

Title 16

SUBDIVISIONS

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Chapter 16.04

GENERAL PROVISIONS

Sections:

- 16.04.010 Applicability and purpose.
- 16.04.020 Conformance and approval required.

16.04.010 Applicability and purpose. The provisions and regulations contained in this title shall govern the subdividing, platting, or resubdividing of lands lying within the corporate limits of the village as now, or hereafter existing, or within the area lying within one and one-half miles beyond the corporate limits, for the purpose of promoting the health, safety, and welfare of the public.

16.04.020 Conformance and approval required. After the passage of the ordinance codified in this title, no plat of any subdivision shall be valid or entitled to recording without conforming to the regulations set forth in this title and without having first been approved according to the procedure provided herein. Prior to such recording, no lot or parcel of land within any such subdivision shall be offered for sale nor shall any sale, contract for sale or option for sale or option to be made with respect thereto, nor shall any specific improvements in and with respect to such subdivision be made.

Chapter 16.08

DEFINITIONS

Sections:

- 16.08.010 Alley.
- 16.08.020 Building in line.
- 16.08.030 Cross-walkway.
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- 16.08.100 Street, marginal access.
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- 16.08.160 Subdivision.
- 16.08.170 Village board.
- 16.08.180 Village engineer.

16.08.010 Alley. "Alley" means a strip of land, not less than twenty feet in width along the side of or in the rear of property, intended to provide access to these properties. If sewers or other utilities are to go in the alley later (after subdivision is developed), the strip of land should not be less than thirty feet wide.

16.08.020 Building line. "Building line" means a line within a lot or other parcel of land so designated on the plat of the proposed subdivision between which, and the adjacent boundary of the street or property line upon which the lot abuts, the erection of an enclosed structure or portion thereof is to be prohibited.

16.08.030 Cross-walkway. "Cross-walkway" means a strip of land dedicated to public use, which is reserved across a block to provide pedestrian access to adjacent areas.

16.08.040 Cul-de-sac. "Cul-de-sac" means a street having one open end and being permanently terminated by a vehicle turnabout.

16.08.050--16.08.130

16.08.050 Easement. "Easement" means a grant by a property owner for the use of a strip of land by the general public, a corporation, or certain person or persons for a specific purpose or purposes.

16.08.060 Lot. "Lot" means a portion of a subdivision or other parcel of land intended for transfer of ownership or for building development.

16.08.070 Plat committee. "Plat committee" means the legally appointed members and officers of the Rossville plat committee as provided by the village board.

16.08.080 Plat officer. "Plat officer" means the officer charged with the administration and enforcement of the subdivision ordinance codified in this title or the duly authorized representative of any appointed plat committee.

16.08.090 Street. A "street" is an area which serves or is intended to serve as a vehicular and pedestrian access to abutting lands or to other streets.

16.08.100 Street, marginal access. "Marginal access street" means a minor street which is parallel to and adjacent to primary streets and highways, and which provides access to abutting properties and protection to local traffic from fast, through-moving traffic on the primary streets.

16.08.110 Street, minor or local. "Minor or local streets" means a street intended primarily as access to abutting properties.

16.08.120 Street, primary or major. "Primary or major street" means a street of considerable continuity which serves or is intended to serve as a major traffic artery connecting large areas.

16.08.130 Street, public. "Public street" means all primary (major or business), secondary and minor (local or residential) streets which are shown on the subdivision plat and are to be dedicated for public use.

16.08.140 Street, secondary or collector. "Secondary or collector street" means a street which carries traffic from minor streets to the primary street systems, including the principal entrance streets of residence developments and streets for circulation within a development.

16.08.150 Street width. "Street width" means the shortest distance between lines of lots delineating the public street.

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

16.08.170 Village board. "Village board" means the board of trustees of the village of Rossville, Vermilion County, Illinois.

16.08.180 Village engineer. "Village engineer" means the person or firm charged with the responsibility of municipal engineering matters.

Chapter 16.12

STANDARDS

Sections:

- 16.12.010 Interpretation.
- 16.12.020 Streets--General requirements.
- 16.12.030 Alleys.
- 16.12.040 Streets--Design and construction specifications and regulations.
- 16.12.050 Easements.
- 16.12.060 Block specifications and requirements.
- 16.12.070 Lot specifications and requirements.

16.12.010 Interpretation. The requirements set forth in this chapter are adopted as minimum standards.

16.12.020 Streets--General requirements.

A. A public street or streets shall be provided to afford convenient access to all property within the subdivision.

B. Proposed streets shall be connected to existing street system where possible.

16.12.030 Alleys. Alleys shall be provided at the rear or adjacent to lots intended for business, commercial, industrial or multi-family use when needed for community services. In other cases alleys are permitted but must comply with the definition of an alley as provided in Section 16.08.010.

16.12.040 Streets--Design and construction specifications and regulations. The design and construction of streets shall conform to the following minimum specifications:

<u>A. Street Classification</u>	<u>Minor (Local, Residential and Cul-de-sac)</u>	<u>Secondary</u>	<u>Primary (Major or Business)</u>
Minimum width of right-of-way	All local, residential and minor streets 66 feet including a 60-foot radius on all cul-de-sac	66 feet	85 feet minimum
Minimum radius of horizontal curves of street line	150 feet	400 feet	475 feet
Minimum length vertical curves of surface of pavement	Not less than 30 feet for each 1% algebraic difference of grade	200 feet, but not less than 30 feet for each 1% algebraic difference of grade	200 feet

16.12.040

<u>A. Street Classification</u>	<u>Minor (Local, Residential and Cul-de-sac)</u>	<u>Secondary</u>	<u>Primary (Major or Business)</u>
Minimum length of tangents between reverse curves	50 feet	200 feet	200 feet
Maximum grade	8%	6%	5%
Minimum grade	0.5%	0.5%	0.5%
Minimum non-passing sight distance	200 feet	250 feet	250 feet

B. Cross-walkways shall not be less than ten feet in width.

C. Utility easements shall not be less than twenty feet in width.

D. Streets shall be related appropriately to the topography and all streets should be arranged so the building sites are above street grades. All building sites shall have proper drainage. Grades of streets shall conform as closely as possible to the original topography. A combination of street grade and curves shall be avoided, Buildings below street elevation shall have provisions made to drain lots satisfactory.

E. Minor streets shall be so laid out that their use by through traffic will be discouraged.

F. Street jobs with centerline offsets of less than one hundred twenty-five feet shall be avoided.

G. Intersections of major streets by other streets shall be at least five hundred feet apart if possible. Cross (four-cornered) street intersections shall be preferred over T-intersections.

H. It must be evidenced that all street intersections and confluences encourage safe traffic flow.

I. Reasonable provision shall be made for access to and from the territory within each subdivision to adjacent areas. The plat committee may require the extension of streets to the limits of the subdivision for such purpose.

J. The maximum length culs-de-sac shall have seven hundred fifty feet measured along the centerline from the intersection at origin through center of circle to end of right-of-way. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum diameter of one hundred feet of pavement and one hundred twenty feet of right-of-way.

K. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations and where the plat committee or the village board finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. The other half of the street shall be planned within such tract. Spite strips and private streets shall be prohibited.

L. No street names may be used which will duplicate or be confused with the names of existing streets. Existing street names must be projected wherever possible.

16.12.050 Easements.

A. Easements across lots or centered on rear or side lot lines shall be provided for utilities for construction and maintenance access where necessary and shall be at least twenty feet wide. Easements of ten-foot width shall be permitted on each lot as long as twenty-foot total widths are maintained. Easements shall be so designed to provide proper continuity from block to block and shall meet the reasonable approval of local utility owners. No buildings shall be permitted to be constructed on easements.

B. Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided stormwater easements or drainage right-of-way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required on connection therewith.

C. Easements shall be dedicated where existing utility facilities cross lots.

16.12.060 Block specifications and requirements.

A. The maximum length of blocks shall be one thousand two hundred feet and the minimum length five hundred feet; no block shall be more than two lot depths in width.

Crosswalk easements not less than ten feet in width shall
16.12.070

be provided where deemed necessary by the plat committee at the approximate centers of the blocks. The use of additional cross-walkways in any instance to provide safe and convenient access to schools, parks, or other similar destinations will be specified by the plat committee or the village board.

B. No specific rule concerning the shape of blocks is made but irregular blocks must fit easily into the overall plan of the subdivision and their design must evidence consideration of lot planning, traffic flow, and public areas.

C. Blocks intended for commercial and industrial use must be designated as such, and the plan must show adequate off-street areas to provide for parking, loading docks and such other facilities that may be required to accommodate motor vehicles.

16.12.070 Lot specifications and requirements.

A. Every lot or tract of land on which there is to be erected a single-family dwelling shall, unless circumstances warrant otherwise, have minimum lot dimensions of sixty feet in width at the established building line and not less than one hundred feet in average depth and shall have an area of not less than six thousand square feet, except that a corner lot shall have a minimum width of eighty feet and a minimum depth of one hundred feet, and contain not less than eight thousand square feet in area.

B. Corner lots shall be sufficiently larger than interior lots to allow maintenance of building lines on both streets.

C. All lots shall abut on publicly dedicated streets.

D. Side lines of lots shall be approximately at right angles or radial to the street lines.

E. Double frontage lots are forbidden except where lots back upon a primary street (major thoroughfare) and in such instances, vehicular access between lots and thoroughfares is prohibited. Such lots shall have an additional depth of at least ten feet in order to allow for a protective screen planting. Where topography of the land might render subdividing otherwise unreasonable, double frontage lots may be permitted when recommended by the plat committee and approved by the village board.

F. Lots abutting a watercourse, drainageway, channel or stream shall have additional minimum width or depth as required to provide an adequate building site and afford the minimum usable area required by this title.

G. Whenever a parcel is divided into lots containing one to three acres, inclusive, and there are indications that such lots will eventually be resubdivided into smaller building lots, consideration shall be given to the street and lot arrangement of the original subdivision so that additional minor streets can be opened which will permit a logical arrangement of smaller lots with consideration toward subdividing adjacent parcels.

H. In the subdividing of any land within the village, due regard shall be shown for all natural features, such as tree growth, watercourses, historical spots, or similar conditions which, if preserved, will add attractiveness and value to the proposed development.

I. Within the incorporated limits of the village, building lines shall conform to the provisions of the village zoning ordinance. Building lines for the territory outside the village corporate limits, but within the jurisdiction of this title shall be no less than twenty-five feet from the street right-of-way lines, or conform to subsection J of this section.

J. Building setback lines may be lined up with established building setback lines in adjacent subdivisions.

Chapter 16.16

PROCEDURE

Sections:

- 16.16.010 Adopted.
- 16.16.020 Preliminary plan--Filing--Requirements.
- 16.16.030 Preliminary plan--Contents.
- 16.16.040 Preliminary plan--Approval.
- 16.16.050 Final plans--Filing and recording.
- 16.16.060 Final plans--Acceptance of streets or public improvements.
- 16.16.070 Final plans--Requirements.

16.16.010 Adopted. The procedures set forth in this chapter are adopted for obtaining approval of a proposed

subdivision.

16.16.20--16.16.030

16.16.020 Preliminary plan--Filing--Requirements.

A. Any owner of real estate located within the corporate limits of the village or within one and one-half miles thereof wishing to divide the same into lots for the purpose of sale or assessment of taxes, or both, or wishing to dedicate streets, alleys, or other property for public use, shall first submit a preliminary plan to the village clerk in triplicate. Such preliminary plan shall be promptly referred to the plat committee and the plat committee shall, within thirty days following its next regular meeting after such referral, submit a written recommendation for approval or for disapproval of the preliminary plan to the village board.

B. The preliminary plan should show any adjacent tract owned by or controlled by the subdivider that might later be subdivided. This plan should show the relationship between the proposed subdivision and the future one as to street connections, etc.

16.16.030 Preliminary plan--Contents. The preliminary plan shall contain the following:

- A. Proposed name of the subdivision;
- B. Location by township, section, town and range, or by other legal description;
- C. Names and addresses of developer and designer who made the plans;
- D. Scale of plan, one inch to one hundred feet or larger. Tracts of two hundred acres or more may be drawn at a scale of one inch to two hundred feet;
- E. Date;
- F. Northpoint;
- G. Boundary lines of proposed subdivision shall be clearly indicated and the total approximate acreage encompassed thereby;
- H. Location, boundary lines of existing lots within the proposed subdivision, widths and names of all existing or prior platted streets or other public ways, railroad and utility rights-of way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements, and section and corporation lines within or adjacent to the tract;
- I. Existing sewers, electric lines, gas lines, telephone lines, water mains, culverts and other underground facilities within the tract indicating pipe

sizes, manholes and exact location;

16.16.030--16.16.040

J. Boundary lines of adjacent tracts of subdivided or unsubdivided land;

K. Existing zoning of proposed subdivision and adjacent tracts, in zoned areas;

L. Contours at two-foot intervals except where topography of the tract demands one-foot contour intervals;

M. Layout of streets, widths of rights-of way and also the widths of cross-walkways and easements, within the tract adjacent to the land being subdivided;

N. Layout, lot numbers and dimensions of lot;

O. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;

P. Building setback lines, showing dimensions;

Q. Easements shall be provided for any and all public utilities where alleys are not provided. Proper continuity for all the utilities from block to block shall be maintained.

16.16.040 Preliminary plan--Approval.

A. The approval of a preliminary plan by the plat committee and the village board is tentative only, involving the general acceptability of the layout as submitted.

B. The plat committee or the village board may require such changes or revisions as are deemed necessary in the interest and needs of the community.

C. Subsequent approval will be required of the engineering proposals pertaining to water supply, stormwater drainage, sanitary sewers, gas and electric service, telephone, all public utilities, street lighting, fire hydrants, grading, gradients and roadway widths, and the surfacing of streets, by the village engineer, and the township, county and state officials, where concerned, prior to approval of the final plan by the village board.

D. No plan will be approved for a subdivision which is subject to periodic flooding or when the adequate drainage of all streets is impossible; however, if the subdivider agrees to make improvements which will in the opinion of the village engineer or the county superintendent of highways, where concerned, make the area completely safe for residential occupancy and provide adequate street drainage, the preliminary plan of the subdivision may be approved.

16.16.050 Final plans--Filing and recording. After approval of the preliminary plan by the village board, final plans shall be submitted as provided by this chapter and the village board shall approve or reject such plans within sixty days after receiving the same. Upon approval by the village board, the developer shall record the plat of the subdivisions with the recorder of deeds of Vermilion County, Illinois, and if not recorded within thirty days following the approval by the village board, the approval shall become null and void. A true copy of the final plans shall remain on file with the village clerk. Final plats located outside of the corporate limits of the village shall be approved first by the village board then shall be forwarded to the appropriate county officials for approval by the county board prior to recording. The developer shall record the final plat and plans within thirty days following county board approval.

16.16.060 Final plans--Acceptance of streets or public improvements. The approval of the final plans shall not be deemed to constitute the acceptance of any street or public improvement by the village. The acceptance of such street or improvement shall be made only upon a resolution duly adopted by the village board after receiving a certificate from the village engineer that such street or improvement has been fully completed and conforms with the minimum standards specified in this chapter. The registered engineer who designed the street and drainage improvements shall certify to the village engineer that the improvements are constructed to the appropriate standards.

16.16.070 Final plans--Requirements. The final plan shall include one tracing of the final plat of the subdivision or a portion thereof, drawn in ink on permanent type tracing mediums not to exceed thirty-six inches by forty-eight inches in size and shall contain or be accompanied by the following:

- A. Name of subdivision;
- B. Legal description including state, county, political township, section, numeric township, and range;
- C. Names of the owners and certification by a licensed surveyor;

- D. Scale of one inch to one hundred feet or larger (shown graphically);
- E. Date;
- F. Northpoint;
- G. Boundary of plat, based on an accurate traverse, with angular and lineal dimensions;
- H. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross-walkways. Proposed street names shall be checked with the proper village officials;
- I. True angles and distances to the nearest established street lines or official monuments (not less than three) which shall be accurately shown on the plat. Distances shall be to the nearest hundredth of a foot;
- J. Section lines shall be accurately tied to the lines of the subdivision by bearings or angles and distances;
- K. Radii, internal angles, points of curvatures, tangent bearings and lengths, and lengths of all arcs;
- L. All easements for rights-of-way providing for public services and utilities, and dimensions of easements;
- M. All lot numbers, lines, and angles of lot corners, with accurate dimensions in feet and hundredths;
- N. Accurate location of at least two monuments which shall be concrete six inches by six inches by thirty inches with metal pipe or road cast in center. Said concrete monuments shall be set at two corners or angles on the outside boundary. Pipes or other physical markers shall be placed at each intersection of street centerlines. All lot corners not marked by concrete monuments shall be marked by galvanized or wrought iron pipe or iron or steel bars at least eighteen inches in length and not less than one-half inch in diameter. The top of the pipe or bar is to set level with the established grade of the existing ground;
- O. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purpose indicated thereon, and of any area to be reserved by deed covenant for common uses of all property owners;
- P. Building setback lines accurately shown by dimensions;
- Q. Protective covenants which meet the approval of the plat committee shall be made a part of the final plat and filed on record with the county recorder;

R. Certification by a registered surveyor to the effect that the plat represents a survey made by him and that all monuments and markers shown thereon exist as located and that all dimensional and geodetic detail are correct;

S. Acknowledged certifications, by owner or owners or by any mortgage holder or record of the adoption of the plat and dedication of streets and other public areas;

T. Certification showing that all taxes and special assessments due on the property to be subdivided have been paid in full;

U. Proper form for the approval of the plat committee and village board with space for signatures;

V. Approval by signature of city, county, and state officials concerned with the specifications of utility installations;

W. Approval by signature of the plat committee.

Chapter 16.20

DOCUMENTS

Sections:

16.20.010 Documents which must be submitted with final plat.

16.20.010 Documents which must be submitted with final plat. The final plat shall be presented with the following documents, all listed in a letter signed by the owner and subdivider:

A. Plans and specifications for all improvements prepared by a professional engineer and previously approved by the village engineer, clearly describing the same. Such plans shall include a place for the signature of the village engineer indicating his approval.

B. Agreement executed by the owner and the subdivider wherein they agree to make and install the improvements provided for in the Chapter 16.24, in accordance with the plans and specifications accompanying the final plat.

C. Bond or certified check in the amount of the estimate prepared by a registered engineer and approved by the village engineer of the cost of the installation of

such improvements with good and sufficient surety thereon to be approved by the village board conditioned upon the satisfactory installation of the required improvements within two years after the approval of the final plat.

D. Protective covenants, surveyor's certificates, street dedication, and certificates that taxes are paid as described in the previous section shall be submitted with the plat.

Chapter 16.24

REQUIRED IMPROVEMENTS

Sections:

- 16.24.010 Statement of compliance required before final approval.
- 16.24.020 Proof of payment required.
- 16.24.030 Street improvements.
- 16.24.040 Sidewalks.
- 16.24.050 Street lighting.
- 16.24.060 Sewers.
- 16.24.070 Water system.
- 16.24.080 Public utilities.

16.24.010 Statement of compliance required before final approval. No final plans of a subdivision shall be approved without first receiving a statement from the village engineer that the improvements described in the plan meet the minimum requirements of all ordinances of the village and applicable state and county regulations and, in addition, that they comply with the regulations set forth in this chapter.

16.24.020 Proof of payment required. All required improvements are to be paid for by the subdivider or proof that same will be paid for by the utility companies or otherwise shall be provided to the village.

16.24.030 Street improvements. A. All street shall be improved with pavement, bounded by integral concrete curbs and gutters or other approved means of drainage to an overall width in accordance with the following dimensions.

<u>Type of Street</u>	<u>Dedicated Street Width</u>	<u>Roadway Width</u>
Primary or major streets	Conform to major street plan and in no instance less than 85 feet	Two 24ft roadways, divided by a medial strip
Secondary streets	70 feet	13ft traffic lanes and 8ft parking lanes
Minor streets (residential)	66 feet and 2ft V gutters each	10ft traffic lanes and 5ft parking lanes
Cul-de-sac	66 feet	10ft traffic lanes and 5ft parking lanes and 2ft V gutters each side

B. Residential street pavements shall be surfaced with PCC concrete six inches thick or bituminous concrete not less than two and one-half inches thick over a base of crushed stone, or gravel not less than eight inches thick after compaction, or A-3 surface course as specified by the Division of Highways of the state over a base of crushed stone not less than eight inches thick after compaction. A-3 surface course shall not be applied until base course is thoroughly compacted. Major and secondary street standards shall be set by the village engineer.

C. Curbs and gutters on minor residential streets shall be of the integral roll-type unit, not less than eighteen inches in overall width, and no less than six inches thick where curb abuts the street pavement. The village board may approve other means of street drainage as appropriate to the subdivision.

D. Stormwater inlets shall be provided with the roadway improvements at points specified by a registered engineer if approved by the village engineer.

E. All curbing at street intersections shall have radii of not less than twenty-five feet.

16.24.040 Sidewalks.

A. Concrete sidewalks to a width of not less than 48 inches and a minimum thickness of no less than four inches shall be installed on both sides of primary and secondary thoroughfares and minor streets as may be required by the plat committee or village board as a part of the dedicated street. Sidewalks shall have wire or steel reinforcing.

B. Walks should have a gradient of not greater than five percent. At each corner of each intersection, curb cuts will be installed at sidewalk locations with the sidewalk ramped at a slope not to exceed 8.33 percent. The ramped sidewalk will be built not less than forty-eight inches wide to accommodate wheelchairs.

C. Specifications for Residential Sidewalk projects.

1. All sidewalks must be a minimum of 4' wide and a minimum of 4" thick of concrete. The replacement sidewalk must be the same width as the sidewalk portion it is joining on each side

2. Wire or steel reinforcing must be in the driveway portion of the sidewalk. Driveway portion of the sidewalk must be installed at the same time as the frontage sidewalk.

3. Concrete must be ready mix (at least 6 bag mix)

4. 4" frost bed (sand)

5. A wood float finish or light broom finish must be applied to the walk.

6. Strike lines or expansion joints must be made every 4'.

7. All sidewalks must cross the complete frontage and not just a portion, unless approved by the committee.

8. Property owner must obtain approval from the sidewalk committee prior to installation.

9. The sidewalk committee will inspect and approve sidewalk projects.

10. The property owner is responsible for determining the legal property boundary lines.

11. Property owner(s) must pay \$150.00 fee plus the cost of material to be determined by the sidewalk committee. The Village will supply equipment and labor for the project.

12. Property owner(s) desiring to install a sidewalk using their own material and labor must comply with the same specifications.

16.24.050 Street lighting. Provisions shall be made for the adequate lighting of public streets within the proposed subdivision in accordance with the standards and requirements established by the village engineer.

16.24.060 Sewers. Plans and specifications for sanitary sewers, sewage treatment, and/or septic tanks shall be approved by and a construction permit shall be issued by the Illinois Environmental Protection Agency or other appropriate body.

16.24.070 Water system. Pipe shall conform to Illinois State Plumbing Code and to all subsequent revisions. The minimum size of water mains will be six inches, and water mains shall be a minimum of four feet below finished grade. A grid system of six-inch water mains shall be utilized. Fire hydrants shall be spaced not to exceed five hundred feet apart. An appropriate permit shall be received from the Illinois Environmental Protection Agency for all water main construction.

16.24.080 Public utilities.

A. All utility lines for telephone and electric services shall be placed in rear line easements, when practicable, when carried on overhead poles.

16.24.080--16.28.010

B. Where telephone, water, sewage, gas, and electric service lines are placed underground in a subdivided area, such lines shall be placed within easements or dedicated public ways, in a manner which will not conflict with other underground services. Further, any transformer boxes or other appurtenances shall be located so as not to be unsightly or hazardous to the public.

Chapter 16.28

INSPECTION

Sections:

16.28.010 Inspection of improvements--Payment of fees and expenses.

16.28.010 Inspection of improvements--Payment of fees and expenses.

A. All public improvements proposed to be made under the provisions of this title shall be inspected during the course of construction by the village engineer or duly designated deputy. Fees and expenses as established by the village board for such inspections and for reviewing the plans and specifications herein referred to, shall be paid by the subdivider.

B. Improvements should be subject to inspection by the village engineer. The professional engineer responsible for the design of the improvements should do resident engineering and inspection and should certify that the improvements are installed in compliance with the plans and specifications. He should also provide an "as built" set of plans and signed by the contractor's engineer.

Chapter 16.32

VARIATIONS

Sections:

16.32.010 Granted when--Procedure.

16.32.010 Granted when--Procedure. The plat committee may recommend variations from these requirements in specific cases, which, in its opinion, do not affect the general plan or the spirit of this title. Such recommendations shall be communicated to the village board in writing with the reasons therefor. The village board may then approve the variations from these requirements in specific cases, which, in its opinion, do not affect the general plan or the spirit of this title.

Chapter 16.36

BUILDING PERMITS

Sections:

16.36.010 Compliance required before issuance.

16.36.020 Building Permit Fees

16.36.010 Compliance required before issuance. No building permit shall be issued by any official for the construction of any building, structure or improvement to the land or any lot within a subdivision as defined in this title until requirements of this title have been fully complied with.

16.36.020 Building Permit Fees. A fee for building permits be established by the board of Trustees. This fee being five dollars (\$5.00) plus five cents (\$.05) per square ft. for any and all permits.

Chapter 16.40

PENALTY

Section:

16.40.010 Designated.

16.40.010 Designated.

A. Any person, firm or corporation who constructs any public improvement or portion thereof in violation of the provisions of this title shall be, upon conviction, fined pursuant to Section 1.16.040 for each offense.

B. Whoever sells, offers for sale, contracts for sale or option, or lease, any lot or lots or block or blocks within the incorporated limits of the village, or any addition thereto, or any resubdivision of any lot or block therein, before all of the requirements of this title have been complied with, shall be, upon conviction, fined pursuant to 1.16.060 of the Rossville Municipal Code for each lot, block or part thereof so disposed of, offered for sale or lease.

