

## CHAPTER 4

**IMPROVEMENTS; LAND FOR PUBLIC USE**

## SECTION:

- 11-4-1: Monuments  
 11-4-2: Streets and Utilities  
 11-4-3: Reservation of Land for Public Use

11-4-1: **MONUMENTS:** The subdivision shall be monumental as required by 765 Illinois Compiled Statutes 202/1 et seq., which is hereby adopted by reference. (Ord.,1990; amd. 2002 Code)

11-4-2: **STREETS AND UTILITIES:**

A. Water and Sewer:

1. Water and sanitary sewer mains and laterals to each lot line where connection to existing systems can be reasonably provided as approved by the Board. The subdivider shall assume the costs of sewer and water mains eight inches (8") in diameter or less. If larger sizes are required because of future probable extensions, the ratio of excess cost shall be borne by the community.
2. A complete and adequate drainage system for the subdivision shall include a storm sewer system or a system of open ditches, culverts, pipes and catch basins, or a curb and gutter system in combination with any of the above.
3. Water and sanitary sewer mains and street construction within all intersections.

B. Street Grades: Streets graded full width, terraces topsoiled and seeded, roadways graded to subgrade, surfaced with a minimum of six inches (6") crushed base, and two inches (2") of bituminous concrete surface thirty six feet (36') wide.

C. Submission Of Plans; Inspections: All plans for water and sanitary sewer mains and laterals, together with grading of streets, shall first be submitted to the Village Engineer for approval, and all such installations must be inspected and approved by the Village Engineer. (Ord., 1990)

**11-4-3: RESERVATION OF LAND FOR PUBLIC USE:**

- A. Public Lands May Be Required: The Planning Commission may require that suitable sites of adequate area be reserved for future public uses such as parks, playgrounds and open spaces. Reservation of land for public acquisition shall be for a period not to exceed three (3) years.
- B. Preservation Of Natural Features: In locating such sites, consideration shall be given to preserving scenic and historic sites, stands of fine trees, marshes and shorelines. (Ord., 1990)
- C. Subdivisions With Waterways: The Planning Commission may require that easements or drainage ways be provided where a subdivision includes a segment or segments of watercourses, drainage ways, channels or streams. (Ord., 1990; amd. 002 Code)