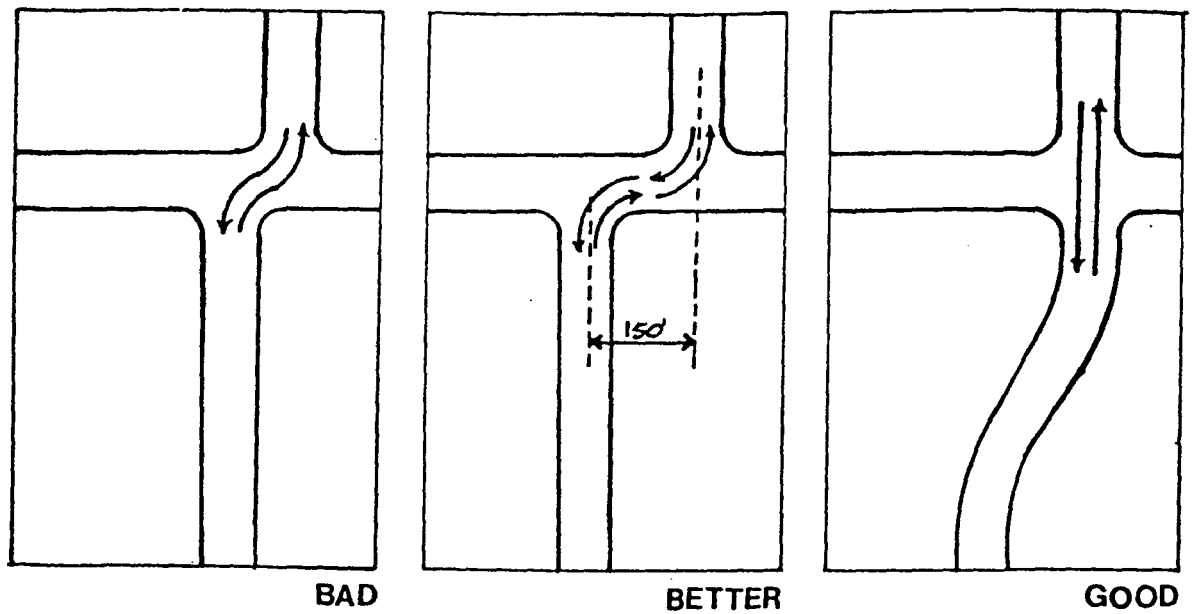
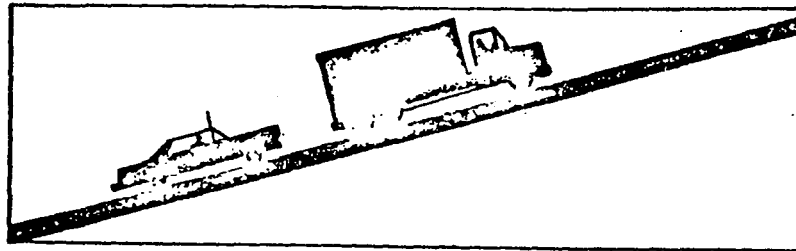
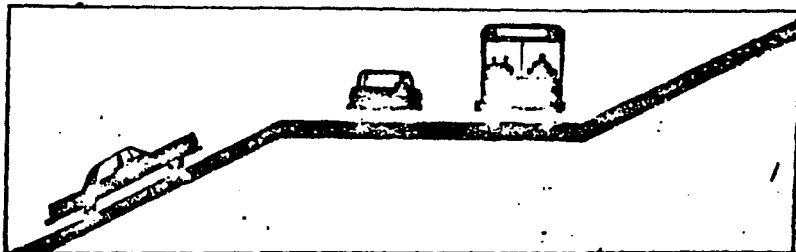


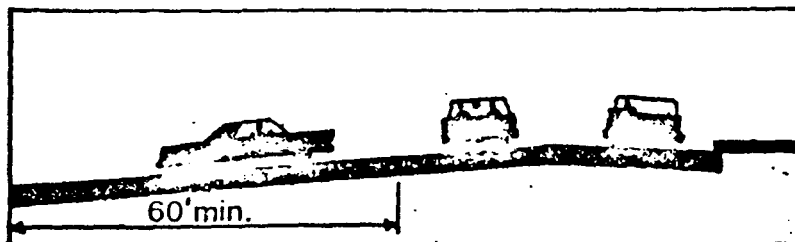
FIGURE 4 GRADES



Excessive grades on any street create traffic and drainage problems.

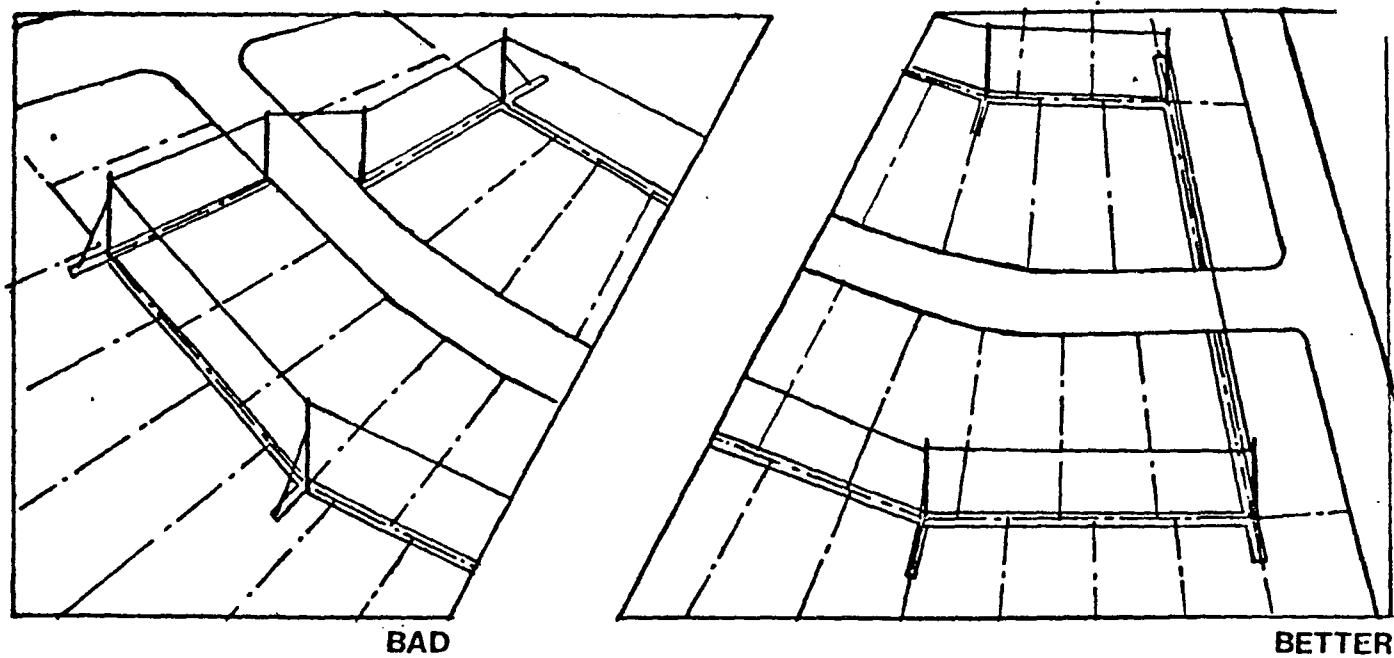


Steep grades at intersections reduce sight distance and hinder vehicle control.



Street grades should be flattened out within 60 feet of intersections.

FIGURE 5 EASEMENTS



APPENDIX B

(SUGGESTED FORM OF CERTIFICATE TO BE FURNISHED)

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, _____ as Principal and the undersigned as Surety, are held and firmly bound unto the Village of Frankfort, Illinois, hereafter called, Village, in the full sum of _____ DOLLARS, (\$ _____), for the payment of which, well and truly to be made, we, and each of us, bind ourselves jointly and severally, by these presents.

Dated this _____ day of _____ A.D., 19 ____

The conditions of this obligation are such that, WHEREAS, PRINCIPAL, has submitted to the Village a preliminary plat for subdivision of a tract of land described as follows:

AND, WHEREAS, PRINCIPAL has pursuant to the Ordinance of the Village of Frankfort, elected to file this bond in lieu of actual completion of improvements and utilities in the above subdivision.

NOW, THEREFORE, if the PRINCIPAL shall, within two (2) years from date of approval of the final plat of the subdivision, faithfully install and complete improvements and utilities in the subdivision according to requirements or ordinances, approved plans, specifications and subdivision rules and regulations of the Village and pay all bills for contractors, sub-contractors, labor and materials incurred in completion thereof; and shall hold harmless and indemnify the Village and all interested property owners against liability, loss or damage by reason of failure of PRINCIPAL to faithfully perform the conditions hereof, then this obligation shall be null and void, otherwise to remain in full force and effect; PROVIDED, however, that actions upon this bond by contractors, sub-contractors, laborers or material men shall be limited to six (6) months from and after completion of improvements and utilities above referred to.

Signed, sealed and delivered the day and year first above written.

PRINCIPAL

SURETY

SURETY

ATTEST:

Secretary

BY: _____

ATTEST:

Secretary

BY: _____

STATE OF ILLINOIS, COUNTY OF WILL, SS:

I, _____ being first duly sworn on oath say:
that I am one of the sureties whose name is subscribed to the above bond;
that I am a resident, householder, and freeholder within the State of
Illinois and am worth the sum of _____ DOLLARS (\$ _____)
over and above all my just debts and liabilities, exclusive of property
exempt from execution.

SURETY

Subscribed and Sworn to before me this _____ day of _____, 19__.

Notary Public

STATE OF ILLINOIS, COUNTY OF WILL SS:

I _____, being first duly sworn on oath say: that I am one of the sureties whose name is subscribed to the above bond; that I am a resident, householder, and freeholder within the State of Illinois and am worth the sum of _____ DOLLARS (\$_____) over and above all my just debts and liabilities, exclusive of property exempt from execution.

Surety

Subscribed and Sworn to before me this ____ day of _____, 19 __.

Notary Public

Approved as to form and legality this ____ day of _____ A.D., 19 __.

Village Attorney

Approved by the Board of Trustees, the Village of Frankfort, Illinois, this ____ day of _____ A.D., 19 __.

President

ATTEST:

Village Clerk

(SUGGESTED FORM OF CERTIFICATE)

CERTIFICATE OF VILLAGE CLERK: I, _____
VILLAGE CLERK of the Village of Frankfort, State of Illinois, hereby certify
that I have examined the records of the said Village and find that all deferred
payments or unmatured installments upon special assessments have been paid
in full and that there is no special assessment procedure now pending
against the land as shown on the annexed plat of _____

except _____

on this _____ day of _____, 19 ____.

Village Clerk

FORM #1

(PLANNING COMMISSION APPROVAL - SUGGESTED FORM)

VILLAGE OF FRANKFORT PLANNING COMMISSION APPROVAL: I, _____,
_____, Chairman of the Planning Commission of the Village of
Frankfort, County of Will, State of Illinois, hereby certify that the said
Commission has duly approved (on a tentative basis) the PRELIMINARY PLAT
of _____ attached hereto on
the _____ day of _____, 19 ____.

Chairman

ATTEST:

Secretary

FORM #2

(PLANNING COMMISSION APPROVAL - SUGGESTED FORM)

VILLAGE OF FRANKFORT PLANNING COMMISSION APPROVAL: I, _____,
_____, Chairman of the Planning Commission of the Village of
Frankfort, County of Will, State of Illinois, hereby certify that the said
Commission has duly approved the FINAL PLAT of _____
_____ attached hereto on the _____
day of _____, 19 _____.

Chairman

ATTEST:

Secretary

FORM #1

(BOARD OF TRUSTEE APPROVAL - SUGGESTED FORM)

PRESIDENT AND BOARD OF TRUSTEES of the Village of Frankfort, County of Will, State of Illinois hereby certify that the said Council has duly approved (on a tentative basis) the PRELIMINARY PLAT OF _____ attached hereto on the ____ day of _____, 19 ____.

President

ATTEST:

Village Clerk

FORM #2

(BOARD OF TRUSTEES APPROVAL - SUGGESTED FORM)

PRESIDENT AND BOARD OF TRUSTEES of the Village of Frankfort, County of Will, State of Illinois hereby certify that the said Council has duly approved the FINAL PLAT of _____ attached hereto by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 19 ____.

President

ATTEST:

Village Clerk

(ACCEPTANCE OF DEDICATION SUGGESTED FORM)

ACCEPTANCE OF DEDICATION BY BOARD OF TRUSTEES. Be it Resolved by the Board of Trustees, the Village of Frankfort, that the dedications shown on the attached plat of _____ are hereby accepted.

Adopted by the Board of Trustees, the Village of Frankfort, this _____ day of _____, 19 ____.

Approved by the President of the Board of Trustees, Village of Frankfort Illinois, this _____ day of _____, 19 ____.

President

ATTEST:

Village Clerk

(Applicable when septic tanks are to be used.)

I, _____ registered engineer in the State of Illinois, certify that a soil survey has been completed _____ on _____ and that this _____ name of testing lab _____ date test shows that soil to be sufficiently porous to permit septic tanks for each lot shown on the plat.

Signature

(RELEASE CERTIFICATE - SUGGESTED FORM)

RELEASE OF MORTGAGE: In consideration of the platting of the property shown on the annexed map of _____, Addition, and other good and valuable considerations, receipt of which is hereby acknowledged _____ do hereby release, relinquish and forever discharge a certain mortgage made by _____ and dated the _____ day of _____, 19 _____, to _____ which is recorded in Book _____ of Mortgages at Page _____ of the records of Will County, State of Illinois, insofar as the same covers all property dedicated for streets, alleys, parks, boulevards, easements or other public use, as shown on said map.

Witness _____ hand _____
this _____ day of _____, 19 _____.

Signature:
(Acknowledgement)

(TAX CERTIFICATE -- SUGGESTED FORM)

COUNTY TREASURER'S CERTIFICATE: I, _____
do hereby certify that I am the duly elected qualified and acting County
Treasurer of Will County, State of Illinois. That the tax records of said
County show all taxes are paid for the year _____ and prior years
on the land shown on the annexed plat of _____ Addition
in Will County, Illinois, that the required statutory security has been
deposited in the office of the County Treasurer, guaranteeing payment
of the current year's taxes.

In witness whereof, said County Treasurer has caused the
instrument to be executed at Will County, Illinois on this _____
day of _____, 19 ____.

County Treasurer

APPENDIX C

	Design Considerations	Yes	No	Remarks
	<u>Preliminary Plat</u>			
1.	Is proper application form submitted?			
2.	Name of subdivision.			
3.	Legal description showing exact location of subdivision.			
4.	<u>Facts pertaining to property</u>			
	a. Size of tract in acres.			
	b. Existing zoning classification.			
	c. Number of lot proposed.			
	d. Size of lots (minimum, maximum, average).			
	e. Type of water and sewer facilities proposed.			
	f. Out lots shown.			
	g. Dedication parcels shown-areas.			
5.	<u>Ownership Information</u>			
	a. Name, address and telephone number of all legal owners and/or agents.			
	b. Citation of any existing legal rights-of-way or easements.			
	c. Existing covenants on property.			
	d. Name, address and telephone number of person preparing plat.			

	Design Considerations	Yes	No	Remarks
6.	<u>Drawing</u>			
	a. Date, scale and north point.			
	b. Subdivision name-not duplicating any other subdivision name.			
	c. Name, address, and phone number of surveyor			
	d. Location of the subdivision by government lot, quarter section, section, township and range.			
	e. Vicinity sketch-small scale, showing general area of the subdivision.			
	f. Exact length and bearing of all exterior boundary lines of the subdivision-expressed in feet and decimals of a foot			
	g. Names of adjacent subdivisions or names of owners of adjacent unplatted land.			
	h. Existing zoning of adjacent lands.			
	i. Location, width and names of all platted streets, alleys or other public ways and easements, railroad and utility rights-of-way, parks, cemeteries, watercourses, drainage ditches, permanent buildings, bridges, etc.			
	j. Water elevations of adjoining lakes or streams at date of survey, high and low water elevations of such lakes or streams. Elevations shall refer to U.S.G.S. datum plane.			

Design Considerations		Yes	No	Remarks
k.	Layout, width, and grades of all new streets and right-of-way, including alleys, highways, easements for sewer and water mains and other public utilities.			
l.	Existing sewer-water lines, culverts and underground structures within tract or immediately adjacent thereto.			
m.	Location and size of nearest water line and sewer line.			
n.	Plans for proposed utility layout (water, sewer, storm sewer)--showing connections to existing system.			
o.	Approximate dimensions--areas of lots.			
p.	Proposed building setback lines.			
q.	Approximate radii of all curves, length of tangents, central angle of all streets.			
r.	Location and approximate area of all properties proposed to be dedicated or reserved for public use--or to be reserved by deed, covenant for use of all property owners in subdivision--including all conditions, if any, of such dedication or reservation.			
s.	Topography (contours) at vertical intervals of not more than five (5) feet--or at more or less frequent intervals, as required by the Planning Commission			

	Design Considerations	Yes	No	Remarks
	t. Street profile plans for all existing and proposed streets, containing information specified by Planning Commission			
	u. Indication of any lots upon which a use other than single-family residential is proposed by the subdivider.			
	<u>Final Plat</u>			
1.	Final plat is filed within one (1) year of approval of the preliminary plat (including all or part of the original plat).			
2.	<u>Written Application Containing</u>			
	a. Name of subdivision--description of blocks and lots included on plat.			
	b. Location of subdivision by government lot, quarter section, section, township, and range.			
	c. Location of subdivision by government lot, quarter section, section, township, and range.			
	d. Location of subdivision by government lot, quarter section, section, township, and range.			
	e. Location of subdivision by government lot, quarter section, section, township, and range.			
	f. Area of parcels to be dedicated for public use.			
	g. Outlots are shown.			

	Design Considerations	Yes	No	Remarks
	h. Existing and proposed covenants on property, including acknowledgement of all encumbrancers.			
	i. Name and address, phone number of each owner and/or his agent.			
3.	<u>Drawing</u> The <u>final plat</u> is drawn with waterproof non-fading ink, scale of not more than 100 feet to the inch on transparent Mylar or equivalent at a size (in multiples of $8\frac{1}{2} \times 11$ "). An Index to sheets to be provided for any subdivision containing more than one (1) sheet.			
	a. Date, scale and north point.			
	b. Subdivision name--not duplicating any other subdivision name.			
	c. Legal description--location by government lot, quarter section, section and township.			
	d. Monuments erected in the field to be referenced (kind of monument--type of materials).			
	e. Exact length and bearing of: (1) all exterior boundary lines; (2) all blocks; (3) public grounds for dedication; (4) streets and alleys; (5) all lot lines.			
	f. Blocks are numbered consecutively			

Design Considerations		Yes	No	Remarks
g.	Lots in each block are numbered consecutively.			
h.	All outlots are clearly marked.			
i.	Exact width of easements and streets or alleys are marked.			
j.	All lakes and streams are properly surveyed and marked.			
k.	Center lines of all streets are shown--dimensions.			
l.	All points of curve, points of tangency, length of tangent, length of curve, and central angles of all curves of streets, are shown.			
m.	Vicinity sketch--small scale, showing general area of the subdivision.			
n.	The names of all existing and proposed streets.			
o.	All lands to be dedicated to the public to be clearly marked "Dedicated to Public."			
p.	All roads shown on the plat and not dedicated to be clearly marked "Private Road, " "Private Street, " or "Private Way."			
q.	All existing buildings are shown.			
r.	All watercourses, drainage ditches and other existing features are properly shown.			

	Design Considerations	Yes	No	Remarks
	s. The water elevations of all adjoining lakes, rivers or streams at the date of survey—along with the approximate high and low water elevations of such features, are shown.			
4.	The following certificates, acknowledgements, and approval clauses are provided:			
	a. Dedication clause including use of corporate seal.			
	b. Notarization.			
	c. Certificate of survey and platting.			
	d. Certificate of Approval of the Planning Commission.			
	e. Certificate of Approval—Enforcing Officer.			
	f. Certificate of Approval—(City, Village or County) Engineer.			
	g. Certificate of Approval—Legislative Body.			
	h. Certificate of Approval or acceptance of all encumbrancers.			

	General Consideration	Yes	No	Remarks
1.	Is the proposed subdivision in complete conformity with the Comprehensive Plan?			
2.	Does the subdivision make adequate provisions for storm and flood-water runoff channels or basins?			
3.	The subdivision gives consideration to the preservation of natural features such as large trees and watercourses and to historical and similar features.			
4.	Is the parcel to be subdivided suitable for residential use?			
5.	<u>Streets Generally</u>			
	a. Streets are located in relation to topographical conditions and natural terrain features, i.e., streams and existing tree growth, etc.			
	b. Streets are properly integrated with the existing-proposed system of thoroughfares as established on the Comprehensive Plan.			
	c. Thoroughfares are properly related to special traffic generators, i.e., industries, business districts, schools, churches, etc.			

	General Considerations	Yes	No	Remarks
	d. Minor and local streets are laid out to conform to topography and to discourage use by through traffic.			
	e. Proposed streets are extended to the boundary lines of the subdivision.			
6.	<u>Subdivisions Adjacent to Railroad Rights-of-Way or Limited Access Freeways.</u> a. In residential districts, a buffer strip (25' wide) is added to the normal depth of each lot.			
	b. In commercial or industrial districts lots are of sufficient depth for uses to back on railroad or highway.			
	c. Streets parallel to a railroad intersecting street crossing the railroad are at least 150' distant from railroad.			
7.	<u>Access to Major Arterials</u> When a subdivision borders on or contains an arterial streets, access is limited in one of the following ways: a. Subdivision lots back onto major street fronting on a parallel street with screen planting between the lot and the arterial.			

	General Considerations	Yes	No	Remarks
	b. A series of culs-de-sac, u-shaped or loop streets entered from and designed generally at right angles to a parallel street, with the rear lines of their terminal lots backing onto the arterial street.			
	c. A marginal access or service road is provided (separated from the arterial by a planting strip).			
	d. Total number of residential or local streets entering arterial is kept to a minimum.			
8.	<u>Street Design Standards</u> All streets meet the minimum design standards: a. <u>Local Streets</u> (1) Right-of-way 40-50-60 ft. (2) Pavement 24-26-32 ft.			
	b. <u>Collector streets</u> (1) Right-of-way 60-60-70 ft. (2) Pavement 30-32-40 ft.			
	c. Street grades for major streets do not exceed six percent.			
9.	<u>Other Street Requirements</u> a. Cul-de-sac serving less than 25 dwelling units to not exceed 1,000 feet in length.			

	General Considerations	Yes	No	Remarks
	b. Culs-de-sac serving 25 or more dwelling units do not exceed 500 feet in length.			
	c. No half ($\frac{1}{2}$) streets are provided.			
10.	<u>Street Intersections</u> All street intersections meet the following criteria:			
	a. Streets intersect at right angles (not less than 75°).			
	b. Center line offsets (jogs) of streets are at least 150 feet.			
	c. Curb radii as follows are provided: (1) intersection—two local streets 20 feet. (2) intersection involving collector street—at least 30 feet.			
	d. Intersections are designed with a flat grade.			
	e. Cross slopes of all streets, including intersections are three percent or less.			
11.	<u>Alleys</u> a. Alleys are provided in all commercial and industrial areas.			
	b. All alleys are 24 feet in width or greater			

	General Considerations	Yes	No	Remarks
	c. No dead-end alleys are included without adequate turnaround facilities.			
	d. No alleys are provided in residential areas.			
12.	<u>Block Standards</u>			
	a. All blocks have two (2) tiers of lots (except blocks adjacent to railroad rights-of-way, etc.)			
	b. <u>Block lengths</u> (1) Blocks do not exceed 2,000 feet in length (2) Blocks are at least 500 feet long. (3) Blocks along major arterial and collector streets are not less than 1,000 feet.			
	c. Pedestrianways (10 feet wide) are provided through all blocks exceeding 800 feet in length where essential.			
13.	<u>Lot Standards</u>			
	a. Lot sizes conform to the zoning ordinance (resolution).			
	b. Depth and width of properties reserved for commercial-industrial uses are sufficient to provide for off-street parking and loading.			

General Considerations	Yes	No	Remarks
c. Lots fronting on arterial streets or commercial-industrial lots provide at least 25 feet additional depth.			
d. Every lot (notwithstanding planned developments) has principal access on a public street.			
e. Drainage flows away from the lot to an approved drainage system.			
f. Generally, lots are not platted at right angles to each other.			
g. Side lot lines are at approximately right angles to street lines.			
h. Corner lots have extra width to provide appropriate setbacks.			
i. No double frontage lots are platted.			