

CHAPTER 10

SUBDIVISIONS

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10-10-1: PLATS REQUIRED: Whenever the owner of any land in the Village of East Alton or contiguous territory shall divide the same into two (2) or more parts by a deed, contract of sale, or otherwise, the same shall be surveyed and platted as provided by the laws of the State of Illinois pertaining to plats, according to the law as amended to that (III. Rev. Stat. , Ch. 109, Plats, and Ch. 115, Recorders, Section 13). Any private dedication of roads, streets, alleys, parks, or other property for public use, even though no lots are platted, shall be platted and dedicated in the same manner.

10-10-2 : GENERAL PROVISIONS : Each lot shall front on a public street with a direct access thereto. Each subdivision shall have a distinctive name. Additions by the same owner to a subdivision contiguous thereto shall bear the same name and lots shall be consecutively numbered. Re-subdivisions of platted land shall bear the name of the original subdivision. The final plat shall contain sufficient survey reference points and surveyor's certificate to identify the legal boundaries of the property platted as described in the chain of conveyances to the owner. The north point of the compass shall be at the top or left side of the map. Existing roads and streets and subdivisions adjacent shall be indicated. All public or private easements of record or visible on the premises remaining after subdivision shall be noted on the plat. All lots shall be continuously numbered and all dimensions, angles and all radius, degree of curvature and length shall be clearly marked.

10-10-3: STREETS AND ALLEYS: Streets shall be platted of a minimum right-of-way width of not less than fifty feet (50'), except major arterial streets shall have a minimum right-of-way width of not less than seventy feet (70'). Extensions of existing streets shall be of the same existing right-of-way width but not less than the aforesaid minimum widths. Property lines on street intersection corners shall be rounded at a radius of not less than twenty feet (20'). Alleys shall be at the option of developer except in business districts. The minimum width of alleys, if any, shall be twenty feet (20'). Where alleys are not provided, easements shall be established of not less than twenty feet (20') wide, ten feet (10') on each side of all rear lot lines and on side

lines or otherwise where necessary for installation, maintenance and access to all utilities. Streets shall be laid out so as to connect with existing streets into undeveloped property. Provision shall be laid for major arterial streets at intervals of approximately every one-quarter ($\frac{1}{4}$) mile. Streets shall be stub ended only where further development or extensions is not feasible; and when stub ended, turn-arounds having a right-of-way radius of not less than forty feet (40') shall be provided.

10-10-4: STREET IMPROVEMENTS: All street improvements shall be done in accordance with the drawings of plans and details of construction of typical catch basins, curbs and gutters and pavements, prepared by the Village Engineer and on file in the Office of the Clerk of East Alton, Illinois.

A. Curbs-Portland Cement Concrete (3,000 lb. test) combination curb and gutter shall be provided on all new streets. The combination curb and gutter section shall be not less than twenty-four inches (24") wide and not less than six inches (6") thick at the street side of the gutter pan and not less than twelve inches (12") thick at the outer side.

B. Width of Improvement. All street improvements shall be designed and constructed of sufficient width to accommodate all traffic which shall originate or terminate in any subdivision area. The minimum width of the improved portion of any street shall be not less than thirty feet (30') measured between the outer edges of the curbs. The minimum width of the improved portion of arterial streets shall be not less than thirty-seven feet (37'). Extensions of existing streets shall be improved of the same Width as the existing improvements, but not less than the aforesaid minimums. At street intersections the curbs shall be rounded concentric with property lines. Stub ended turn-arounds improved portions shall have a radius to the back of the curb of not less than thirty feet (30').

C. Surface. The traveled portion of the street shall be constructed with two inches (2") of plant mix bituminous concrete over Type A crushed stone base course not less than six inches (6") thick or at the option of developer may be of Portland Cement Concrete (3,000 lb. test) not less than seven inches (7") thick. All street work shall be done with standards of material and workmanship in accordance with the Standard Specifications for Road and Bridge Construction adopted by the Department of Public Works and Buildings, Division of Highways, of the State of Illinois.

D. Grades and Drains. The grade of the surface of streets and alleys shall be such as to provide adequate drainage from the streets and surrounding territory consistent with the grade of other established roads or streets in the vicinity, within a minimum grade of thirty-hundredths percent (0.30%). Storm drainage structures and storm sewers shall be constructed as necessary to carry off storm water designed according to the National" method of computation of run-off. Catch basins and underground drains shall be used where necessary to prevent the flow of water across the pavement at street intersections or other points. The surface of all streets, alleys and gutters shall be smoothed and sloped to prevent any ponding.

E. Sidewalks. Sidewalks are to be at the option of the developer only but if constructed shall be of Portland Cement Concrete, four feet (4') wide and four inches (4") thick, except at driveways

which shall be six inches (6") thick.

F. Alleys. All platted alleys shall be improved with at least six inches (6") of rock and Illinois Class A-2 surface treatment for their entire width.

G. Guarantee. Developer shall guarantee all street work is labor, materials and workmanship for a period of one year after completion and shall tear out and replace any defective portion.

10-10-5: UTILITIES: Developer shall provide easements as necessary for utilities in the development of the subdivision. All utilities to be installed in the street shall be installed before street surfacing is completed. Water and sewer facilities shall be installed at the expense of subdivider in accordance with the ordinances, rules and regulations then in force for the use of the water and sewer facilities of the Village of East Alton. All such facilities shall meet minimum design standards of the State of Illinois Department of Public Health. No storm drainage or ground water shall be allowed to enter the sanitary sewer system.

10-10-6: PRELIMINARY PLAT: Except where no new streets, water, sewerage or drainage facilities are required, a preliminary plat prepared by an Illinois Registered Professional Engineer shall first be submitted showing proposed design and layout of the subdivision and the proposed use and development. Such plans include detailed plans, profiles and specifications required for the installation of streets, water, sewer and storm drains to complete the subdivision development, together with an estimate of the costs of such improvements. Upon said preliminary plat and plans and specifications being approved or on revisions to meet this ordinance and approval, developer may proceed with the work. Thereafter no substantial changes or modifications shall be made in the plat or the proposed improvements without re-submission of detailed plans and specifications therefor. Before the streets are accepted for maintenance by the Village of East Alton and before water or sewer services are furnished to said subdivision, the developer shall submit an "as built" plat certified by an Illinois Registered Engineer that all improvements and facilities have been constructed in accordance with the approved plans.

10-10-7: INSPECTION: Developer shall before approval of the preliminary plat pay an inspection fee equal to two percent (2%) of the cost of construction of street improvements, water lines, sewer lines and storm drainage system required to complete the subdivision development. Developer shall advise the Village of East Alton Water Department of the proposed work schedule and afford the inspector access to all work in the course of the proposed work schedule and afford the inspector access to all work in the course of performance. The inspector shall make a written report of all known defects in material and workmanship or the violation of any provisions of this Ordinance and give a copy shall be filed at the Office of the Village Water Department. Failure to remedy any defective condition shall be a violation of this Ordinance.

10-10-8: FINAL PLAT: Developer shall furnish four (4) copies of the final plat. No final plat for record shall be approved until the street improvements, water lines, sewer lines, storm drains and public facilities are certified by the inspector as completed in accordance with the preliminary plat, plans and specifications and an "as built" plat of such facilities furnished by the professional engineer or unless the sub-divider shall furnish a performance bond to the Village of East Alton

to insure the construction of such improvements in a sum equal to the estimated cost as certified by the professional engineer with sufficient surety to be approved by the Village Board. All work shall be completed within eighteen (18) months after the plat is filed. The owner of a tract may prepare and secure approval of a preliminary subdivision, plan of an entire area and install the required facilities in, and file a final plat as to a portion only of the entire tract.

10-10-9: MODIFICATIONS: Whenever the tract to be subdivided is of such unusual shape, size or grade or surrounded by such development or unusual conditions that strict application of the requirements of this Ordinance are not practical or would result in difficulties, injustice or hardship, the Village Board may vary such requirements to permit development of the property in a reasonable manner under the circumstances so that the public welfare and the interest of the surrounding territory are protected. Whenever the Village Board shall determine that public interest will be best served by installing water, sewer or drainage facilities larger than reasonably necessary to serve the area developed or street improvements of a width or specifications greater than that reasonably required to accommodate traffic originating or terminating in the subdivision area, the plans and specifications for such improvements shall be altered to meet such requirements and the Village will pay the additional construction cost occasioned by such extra improvements.

10-10-10: ENFORCEMENT:

A. If any Section, clause, paragraph or provision of this ordinance is found invalid by a court of competent jurisdiction such judgement shall not affect, impair, invalidate or nullify the remainder of this Ordinance.

B. Any person, firm or corporation who violates this ordinance shall be subject to a fine of not less than twenty-five dollars (\$25.00) nor more than one thousand dollars (\$1,000.00) for each offense. (Amended Ord. 1558; 04/07/2015)

C. No building permits for any construction in a new subdivision shall be issued until the final plat has been approved and recorded or when there exists therein any other violation of this ordinance.

D. The Village of East Alton shall not take over and maintain any street laid out until developer shall have complied with all of the provisions of this ordinance.

E. The Village of East Alton water service shall not be connected to any property, or use of same permitted by any person then in violation of any of the provisions of this ordinance. No new service connections shall be made in an subdivisions until all violations of this Ordinance therein are remedied. (Ord. 856, 12/16/1975)

10-10-11: Table 10-10-11 ZONING FEE SCHEDULE: The following zoning fees are hereby imposed and shall be charged by the Village as applicable:

**TABLE 10-10-11
ZONING FEE SCHEDULE**

BOARD OF APPEALS AND MISCELLANEOUS FEES	
Application for Variance , plus advertising costs	\$250.00
Application for Special Use Permit, plus advertising costs	\$250.00
Application for Special Sign Permit (Electronic changeable copy), plus advertising costs	\$250.00
Application for Re-Zoning of Land, plus advertising costs	\$750.00
Zoning Code book	\$20.00
Zoning Map	\$10.00
Administrative Fees for code enforcement actions or recording liens	\$50.00

(Amended Ord. 1558; 04/07/2015)