

MARSHALL COUNTY SUBDIVISION ORDINANCE

2016

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MARSHALL COUNTY SUBDIVISION ORDINANCE

SECTION 1.00 – TITLE

This Ordinance shall be known and may be cited and referred to as the “Marshall County Subdivision Ordinance.”

SECTION 2.00 – PURPOSE

This Subdivision Regulation Ordinance, adopted pursuant to the authority granted to the County by Article VII, §6 of the Illinois Constitution (1970); the Local Land Resources Management Plan Act (50 ILCS 805/1 et seq.); the Illinois Counties Code (55 ILCS 5/5-1041; 55 ILCS 5/5-13001 et seq.; 55 ILCS 5/5-9001 et seq.; 55 ILCS 5/5-12001 et seq., 55 ILCS 5/5-40001); and the State of Illinois Plat Act (765 ILCS 205/0.01 et seq.) is intended to service the following purposes:

- A. To assure the orderly extension of County and municipal streets.
- B. To insure sound, harmonious subdivision development and community growth, and to safeguard the interests of the homeowner, the subdivider, the investor and the County.
- C. To provide permanent assets to the locality and to the County.
- D. To discourage scattered development beyond existing public utilities and prevent excessive development costs.
- E. To assure the development of land for optimum use with necessary protection against deterioration and obsolescence.
- F. To provide common grounds of understanding and a sound working relationship between the County and the subdivider.
- G. To limit and control the pollution of the environment that can be caused by inadequate or incomplete development.

SECTION 3.00 – APPLICATION OF ORDINANCE

These regulations shall apply to subdivisions of land made within the borders of Marshall County and not within the corporate area of any municipality subsequent to the effective date of this Ordinance. Said subdivision shall, in all respects, be in full compliance with the applicable regulations hereinafter set forth in this Ordinance. Subdivisions approved pursuant to this ordinance shall be subject to and comply with the Marshall County Zoning Ordinance, adopted December 11, 2008, and thereafter amended.

SECTION 4.00 – GENERAL PROVISIONS

4.1 Subdivision Types

Three types of subdivisions will be defined in Marshall County which will have various requirements, as summarized below. Appendix 1 contains a table summarizing the procedures. A division of land exempted under the Illinois Plat Act now in effect or as hereafter amended, 765 ILCS 205/1 et seq., is not deemed subdivision for the purpose of these regulations.

Before any division of land or creation of a public right-of-way may occur, the owner of the property, or his designated agent, shall apply for and secure approval of the proposed development in accordance with the following procedures for tract survey, minor, or major subdivision. No matter the type of development, all shall be prepared by either an Illinois Registered Land Surveyor or Illinois Professional Engineer. In general, the following procedures will be followed:

4.1.1 Tract Survey

A Tract Survey consists of 2 parcels and is not exempt from the Plat Act.

Requirements are:

- a) Tract Survey Plat
- b) Certificate Approvals
 - i. Surveyor;
 - ii. Approval by City or Village, if necessary;
 - iii. Marshall County Zoning Administrator; and
 - iv. Recorder.

4.1.2 Minor Subdivision

A Minor Subdivision consists of 7 or fewer lots. It does not require a change to the existing zoning district and access for all parcels will be from existing public roads.

Requirements are:

- a) Pre-application Conference
- b) Subdivision Plat

- c) Special Use or Variance Approval, if Required.
 - i. Variance Requires ZBA Public Hearing and Approval
 - ii. Special Use Requires ZBA Public Hearing and County Board Approval
- d) Certificate Approvals
 - i. Surveyor;
 - ii. Owners' Certificate;
 - iii. County Clerk Certificate;
 - iv. County Engineer and/or Road District Highway Commissioner;
 - v. Approval by City or Village, if necessary;
 - vi. Marshall County Zoning Administrator;
 - vii. County Board;
 - viii. Recorder
- e) County Board Approval

4.1.3 Major Subdivision

A Major Subdivision consists of 8 or more lots or it contains new streets/public roads or it requires a change to the zoning district or it is not a Tract Survey or Minor Subdivision. Requirements are:

- a) Pre-application Conference
- b) Preliminary Plat
- c) Zoning Committee Review
- d) Zoning Map Amendment
 - i. Requires ZBA Public Hearing and County Board Approval
- e) Subdivision Plat
- f) Storm Water Pollution Prevention Plan
- g) Certificate Approvals
 - i. Surveyor;
 - ii. Owners' Certificate;

- iii. County Clerk Certificate;
 - iv. County Engineer and/or Road District Highway Commissioner;
 - v. Approval by City or Village, if necessary;
 - vi. Marshall County Zoning Administrator;
 - vii. County Board;
 - viii. Recorder
- h) County Board Approval

4.2 Suitability of Land for Subdivision Development

Land unsuitable for development due to draining, flood hazard area, topography, or other conditions constituting a danger to health, life or property shall not be approved for development unless the developer presents evidence or data satisfactory to the Zoning Administrator, establishing methods proposed to meet any such conditions are adequate to avoid any danger to health, life, or property.

4.3 Approval Required

Until the subdivision is approved:

1. No land shall be subdivided, nor any street laid out, nor any improvements made to the natural land.
2. No lot, tract or parcel of land within any subdivision shall be offered for sale, nor shall any sale, contract for sale, or option be made or given.
3. No improvements such as sidewalks, water supply, storm water drainage, sanitary sewerage facilities, gas service, electric service, lighting, grading, paving or surfacing of streets shall hereafter be made by any owner or owners of his or their agent or by any public service corporation at the request of such owner or owners or his or their agent.

4.4 Acceptance of Public Property

All offerings or dedications of land to the County for uses as streets, highways, alleys, schools, parks, playgrounds, or other public uses shall be referred to the Zoning Committee for review and recommendation before being accepted by the Marshall County Board, or by any other governing authority of Marshall County.

4.5 Area Plans

Where a tract of land proposed for subdivision is part of a larger, logical subdivision unit in relation to existing development as a whole, the Zoning Committee may cause to be prepared a plan for the entire area or neighborhood, such plan to be used by the Zoning Committee as an aid in judging the proposed plat.

4.6 Interpretation

- A. In interpretation and application, the provisions of this Ordinance shall be held to the minimum requirements.
- B. Where the conditions imposed by any provision of this Ordinance upon the use of land are either more restrictive or less restrictive than comparable conditions imposed by any other law, ordinance, resolution, rule or regulations of any kind, the regulations which are more restrictive or which impose higher standards or requirements shall govern.
- C. 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 requirements than such easements, covenants or other private agreements, this Ordinance shall govern.

4.7 Severability

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provisions and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5.00 – ADMINISTRATION

5.1 Zoning Administrator

The County Board shall designate a Zoning Administrator who shall administer the provisions of this Ordinance. The duties of the Zoning Administrator are:

- A. Maintain permanent and current records of this Ordinance including amendments thereto.
- B. Receive and file all Preliminary and Final Plats (together with application).

- C. Forward copies of the Preliminary Plats to other appropriate agencies for their recommendations and reports.
- D. Receive and file all Final Plats and check their compliance with the Preliminary Plat.
- E. Make all other determinations required of him by the regulations herein.
- F. Discourage the subdividing of lands that are far in advance of the needs of the development of the County, or which, by their locations, cannot be efficiently served by public utilities, fire protection, or other community services; or which are located in areas subject to flooding, or are topographically unsuitable for development; or which, for any other reason are being unwisely or prematurely subdivided.
- G. Not engage in the business of surveying and that, in addition no map, plat or subdivision shall be received for record or have any validity which has been prepared by or under the direction of the Zoning Administrator.

5.2 County Engineer

The County Engineer is appointed by the County Board. Duties include:

- A. Review with the Zoning Officer all preliminary subdivision plats and make determinations concerning street and drainage design standards and engineering specifications as stipulated herein, and coordinate the same with appropriate Township Road Commissioner or City Engineer, if applicable.
- B. Inspect and approve installation of improvements, and accept bond or escrow where required herein.

5.3 Zoning Committee.

The Zoning Committee is appointed by the County Board. The Committee shall review the Preliminary & Final Plat and exercise the authority and have the responsibilities provided in this Ordinance.

SECTION 6.00 – RULES AND DEFINITIONS

6.1 Rules

- A. Words used in the present tense shall include the future; and 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 word “lot” shall include the words “plot”, “piece” and “parcel”.
- E. The phrase “used for” shall include the phrases “arranged for”, “designed for”, “intended for”, “maintained for”, and “occupied for”.

6.2 Definitions

ALLEY. A public right-of-way primarily for vehicular traffic along the side or in the rear of properties which affords only a secondary means of access to abutting properties.

BLOCK. A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad right-of-way, bulkhead lines or shore lines of waterways, or corporate boundary lines in the County.

COUNTY BOARD . “County Board” or “Board” shall mean the Board members of the County of Marshall, Illinois.

BUILDING. Any structure securely affixed to the land with substantial walls and roof and entirely separated on all sides from any other structure by space or by walls in which there are no communicating doors, windows or openings; and which is designed or intended for shelter, enclosure or protection of persons, animals or chattels.

BUILDING SETBACK LINE. A line parallel to the street line at a distance from it.

COUNTY. The County of Marshall, Illinois.

COUNTY ENGINEER. The person or firm charged with the responsibility of County engineering matters.

CROSSWALK. A public right-of-way located across a block to provide pedestrian access to adjacent streets or alleys.

CUL-DE-SAC. A minor street having one open end and being permanently terminated by a vehicular turnaround.

DATUM PLANE. A reference point which elevations are measured. The datum plane is mean sea level established by the United States Geodetic Survey (U.S.G.S.).

EASEMENT. A grant by a property owner for the use of a strip of land by the general public, a corporation, or a certain person or persons for a specific purpose or purposes.

GROSS LAND AREA. The entire area of a development including lots, streets, and alleys, measured to the center line of any bounding streets.

LOT. A parcel of land legally described as a distinct portion or piece of land of record.

LOT, THROUGH. A lot having frontage on two parallel or approximately parallel streets, and which is not a corner lot. On a through lot both street lines shall be deemed front lines.

PARKWAY. A route intended to be used primarily by passenger vehicles and whose right-of-way is or is intended to be developed in a park-like character.

ZONING COMMITTEE. The words “Zoning Committee” as used herein, refers to the Zoning Committee of the County Board of Marshall County.

PLANNED DEVELOPMENT. A parcel or tract of land, initially under single ownership or control, which contains or will contain two or more principal buildings and more than one principal use; planned and constructed as a unified development.

PLAT. A plan, map, drawing or chart on which the subdivider’s plan for the subdivision of land is presented and which he submits for approval and intends to record in final form.

PLAT, FINAL. The drawings and documents presented for final approval as described in this Ordinance.

PAVEMENT. The paved area within a street right-of-way intended for vehicular traffic, including all curb and gutter facilities.

ROADBED. The graded portion of a street within side slopes, prepared as a foundation for the pavement structure and shoulders.

STREET. A public way other than an alley, which affords a primary means of access to abutting property.

STREET, MAJOR. A street of considerable continuity which serves or is intended to serve as a major traffic artery connecting various sections of the County.

STREET MARGINAL ACCESS. A minor street which is parallel and adjacent to highways and major streets and which provides to abutting properties, protection to local traffic from fast, through moving traffic on highways and major streets.

STREET, MINOR. A street used primarily for access to abutting properties.

STREET, PUBLIC. Any major, secondary or minor street which is shown on the subdivision plat and is or is to be dedicated to public use.

STREET, SECONDARY OR COLLECTOR. A street which carries traffic from minor streets to the major street system, including the principal entrance streets of residential development and streets for circulation within such development.

RIGHT-OF-WAY WIDTH. The shortest distance between lines of lots delineating the public street.

SUBDIVIDER. The person or persons responsible for preparing and recording the plats of the subdivision and for carrying out all appropriate requirements relating thereto as outlined

in this Ordinance.

SUBDIVISION:

1. The division of a parcel of land into two (2) or more lots or parcels for the purpose of transfer of ownership or building development whether immediate or in the future; provided that a division of land which may be ordered or approved by a court or affected by testamentary or intestate provisions, shall not be deemed a subdivision. The term also includes resubdivision, and when appropriate to the context, shall relate to the process of subdividing the land subdivided. As required in the State of Illinois Plat Act - 765 ILCS 205/0.01 et seq.

2. Planned development, whether an actual division of property is required or not, and regardless of whether the same is labeled a subdivision or not. However, divisions exempted under the Illinois Plat Act now in effect or as hereafter amended, 765 ILCS 205/1 et seq., are not deemed subdivisions for the purpose of these regulations.

Exemptions to the Illinois Plat Act and no subdivision plat is required in any of the following instances:

1. *The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;*
2. *The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;*
3. *The sale or exchange of parcels of land between owners of adjoining and contiguous land;*
4. *The conveyance of parcels of land or interests therein for use as a 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;*
5. *The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;*
6. *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;*
7. *Conveyances made to correct descriptions in prior conveyances.*
8. *The sale or exchange of parcels or tracts of land following the division into no more than 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.*
9. *The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.*
10. *The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.*

(Source: P.A. 95-644, eff. 10-12-07.)

SUBDIVISION, MAJOR, Major: Any subdivision of eight (8) or more lots; any subdivision requiring any new street or extension of the local government facilities or the creation of any public improvements; planned developments; or trust indentures.

SUBDIVISION, MINOR: Any subdivision containing not more than seven (7) lots fronting on an

existing street, not involving any new street or road, or the extension of governmental facilities or the creation of any public improvements, and not in conflict with any provision of the Zoning Ordinance, or these regulations.

TRACT SURVEY: The splitting of a parcel, which may or may not be subject to the Marshall County Subdivision Ordinance. The types of Tract Surveys are:

1. A parcel is split into two (2) or more new parcels, all of which are greater than five (5) acres in size and need to be described using a metes and bounds description. This ordinance imposes no additional local requirements.
2. A parcel is split into two (2) or more new parcels, any of which is less than five (5) acres in size and qualify under exemptions 2, 3, 8, or 9 of the State of Illinois Plat Act (765 ILCS 205/0.01 et seq.), and need to be described using a metes and bounds description. This ordinance imposes no additional local requirements.
3. A parcel is split into two (2) new parcels, any of which is less than five (5) acres in size and is not exempt from the State of Illinois Plat Act (765 ILCS 205/0.01 et seq.).

SUBDIVISION, URBAN. Any subdivision within one and one-half miles of the corporate limits of a city or village which has an appropriate zoning ordinance in effect, any subdivision within one and one-half miles or adjacent to a city or village which does not have a zoning ordinance in effect, any subdivision within one thousand feet of an existing sewer or water main, any subdivision containing multiple family units, or any subdivision in which parcels average less than 100 feet in width at the building line and/or contain average lot area of less than 15,000 square feet.

SUBDIVISION RURAL. Any subdivision other than an urban subdivision.

Section 7.00 TRACT SURVEY AND MINOR SUBDIVISION PLAT APPROVAL

7.1 Intent

In order to allow for accurate, consistent and efficient review of development proposals, information must be provided that adheres to minimum standards for the form, submission and review of planned development, subdivision and tract survey requests within the jurisdiction of Marshall County.

7.2 Procedures for Tract Survey Approval.

A. The Marshall County Subdivision Ordinance shall apply only to Tract Surveys that are not exempt from the Illinois Plat Act.

B. Submission Requirements

Submittals for review and final recording shall consist of one electronic copy, one mylar and six paper copies. The minimum size shall be 11" x 17". In order to ensure consistency in form and data, and to provide minimum design criteria, clearly delineated standards are established and required, as follows:

1. Land Reference shall conform with the Plat Act, to which all dimensions, angles, bearing and similar data on the tract survey shall have accurate dimensions, bearing or deflection angles, and radii arcs, and central angle of all curves, and shall include at a minimum:
 - i. Tract boundary lines;
 - ii. Right-of-way lines of streets and those street names;
 - iii. Easements and other right-of-ways, including their location and dimensions;
 - iv. The existing parcel identification number;
 - v. The metes and bounds description of the parcel to be created;
 - vi. All existing structures on the existing parcel;
 - vii. Titles, scale, north arrow and date;
 - viii. Minimum setback lines on all lots; and
 - ix. Lot sizes of the tract to be created (to the hundredth of an acre).

2. Certificates. Required language of certificates are found in Appendix 2. All shall be sealed or notarized as noted.
 - i. Certification by Illinois Registered Land Surveyor as to accuracy of survey with the Surveyor's signature and seal affixed;
 - ii. Certificate of current ownership of parcel being split, stating that the person(s) signing are the owners of the parcel being split and have caused said tract survey to be prepared, and that to the best of their knowledge the school district(s) in which the parcel is located. Said certificate shall be signed and then notarized by a Notary Public; and
 - iii. Certificate of Zoning Administrator, signed and sealed, stating conformance with the Marshall County Subdivision Ordinance and Zoning Ordinance.
 - iv. Municipal Certificates of Approval. For those municipalities exercising extraterritorial subdivision control, the certificate required in that municipality's subdivision ordinance shall be affixed to the tract survey.

C. Minimum Standards

In addition to the requirements of the appropriate Zoning District in which the parcel being split is located, the following shall apply to all tract surveys:

1. Compliance with Zoning may be provided with an approved Special Use or Variance (approved prior to the Tract Survey approval).
2. Frontage. All tract surveys shall have frontage on a public right-of-way and street. As noted below, the amount of frontage shall be dependent upon the size of the parcel to be created. It shall also be applied to the "remaining parcel."
 - a. For parcels being created less than ten (10) acres in size, a minimum of thirty (30) feet of frontage shall be provided to that tract.
 - b. For parcels being created ten (10) or more acres in size, a minimum of sixty (60) feet of frontage shall be provided to that tract.

- c. Parcels with an access only to existing private streets or easements shall be permitted only in unusual circumstances, and with the approval of a waiver.

3. Layout of Tract Survey.

- a. All tract surveys shall be submitted on sheets of mylar and paper, respectively, that are sixteen inches by twenty-two inches (16" x 22") or greater in increments of six (6) inches.
- b. All information on the tract survey shall be readable.
- c. All datum and legal descriptions shall be organized and listed together.
- d. All certificates shall be located no more than one inch from any edge of the survey.
- e. There shall be a one-inch margin around the entire tract survey.
- f. All signature blocks shall be flush with the required one-inch margin.
- g. All notes shall be organized and listed together on the tract survey.
- h. An area three inches by three inches (3" x 3") in the lower left corner of the tract survey shall be bordered and left blank for the Recorder of Deeds recording stamp and information.

4. Recording.

The developer shall have the responsibility and bear the cost of recording the tract survey in the County Recorder of Deeds Office after it has been approved by the Zoning Administrator and all appropriate signatures have been obtained.

5. Notifications

Approval of a Tract Survey does not include the following items and the Owner is notified that they are responsible for future development and compliance.

- a. The tract survey approval does not provide for, nor imply, assurance of the compatibility for future construction utilizing a private sewage

disposal system. A permit shall be obtained from the Marshall County Health Department prior to start of construction.

- b. The tract survey approval does not address whether a public water supply is available and if private water will be used, development of the parcel will require a well permit from the Marshall County Health Department before the start of construction.
- c. The creation of long private driveways may result in increased response time or inaccessibility by emergency service vehicles."
- d. No statement is made as to whether existing Zoning will be compatible with future development plans.
- e. Tract survey approval has not checked whether the presence or absence of a flood hazard zone is accurate. Future developments may be impacted if the area is located in a regulated floodplain or floodway.

7.3 Procedures for Minor Subdivision Approval

1. Minimum Standards

In addition to the requirements of the appropriate Zoning District, in which the parcel being split is located, the following shall apply to all minor subdivisions.

- 1. Compliance with Zoning may be provided with an approved Special Use or Variance (approved prior to the Tract Survey approval).
- 2. Frontage. Same requirements as for a Tract Survey.
- 3. Clustering. When only a portion of a parcel is to be developed, the developer shall cluster the lots being created in both the least productive portion of the existing parcel as it relates to row crop production, and in the least intrusive portion of the existing parcel as it relates to impact on any environmental corridor that may exist. The lots created shall share one access point on the adjacent improved right-of-way, unless granted additional access points by the appropriate road official.

2. Pre-Application Conference

The Department is aware and appreciates the investment of resources incurred by developers. The pre-application conference will provide an opportunity for the

developer and staff to meet informally; openly discuss a proposal; and allow the staff to provide comment prior to the developer having to make a great investment of resources into a project. The developer shall initiate contact with the Department, and may request a time to meet to discuss a proposal.

3. Subdivision Plat

1. Submittals for review and final recording shall consist of one electronic copy, one mylar and six paper copies. The minimum size shall be 11" x 17". In order to ensure consistency in form and data, and to provide minimum design criteria, clearly delineated standards are established and required, as follows:

a. Land Reference shall conform with the Plat Act, to which all dimensions, angles, bearing and similar data on the final plat shall have accurate dimensions, bearing or deflection angles, and radii arcs, and central angle of all curves, and shall include at a minimum:

- i. Subdivision boundary and individual lot lines;
- ii. Titles, scale, north arrow and date;
- iii. Right-of-way lines of adjacent streets and those street names;
- iv. Easements and other right-of-ways, including their location and dimensions;
- v. Minimum setback lines on all lots pursuant to the applicable setback requirements in Article 6, Bulk Regulations, Density, and Dimensional Standards, of this chapter;
- vi. Location and description of monuments, according to the Plat Act;
- vii. Reference to recorded subdivision plats of adjoining lands; and
- viii. If not for residential use, stated purpose for which sites are dedicated or reserved.

- b. Certificates. Required verbiage of certificates are found in Section 8.5 ("Certificates and Notations") of this chapter. All shall be sealed or notarized as noted.
- i. Illinois Registered Land Surveyor.
 - ii. County Clerk's Certificate, signed and sealed, stating that all taxes are paid to date;
 - iii. Certificate of all appropriate road officials, which may be the Township Road Commissioner, County Engineer, and/or IDOT District Engineer, stating that the subdivision has been approved by that road authority with respect to access and then signed;
 - iv. Certificate of current ownership of parcel(s) being split, stating that the person(s) signing the plat are the owners of parcel(s) being split and have caused said minor subdivision to be prepared, and to the best of their knowledge the school district(s) in which the parcel is located. Said certificate shall be signed by all owners and then notarized by a Notary Public;
 - v. If the subdivision is within the area of jurisdiction of a municipality exercising its extraterritorial subdivision approval, it shall have endorsed and signed thereon the requisite municipal approvals;
 - vi. Certificate of Zoning Administrator, signed and sealed, stating conformance with the Marshall County Subdivision Ordinance and Zoning Ordinance;
 - vii. Certificate from County Board indicating approval;
 - viii. Recorder; and
 - ix. Protective covenants in form of recording.

4. Approval

The subdivision will be deemed approved when voted on by the County Board and approved. The County Board will not act on a Subdivision Plat until it has been approved and signed by the Zoning Administrator.

a. Zoning Administrator Review and Approval

i. Purpose

The subdivision and development of land is an occurrence that will have a long-term impact upon both the site and adjacent properties, regardless of size or scope of the development proposal. The approval process needs to recognize this impact, and also recognize the legitimate interests of various parties, including the developer, adjacent property owners, tenants and the community as a whole. The Department will strive to provide a thorough review of submissions in a timely manner. Review standards will be consistently administered by Department staff, and the staff will strive to maintain a professional relationship with all applicants.

ii. Review Process

Other Agencies and Review. The Zoning Administrator may distribute the Subdivision Plat to the following Agencies to assist in the review:

- i. County Clerk;
- ii. County Engineer;
- iii. Township Road Commissioner (if necessary);
- iv. Illinois Department of Transportation (if necessary);
- v. County Health Department;
- vi. Soil and Water Conservation District;
- vii. Municipality, if within one and one-half (1.5) mile review authority; and
- viii. Fire Protection District.

The Zoning Administrator will accumulate the responses and provide a coordinated response to the Applicant, if needed.

iii. Action by the Zoning Administrator

Following the review of a preliminary plat and any additional information submitted with the preliminary plat, the Zoning Administrator shall approve or reject the plat within 30 days.

2. Recording.

The developer shall have the responsibility and bear the cost of recording the tract survey in the County Recorder of Deeds Office after it has been approved by the Zoning Administrator and all appropriate signatures have been obtained.

3. Notifications

Approval of a Subdivision Plat does not include the following items and the Owner is notified that they are responsible for future development and compliance.

- a. The subdivision plat approval does not provide for, nor imply, assurance of the compatibility for future construction utilizing a private sewage disposal system. A permit shall be obtained from the Marshall County Health Department prior to start of construction.
- b. The subdivision plat approval does not address whether a public water supply is available and if private water will be used, development of the parcel will require a well permit from the Marshall County Health Department before the start of construction.
- c. The creation of long private driveways may result in increased response time or inaccessibility by emergency service vehicles."
- d. No statement is made as to whether existing Zoning will be compatible with future development plans.
- e. Subdivision approval has not checked whether the presence or absence of a flood hazard zone is accurate. Future developments may be impacted if the area is located in a regulated floodplain or floodway.

SECTION 8.00 – MAJOR SUBDIVISION PROCEDURES

8.1 Pre-Application Procedure

Prior to filing of an application for approval of the Preliminary Plat, the subdivider shall submit to the Zoning Administrator plans and data as specified below. This step does not require formal application, fee or filing of plans with the County. The Zoning Administrator shall request a meeting with the subdivider and the Zoning Committee in order to discuss plans and particular problems.

Pre-Application information suggested is as follows:

- A. General Subdivision Information shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the submitted plans. This information may include data on existing covenants, land characteristics such as natural drainage, swamp areas, wood areas and ridges; available soil survey reports; available community facilities and utilities; and information describing the subdivision proposal, such as number of residential lots, typical lot width and depth, price range, business areas, school, playground and park areas, and other public areas, proposed protective covenants, and proposed utilities and street improvements.
- B. Sketch Plan on topographic survey shall show in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan may be a free hand pencil sketch made directly on a print of the topographic data with contours.

8.2 Procedure for Approval of Preliminary Plat

- A. The subdivider shall cause to be prepared a preliminary plan, which plan shall include all of the property owned or controlled by the applicant, which properties are adjacent to or considered to be contiguous to the proposed subdivision, together with improvement plans and other supplementary material as specified shall be submitted to the Zoning Administrator with written application for approval.
- B. The Zoning Administrator shall refer the preliminary plan to the Zoning Committee at least 10 days prior to a regular meeting of the Committee, and shall at the same time, collaborate with the County Engineer and with the subdivider in furnishing the specifications for the design and construction of streets and such other public improvements as required by this Ordinance or any other Ordinance. The Zoning

Committee, the County Highway Engineer, and the Zoning Officer shall review the preliminary plan for compliance with these regulations and Ordinances of the County. In addition they may submit said materials to the District Soil Conservation Office. The Zoning Committee shall within two months from the first regular meeting following referral;

1. The Committee will make its written recommendations, which may include the recommendations of the County Engineer and the Zoning Officer to the County Board. Plats not approved by the Committee may be overruled by a two-thirds vote of the Board in favor of such approval.
2. If the Committee finds that the changes, additions or corrections are required on the Preliminary Plat, the Committee shall so advise the subdivider in writing. The subdivider may resubmit the Preliminary Plat to the Committee without paying an additional fee, for its consideration at the next regular meeting of said Committee. The Committee shall at said meeting approve or disapprove the resubmitted Preliminary Plat and make its recommendations in writing which shall include the recommendations of the County Engineer, and the Zoning Officer, to the County Board and the subdivider.

C. The following qualifications shall govern approval of the Preliminary Plat:

1. Approval of a Preliminary Plat by the Committee is tentative only, involving merely the general acceptability of the layout as submitted.
2. The Committee may require such changes or revisions as are deemed necessary in the interest of the needs of the County.
3. Approval of the Preliminary Plat shall be effective for a maximum period of one (1) year, unless upon application of the developer, the Committee grants an extension. The application for said extension shall not require an additional fee, or the submittal of additional copies of the plan of subdivisions.

8.3 Plats and Data for Approval of Preliminary Plat

A. Preliminary data required as a basis for the Preliminary Plat, in Subsection B below, shall include existing conditions as follows, except when otherwise specified by the Zoning Committee:

1. Boundary lines: The exact length and bearings of the exterior boundaries of the subdivision with reference to the United States Land Survey Corner and interior angles. (Distances shall be to 1/100 of one (1) foot and angles shall be to one-

half minute). If considered necessary the Zoning Administrator may require the surveyor to submit his calculations and field notes.

2. Easements: Location, width and purpose.
3. Streets and roads adjacent to the tract: Name and right-of-way width and location; type, width and elevation of surfacing; any legally established centerline elevations; walks, curbs, gutters, culverts, etc.
4. Utilities on and adjacent to the tract: Location, size of sanitary, storm and combined sewers; locations and size of water mains. If water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and the size of nearest useable facilities.
5. The Preliminary Plat of subdivision shall be accompanied by:
 - a. A statement that the proposed subdivision (where contiguous) is or is not to be annexed to a municipality.
 - b. Either a preliminary plan for sewer, water and storm sewers or a written statement setting forth general plans for such improvements and indicating the method to be employed to overcome particular problems that may be encountered with the development of the proposed subdivision.
 1. Where the sanitary sewage facilities are proposed to be provided by individual septic systems, a letter from the County Department of Public Health identifying the types of individual systems that are expected to be acceptable and whether the proposed lot sizes are adequate. Other conditions on the tract: Water courses, marshes, rock outcrop, wooded areas, isolated preservable trees one (1) foot or more in caliper at one (1) foot above ground level, houses, barns, shacks and other significant features.
 2. Other conditions on adjacent land: Approximate direction and gradient of ground slope, including any embankments or retaining walls, character and location of buildings, railroads, power lines, towers, and other nearby non-residential land uses or adverse influences, including but not limited to adverse agricultural uses in the area, and owner of unplatted land (for adjacent platted land refer to subdivision plat by name, recording date, and number and show approximate percent built-up, typical lot size and dwelling type.)

3. Photographs, if required by the Zoning Officer: Camera locations, directions of views and key numbers.
4. Zoning on and contiguous to the tract.
5. Proposed public improvements: Highway or other major improvements planned by public authorities for future construction on or near the tract.
6. Key plan showing location of the tract.
7. Title and certificates: Present tract designation according to official records in offices of the County Recorder; title under which proposed subdivision is to be recorded with names and addresses or owners, notation stating acreage, scale, and north arrow.
8. Ground elevation on the tract, based on the U.S.G.S. Datum Plane. For land that slopes less than one-half (0.50) percent, show not more than one (1) foot contour intervals; for land that slopes one-half (0.50) to two (2.00) percent show not more than two (2) foot contour intervals and for land that slopes more than two (2.00) percent, should not be more than two (2) foot contour intervals.

B. Preliminary Plat shall be drawn with at a scale of 100 feet to the inch (1" = 100'), or if the area of the subdivision is more than 200 acres, 200 feet to the inch (1" = 200'). It shall show all existing conditions required in Paragraph A above, Preliminary Data, and shall show all proposals including the following:

1. Streets: Names, right-of-way and roadway widths, approximate grades and gradients, type of construction, similar data for alleys, if any.
2. Other rights-of-way or easements: Locations, width, and purpose.
3. Location of utilities, if not shown on other exhibits.
4. Lot lines, lot dimensions, lot numbers, block numbers and lot areas.
5. Sufficient information to show the intent of surface drainage.
6. Sites, if any, to be reserved or dedicated for schools, parks, playgrounds or other public uses.
7. Sites, if any, for multi-family dwellings, shopping centers, churches, industry, or other non-public uses exclusive of single-family

- 8. Proposed building setback lines.
 - 9. Site data, including number of residential lots, typical lot size, acres in parks, etc.
 - 10. Proposed name of the subdivision.
 - 11. Location by government lot, section, township and range.
 - 12. Name and address of the developer.
 - 13. Name and address of the planner or engineer.
 - 14. Title, scale, northpoint, and date.
 - 15. Proposed local restrictions to enforce in the subdivision by the subdivider.
- C. Other Preliminary Plans. When required by the County Engineer, the Preliminary Plat shall be accompanied by profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits proposed grading, roadway and sidewalks, and preliminary plan of proposed sanitary and storm water sewers with grades and sizes indicated. All elevations shall be based on the U.S.G.S. Datum Plane.
- D. Draft of Protective Covenants, whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.

8.4 Procedure for Approval of the Final Plat

- A. The Final Plat shall conform substantially to the Preliminary Plat as approved and, if desired by the subdivider, it may constitute only that portion of the approved Preliminary Plat which he proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations.
- B. Application for approval of the Final Plat including all engineering drawings, shall be submitted in writing to the Zoning Administrator and shall be accompanied by the fee and engineering review fee as required in these regulations. The application shall be submitted at least 10 days prior to the regular meeting of the Zoning Committee for its review and recommendations and approval or disapproval. If it disapproves, it shall set forth its reasons in its own records and provide the applicant with a copy.
- C. Four (4) copies of the final engineering plans and specifications required for approval shall be prepared as specified, and shall be submitted to the Zoning Administrator within one (1) year after approval of the Preliminary Plat; otherwise

such approval shall become null and void unless application for an extension of time is made to and granted by the Committee. Such extensions will not require an additional fee or filing of additional copies of the plat.

- D. Within two (2) months after its meeting at which the application for approval of the Final Plat was submitted, the Committee shall approve or disapprove it. If the Committee approves, it shall affix upon the plat the certifying signature of its Chairman. If it disapproves, it shall set forth its reasons in its own records and provide the applicant with a copy.
- E. Filing
 - 1. After approval of the Final Plat by the Committee and the fulfillment of the requirements of these regulations, one tracing of the Final Plat of the subdivision, not to exceed 36 inches by 48 inches in size, shall be submitted to the County Board for approval.
 - 2. Action must be taken by the County within two (2) months after the meeting at which the Final Plat and all drawings, maps and other documents required have been submitted for its approval. The applicant and the County Board may mutually agree to extend the two (2) month period.
 - 3. Upon approval by the County Board, the subdivider shall record the plat with the County Recorder within three (3) months. If not recorded within this time, the approval shall be null and void. Immediately after recording, the original tracing or a duly certified reproducible copy shall be filed with the County of Marshall.

8.5 Plats and Data for Final Approval

- A. Final Plat shall be drawn in ink on sheets not to exceed 36 inches by 48 inches and shall be at a scale of 100 feet to the inch (1" = 100'). Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions the Final Plat may be submitted for approval progressively in contiguous sections satisfactory to the Zoning Committee. A copy of the Final Plat reduced to a scale of four hundred feet to the inch (1" = 400') will be submitted to the Committee. A Final Plat shall show the following:
 - 1. Primary control points, approved by the County Engineer, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings,

and similar data on the plat shall be referred.

2. Tract boundary lines, right-of-way lines of streets, easements, and other rights-of-way, and property lines, lines of residential lots and other sites, with accurate dimensions, bearings or deflection angles and radii, arcs, and central angles of all curves.
3. Name and right-of-way width of each street or other right-of-way.
4. Location, dimensions, and purpose of any easement.
5. Number to identify each lot or site and block.
6. Purpose for which sites, other than residential lots, are dedicated or reserved.
7. Proposed building setback lines on all lots and other sites.
8. Location and description of monuments.
9. Certificates to Accompany Plat: To entitle a Final Plat to be recorded, such certificates as are required by law shall be lettered or printed legibly with black, durable ink, or typed legibly with black ribbon on the plat. Appendix II of this Ordinance contains examples of the various certificates. Applicable certificates may be used as they appear in the Appendix.

This approval of the Final Plat shall not be deemed to constitute or affect an acceptance by the public of the dedication of any street or other proposed public way or space shown on the plat.

10. Statement by owner dedicating streets, right-of-way and any site for public use.
 11. Name of subdivision.
 12. Location by section, township and range.
 13. Title, scale, north arrow and date.
- B. Protection Covenants in form for recording.
- C. Other Data: Such other certificates, affidavits, endorsements, or dedications as may be required by the Committee, in the enforcement of these regulations.

8.6 Infrastructure Improvements

- A. Infrastructure improvements must be completed as described below prior to Final Plat approval.
1. After approval of the Preliminary Plat, the subdivider shall present plans and specifications for all improvements to the County Engineer for approval. Upon approval and certification of completion by the County Engineer of such improvements, within two (2) years after approval of Preliminary Plat, the Final Plat shall be submitted as herein provided for approval, and upon approval shall be recorded. If engineering plans require substantial changes

from the preliminary plan, as approved, the subdivider shall revise and resubmit the Preliminary Plat, prior to constructing the improvements, for reapproval, and such resubmissions shall not require the payment of additional fees.

2. In lieu of actual construction of the improvements, as provided in No.1 above, the subdivider may post with the County Engineer of the County of Marshall certified checks, negotiable securities, or a surety bond with sureties acceptable to the State's Attorney of Marshall County in an amount sufficient to cover the full cost of said improvements as estimated by a Registered Professional Engineer and conditioned on the completion and acceptance by the County Engineer of all improvements within two (2) years from the approval of the Final Plat. Upon acceptance of such bond, approval of plans and specification for all improvements by the County Engineer, and approval by the Zoning Committee and County Board of the Final Plat, such plat may then be recorded.
3. In lieu of the provisions of Nos. 1 and 2 above, the subdivider may submit with his plans and specifications for all improvements and his Final Plat, evidence of a binding agreement with a responsible contractor for the installation of all such improvements, within two (2) years after the approval of the Final Plat, together with a performance bond with sureties acceptable to the State's Attorney of Marshall County and upon acceptance of the County Engineer the plat may be recorded.
4. In lieu of the provisions of Nos. 1, 2, and 3 above, the subdivider may petition an appropriate assessment, and shall provide a purchaser for all bonds issued thereunder. On a sale of such bonds for par or more and on approval of the Final Plat by the County Board, such plat may be recorded.

- B. The subdivider shall in all cases be responsible for the maintenance of all improvements for one (1) year following their acceptance by the County, and shall guarantee such maintenance by posting certified check or negotiable securities in the amount of five (5) percent of the cost of such improvements or a surety bond with sureties approved by the State's Attorney of Marshall County, the amount of 20 percent of the cost of such improvements. The fulfillment of this requirement is a condition to approval of the Final Plat, and is in addition to the requirements of Paragraph A of this section.

SECTION 9.00 - DESIGN STANDARDS

9.1 Intent

It is the intent of this section to establish clear standards for the design and layout of a subdivision, and the improvements that may or may not be required with the development of a subdivision.

9.2 General

- A. The construction of improvements required by this ordinance, shall conform to, and materials used shall conform to the methods and materials required in the appropriate section of the latest editions and any amendments thereto to the following:
1. "Standard Specifications for Road and Bridge Construction," IDOT
 2. "Design Manual," IDOT
 3. "Highway Standards," IDOT
 4. "Culvert Manual," IDOT
 5. "Manual on Uniform Traffic Control Devices," United States Department of Transportation and the IDOT supplement
- B. Municipal Jurisdiction.
1. In all cases where a subdivision or tract survey lies within the extra-territorial area of an incorporated municipality that has an adopted land use plan and therefore enforces its extra-territorial authority up to one and one-half (1½) miles, the entire subdivision or tract survey, including those portions outside the extra-territorial area, shall also conform to all applicable sections of said municipality's land use plan and Municipal Code.
 2. In all cases where a regulation of Sections 3.14 ("Subdivision"), 3.15 ("Subdivision Waivers and Appeals"), 3.16 ("Plat Approval"), or Article 8, Subdivisions, conflicts or is less stringent than that of said municipality, the municipality's regulations shall control.
 3. Subdivisions in multiple municipal extra-territorial areas. Pursuant to the Municipal Code of Illinois (65 ILCS 5/11-12-9), any proposed subdivision or tract survey covered by two (2) or more municipal extra-territorial areas shall either:

- i. Submit and be held to the standards of approval for the controlling municipality if the municipalities have entered into an agreement to delineate jurisdiction within the overlapping area; or
- ii. If no agreement exists between the municipalities, then each municipality's authority shall extend to the median of the overlapping area. In this case, the subdivision or tract survey shall be held to the standards of the controlling municipality, based on the exact location of the subdivision or tract survey within the overlapping area.

4. Plats straddling municipal boundaries. Whenever access to a subdivision or tract survey is required across land within an incorporated municipality, the developer shall submit written approval from the municipality that the access is legally established.

C. Monuments. Pursuant to the Plat Act, permanent stone or concrete monuments shall be placed at a minimum of two (2) exterior corners of the subdivision. Additionally, all lot corners, points of intersection of all curves, and/or points of tangency on streets shall also be required to be marked. Markings shall be as follows:

1. Stone or Concrete Monuments. A stone or concrete monument to be set shall measure at least four inches by four inches (4" x 4") and have a minimum depth of thirty (30) inches. In the center of said monument shall be cast an iron pin at least five-eighths (5/8) of an inch in diameter with a depth equal to the stone or concrete. It shall be set in a manner so as not to be moved by frost.
2. Non-Monumented Markings. In all locations listed above, an iron pin shall be set. Said pin shall measure exactly one-half (1/2) inch in diameter with a minimum depth of twenty-four (24) inches. Each of these pins shall be driven flush into the ground.

9.4. Natural Resources.

A. Floodplain. All subdivisions located in whole or in part in a designated flood hazard area shall provide that:

1. They are designed so that each proposed lot contains a building envelope which is located entirely outside of the flood hazard area.
2. They are designed to minimize flood damage to the proposed subdivision or development site as well as to other properties.
3. All public utilities and facilities, such as sewer, gas, electrical, and water systems shall be located, elevated and constructed to minimize or eliminate flood damage in accordance with the standards and intent of Sections 3.10 ("Floodplain Development Permit") and 7.14 ("Floodplain Regulations") of this chapter.
4. Adequate drainage shall be provided so as to reduce exposure to flood hazards.
5. For any proposed subdivision or new development greater than fifty (50) lots or five (5) acres in total area whichever is less, the applicant shall show the base flood elevation data for each lot or platted parcel located in a Special Flood Hazard Area.

B. Erosion and Stormwater Control. To ensure erosion control and stormwater practices that will reduce the amount of sediment and other pollutants leaving development sites, both during and after construction, to reduce the impact of development on erosion in receiving streams, and to promote design and construction practices that minimize ground disturbances and that maintain natural drainage and stormwater storage features whenever possible, all subdivisions subject to this code shall comply with the erosion and storm water control requirements, including permitting as issued by the Illinois Environmental Protection Agency.

C. Drainage and Watercourses.

1. Intent. It is the intent to ensure that natural drainage flows and watercourses are maintained so that no adverse impact is caused to other properties within the watershed.
2. Relocation. Prior to any alteration or relocation of a watercourse, as part of the development of a subdivision, the developer shall secure any necessary permits or clearances from:
 - i. Illinois Department of Transportation;

- ii. Illinois Department of Natural Resources;
 - iii. Illinois Environmental Protection Agency;
 - iv. U.S. Army Corps of Engineers; and
 - v. Any other such agencies as may be required by law.
3. Flood-Carrying Capacity. The flood-carrying capacity within any altered or relocated watercourse shall be maintained.

9.5 Layout

In laying out a subdivision the subdivider shall conform to:

- A. All applicable Ordinances of the County of Marshall.
- B. Applicable laws, rules and regulations of the State of Illinois and duly constituted agencies thereof.
- C. In all cases where a subdivision lies within one and one-half (1 ½) miles of the corporate limits of a city or village, the subdivision must also conform to all applicable Ordinances and plans of that city or village.
- D. In all instances where a requirement of this Ordinance, or other applicable Ordinances of Marshall County, is similar to, or in conflict with, other provisions of the Ordinances of that village or city, the most restrictive shall apply and prevail. The Zoning Administrator shall determine which requirements shall be considered most restrictive.

9.6 Public Sites and Open Spaces

- A. Where a proposed park, playground, school or other public use area as required by the Zoning Committee is located in whole or in part within a subdivision, appropriate public agencies and governing bodies shall be given an opportunity to begin, within one (1) year from the date of recording of the Final Plat, procedures to acquire said acreage.
- B. Where deemed essential by the Zoning Committee, upon consideration of the particular type of development proposed in the subdivision, and especially in large-scale neighborhood unit development, the Zoning Committee may require the dedication or reservation of such other areas or sites of a character, extent, and location suitable to the needs created by such development for schools, parks, and

other neighborhood purposes.

- C. Suitability of Land: No land shall be approved for subdivision if subject to flooding, collection of groundwater, 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 of the subdivision or of the County. Such lands shall remain un-subdivided until such time as the conditions causing the unsuitability are corrected.
- D. Preservation of Natural Features: Natural features such as trees, brooks, hilltops, and views shall be preserved wherever reasonably possible.
- E. Interior Parks: Parks situated in the interior of blocks shall have direct and public access to surrounding streets by easement at least 10 feet wide, and shall be covered by agreements as to maintenance. Lots adjacent to such easements shall have 10 feet of width greater than others in the block.

9.7 Streets

- A. All streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety and in their relation to the proposed use of the land to be served by such streets.
- B. Where such is not shown as a part of officially adopted street or highway plans, the arrangement of streets in a subdivision shall either;
 - 1. Provide for the continuation or appropriate projection of existing principal streets in surrounding area; or
 - 2. Conform to a plan for the area or neighborhood approved or adopted by the Zoning Committee to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
- C. Minor streets shall be so laid out that their use by through traffic will be discouraged.
- D. Where a subdivision abuts or contains an existing or proposed Federal, State or County Highway or major thoroughfare the Zoning Committee shall require marginal access streets; double frontage with screen planting contained in a non-access reservation at least 10 feet wide, along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- E. Where a subdivision borders on or contains a railroad or highway, a street shall be

required, unless otherwise specified by the Committee, approximately parallel to and on each side of such railroad or highway, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.

- F. Reserve strips controlling access to public utilities, streets, or alleys shall be prohibited.
- G. All street intersection and confluences should encourage safe traffic flow.
- H. Street jobs with centerline offsets of less than one hundred and twenty-five (125) feet shall be avoided.
- I. Tangents shall be introduced between reverse curves on all major and secondary streets (See Table of Minimum Standards).
- J. When connecting street lines deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius adequate to insure clear sign distances (See Table of Minimum Standards).
- K. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty (60) degrees.
- L. Street right-of-way width shall be as specified in the Table of Minimum Standards.
- M. Half-streets shall be prohibited. Wherever an existing half-street is adjacent to the tract to be subdivided, the other half of the street shall be platted with the proposed subdivision.
- N. Dead-end streets (cul-de-sac), designed to be so permanently, shall not be longer than six hundred (600) feet from the intersection of the origin through the center of the circle to the end of the right-of-way, and shall be provided at the closed end with a paved turnaround having an outside pavement diameter of at least eighty-eight (88) feet and a street property line diameter of at least one hundred and twenty (120) feet.
- O. No street names shall be used which will duplicate or be confused with names of existing streets. Existing street names shall be projected wherever possible. Street names shall be subject to the approval of the County Engineer.
- P. Street gradients and vertical curves shall be as specified in the Table of Minimum Standards.
- Q. Street grades shall provide proper relations between the street and the first floor elevation of the houses or buildings and permit convenient and economical access to and drainage of the lots.

9.8 Alleys

- A. In commercial, business and industrial districts, definite and assured provisions shall be made for service access such as off-street loading, unloading, and parking consistent and adequate for the uses proposed. If, in the opinion of the Committee, such facilities are not adequate, the Committee may permit or require the dedication and improvement of a public alley.
- B. Alleys in residential areas shall not be permitted, except where deemed necessary and on the recommendation of the Committee.
- C. The width of an alley, where permitted or required, shall be twenty (20) feet in residential areas and thirty (30) feet in commercial and industrial districts.
- E. Dead-end alleys shall be avoided where possible, but if unavoidable, they shall be provided with adequate turnaround facilities at the dead-end, as determined by the Committee.

9.9 Easements

- A. Utility easements shall be provided at the rear of all residential lots and along the side lot lines where required. Such utility easement shall be at least ten (10) feet wide, five (5) feet on the rear of each lot.

MINIMUM STANDARDS FOR STREETS DESIGN FOR
URBAN SUBDIVISIONS*

<u>Street</u>	<u>Right-of Way Width</u>	<u>Pavement Width ***</u>	<u>Radius of Horizontal Curve</u>	<u>Length of Vertical Curves</u>
Expressways**		8' median		
Major	100 ft.	48' ***	546 ft.	200 ft.
Collector	66-80 ft.	37 ft.	400 ft.	200 ft.
Minor for Single Family Residences	66 ft.	32 ft.	100 ft.	100 ft.
Cul-de-sac	66 ft.	32 ft.	200 ft.	100 ft.
Marginal Access	60 ft.	30 ft.	250 ft.	100 ft.
Business and Industrial Districts	80-100 ft.	48 ft.	500 ft.	200 ft.

* All roadways shall be improved with Bituminous Surface treatment, Class A, Sub-Class A-3 over an 8 inch compacted base of Aggregate Surface Course, Type B, in accordance with Illinois Division of Highway Standard Specifications for Road and Bridge Construction, unless greater specifications are required by the County Engineer.

** Minimum standards for these streets shall be as indicated or as determined by the Planning Commission and the County Engineer.

*** Pavement width is back-to-back of curb where curb and gutter is provided.

**** Or two (2) 24' roadways divided by a median strip. (don't see any **** in above table).

MINIMUM STANDARDS FOR STREETS DESIGN
FOR RURAL SUBDIVISIONS*

<u>Street</u>	<u>Right-of-Way Width</u>	<u>Roadway Width</u>	<u>Pavement Width***</u>	<u>Radius of Horizontal Curves</u>	<u>Length of Vertical Curves</u>	<u>Tangent Between Reverse Curves</u>
Major	80 ft.	36 ft.	24 ft.	546 ft.	200 ft.	200 ft.
Collector	66-80 ft.	39 ft.	22 ft.	400 ft.	200 ft.	150 ft.
Minor for Single Family Residences	66 ft.	32 ft.	20 ft.	100 ft.	100 ft.	100 ft.
Cul-de-sac	66 ft.	32 ft.	20 ft.	200 ft.	100 ft.	100 ft.
Marginal Access	60 ft.	32 ft.	20 ft.	250 ft.	100 ft.	100 ft.
Business and Industrial Districts	80-100 ft.		48 ft.	500 ft.	200 ft.	200 ft.

* All roadways shall be improved with Bituminous Surface treatment, Class A, Sub-Class A-3 over a 10 inch compacted base of Aggregate Surface Course, Type B, in accordance with Illinois Division of Highway Standard Specifications for Road and Bridge Construction, unless greater specifications are required by the County Engineer.

** Minimum standards for these streets shall be as indicated or as determined by the County Engineer.

*** Pavement width is pavement surface.

MINIMUM STANDARDS FOR STREETS DESIGN

<u>Street</u>	<u>Maximum Gradient</u>	<u>Minimum Gradient</u>	<u>Clear Sight Distance</u>	<u>Tangent Property Lines at Street Intersections</u>
Major	6%	0.50%	500 ft.	20 ft.
Collector	6%	0.50%	400 ft.	20 ft.
Minor for Single Family Residences	8%	0.50%	200 ft.	15 ft.
Cul-de-sac	8%	0.50%	200 ft.	15 ft.
Marginal Access	6%	0.50%	200 ft.	15 ft.
Business Districts	2%	0.50%	500 ft.	

Minimum standards for these streets shall be as indicated or as determined by the Planning Commission and the County Engineer.

- B. Where a subdivision is traversed by a water-course, drainage way, channel or stream, or other body of water, appropriate dedications or easement provisions, with adequate width or construction to accommodate observed, computed or anticipated storm water drainage through and from the subdivision, shall be made. The width of the easement or dedication shall be dependent on the area of land drained by the water-course and to allow access for construction and maintenance equipment except that in no case shall the required width be more than three hundred (300 feet.)
- C. A screen planting easement may be required between residential and commercial or industrial lots, or along lot lines to discourage the undesirable development of residential lots fronting on traffic arteries.
- D. Whenever any street planned to be continuous has been temporarily dead-end awaiting subdivision of adjacent land, a turnaround shall be provided by means of an easement which will terminate upon extension of said street. The dimensions of such turn around shall meet the requirements of 9.02. N.

9.10 Blocks

- A. The lengths, widths, and shapes of blocks shall be determined with due regard to:
 - 1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - 2. Zoning requirements as to lot sizes and dimensions of Marshall County.
 - 3. Needs for convenient access, circulation, control and safety of street traffic.
- B. Block lengths shall not exceed fifteen hundred (1,500) feet and should not be less than six hundred (600) feet.
- C. Pedestrian crosswalks not less than ten (10) feet wide shall be required where deemed necessary by the Committee to provide for pedestrian circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

9.11 Lots

- A. The lot size, width, depth, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
- B. Minimum lot sizes are defined in the Marshall County Zoning Ordinance.
- C. Lots abutting a water course, drainage way, channel or stream shall have a

minimum width or depth as required to provide an adequate building site and to afford the minimum useable area required in this Ordinance for front, side and rear yards

- D. All corner lots shall be sufficiently larger than others so as to allow equal building lines on both streets. A minimum building setback line shall be maintained.
- E. All lots shall abut on a street built to County standards.
- F. Private roads and streets may be permitted only when the subdivider submits sufficient evidence to the Committee that there is no public interest in such proposed private road or street.
- G. Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from highways or primary thoroughfares to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of vehicular access, shall be provided along the rear lot lines of lots abutting such highways and major thoroughfares.
- H. Side lot lines shall be substantially at right angles or radial to street lines.

9.12 Building Setback Lines

Building setback lines in residential areas of new subdivisions shall conform to the requirements of the Marshall County Zoning Ordinance.

SECTION 10.00 – REQUIRED LAND IMPROVEMENTS

- A. Simultaneous with filing the preliminary plan, or as soon thereafter as practicable, two (2) copies of improvement construction plans and specifications prepared by a Registered Professional Engineer, shall be furnished in accordance with the provisions of this Section for the following applicable subdivision improvements:
 - 1. Streets;
 - 2. Sanitary sewage system;
 - 3. Storm drainage including storm sewers;
 - 4. Water supply and distribution
 - 5. Street lights;

6. Sidewalks;
7. Street signs, guard rails and any other special requirement
8. Public utility locations.

B. Construction and Inspection

1. Prior to starting any work covered by the approved plans and specifications for the above improvements, written authority to start the work shall be obtained from the Zoning Administrator. Authorization to begin work will be given upon receipt of all necessary permits, and work must proceed in accordance with construction methods of Paragraph F of this section. All costs of construction and inspection shall be borne by the subdivider.
2. Construction of all improvements required by this Ordinance must be completed within two (2) years from the date of the approval of the preliminary plan by the Zoning Committee unless good cause can be shown for granting an extension of time by the Zoning Committee.
3. During the course of construction, at such times as shall be deemed necessary with customary good practices of engineering and construction, inspection of work shall be made to insure compliance with the plans and specifications as approved.

C. As Built Plans

After completion of all public improvements, and prior to final acceptance of said improvements, the subdivider shall make or cause to be made, a map showing the actual location of all valves, manholes, stubs, and sewer and water mains and such other facilities as the Zoning Administrator and be in black ink shall bear the signature and seal of Illinois Registered Professional Engineer. The presentation of this map shall be a condition of final acceptance of the improvements, and release of the surety bond assuring their completion. The as built plans shall be filed with the Zoning Administrator.

D. Survey Monuments

All permanent and other monuments required under Section 10.00, Paragraph H of this Ordinance shall be placed prior to the approval of the Final Plat.

E. Acceptance of Dedication, Improvements

1. Final acceptance of the dedication of any open space or other public area

shall be the responsibility of the County Board and shall only be done by the Board as a whole.

2. Approval of the Final Plat shall be dependent on presentation of proof of responsibility for the maintenance and operating costs of all community improvements.

F. Design Standards

For the purposes of this Section there shall be two (2) classifications of subdivisions, urban and rural, as defined in Section III. The improvements which will be required will be dependent on the type of subdivision as herein described, except that the Zoning Officer may, at any time, recommend the requirement of additional improvements, or the waiving of the requirement of certain improvements provided his recommendations be submitted in writing to the Committee, based on the peculiar circumstances of the subdivision under consideration. The following table indicates the improvements required in each of the two types of subdivisions. This table, however, is intended only as a general guide, and the remainder of this Section should be examined carefully to determine the exact improvements and their design.

The design standards as specified in this Section are also the minimum considered necessary for the general health, welfare, safety, and convenience of the public. Any improvements may be built to equal or better standards of quality than these set forth in this Ordinance.

1. Streets

- a. Major and secondary thoroughfares shall have permanent widths as established by the County Engineer.
- b. Collector and local streets shall meet the requirements of the Illinois Department of Transportation.
- c. Cul-de-sacs shall meet all the requirements for a local street, and in addition, shall provide a turn around right-of-way one hundred and twenty (120) feet in diameter, on which eighty-eight (88) feet in diameter shall be paved. In Rural Subdivisions, upon approval of the County Engineer, a "T" may be used, the "cross" of which shall be at right angles to the street, fourteen (14) feet in width, and paved for a distance of at least forty (40) feet out on both sides of the street from the right-of-way line.

- d. Alleys provided to serve business, commercial, or industrial uses shall be constructed in accordance with the Collector and Local Street specifications, however, the paved surface may be only twenty (20) feet of the thirty (30) foot right-of-way.
- e. Curb and gutter shall be provided along the outside edge of all street pavements in Urban Subdivisions, and in Rural Subdivisions where the gradient would cause erosion, in the opinion of the County Engineer.

2. Sanitary Sewage System

- a. There shall be provided a complete sanitary sewer system including a service connection for each lot and a sewage treatment plant or disposal facilities, which services the subdivision in an Urban Subdivision.
- b. All community sanitary sewer systems shall be designed and constructed in accordance with the master plan of sanitary sewers for the County or municipality.
- c. In any subdivision not meeting the conditions of an Urban Subdivision individual sewage disposal systems may be installed provided:
 - (1) All requirements of the County regulations with regard to soil percolation tests, size of disposal system, and requirements of the State are met.
 - (2) Private restrictions are filed with the Final Plat and incorporated in each deed requiring that as soon as public sewers are available, connections to the public sewers shall be made within one (1) year at the property owner's expense, and that owners shall bear their fair proportionate share of the cost of the public sewer as determined by agreement, special assessment proceedings, or other means authorized to finance construction of sewer systems.
- d. All community sewage systems shall be designed and constructed in accordance with applicable State, County and Local regulations, and in accordance with accepted modern sanitary engineering practices.
- e. Disposal facilities shall be designed to treat adequately the anticipated sewage load; facilities shall meet the approval of State, County and Local agencies.
- f. Provision shall be made for the maintenance and operation of such

treatment plant or facility, and shall be stated on the Final Plat and incorporated in the deed if changes are to be made to the owner's property.

3. Storm-Water Sewerage. There shall be provided storm water sewers or a surface drainage system to serve adequately the area being platted, considering, but not limited to the following:
 - a. The results and recommendations of the Division of Waterways, State of Illinois, the U.S. Army Corps of Engineers, and appropriate Soil Conservation.
 - b. Prepare a Storm Water Pollution Control Plan and comply with the applicable IEPA Discharge Permit for Non-Point Sources.
 - c. The use of existing drainage channels whenever possible; and,
 - d. The design of the drainage system shall consider and show:
 - (1) Storm drainage area of which the subdivision is a part.
 - (2) Calculations as to volume and frequency of water to be handled after extreme rain storms.
 - (3) A scheme of culverts sufficient in size to eliminate flooding or ponding of water.
 - (4) Grades which may result in erosion of ponding, and therefore, require storm sewers.
 - (5) Existing water courses.
 - (6) A plan of the subdivision's grading to prevent ponding of storm water, and to eliminate erosion.
 - e. In any subdivision qualifying as an Urban Subdivision, or meeting conditions of Items 3(4), storm sewers are required to meet the following minimum specifications:
 - (1) The sewers shall not be less than twelve (12) inches in diameter.
 - (2) The sewers shall be designed in such a way as to insure a minimum velocity flow of two (2) feet per second, and a maximum velocity flow of eight (8) feet per second.

IMPROVEMENTS

	<u>Urban Subdivisions</u>	<u>Rural Subdivisions</u>
A-3 Surface Treatment	X	X
Curbs	X	O
Gutters	X	O
Public Sanitary Sewer Systems	X	O
Storm Water Sewers	X	O
Public Water Supply Systems	X	O
Street Lights	O	O
Sidewalks	O	O
Street Signs, Guard Rail, etc.	X	X
Grass Storm Water Drainage Ditches	O	X

X = Required
O = May be required

- (3) Manholes shall be provided at all changes in direction of pipe, pipe size shall be of the type specified in the State of Illinois Standards Specifications No. 1527-3, Type A, or equivalent. Inlets shall be located not more than five hundred (500) feet apart and shall be the type specified in State of Illinois Standard Specifications No. 1683-2, Type A, or equivalent.
- (4) Storm sewers shall be located in the parkway opposite the sanitary sewer.

f. In any subdivision not qualifying as an Urban Subdivision, ditches meeting the following standards may be used:

- (1) With grades to four (4) percent, ditches may have sod bottoms and banks.
- (2) With grades from four (4) to eight (8) percent, ditches should have ditch checks.
- (3) With greater than eight (8) percent grades, ditches should have rip-rap or be paved.
- (4) Culverts must be provided at all street or driveway intersections sized to eliminate flooding or ponding of water, and with a minimum cover of six (6) inches. The location of the culverts is to be determined by the County Engineer or the Township Road Commissioner.

4. Water Supply and Distribution

- a. In any subdivision qualifying as an Urban Subdivision there shall be provided a complete public water supply and distribution system including all appurtenances and stubs to each lot.
- b. In any subdivision not qualifying as an Urban Subdivision individual water supplies may be permitted providing:
 - (1) All requirements of the State and County regulations are fully met.
- c. All community water supply and distribution systems shall be designed and constructed in accordance with the Master Plan of water supply and distribution for the County or municipality.

5. Street Lighting

- a. Residential street lighting facilities may be provided in Urban Subdivisions at all street intersections and at closer intervals if the subdivision density is three (3) dwelling units per acre or more, and
 - (1) The subdivider shall arrange for and pay any installation costs required by the public service company for the erection of the required street lights.
 - b. Commercial street lighting facilities shall be of the high-level, high-intensity type, and shall be placed on alternate sides of the street.
6. Sidewalks: Sidewalks shall be provided in the following areas.
- a. Commercial and business property shall be provided with concrete, or equivalent material, sidewalks four (4) inches thick and four (4) feet wide, and located one (1) foot off the property line on both sides of all Major and Secondary streets, and those Local or Collector streets leading to a school or park. Sidewalks also may be required on other Local or Collector streets as determined by the Zoning Committee and the Z o n i n g Officer.
7. Street Signs, Guard Rails, Landscaping, etc.
- a. Street signs of the type approved by the County Engineer shall be installed on the northeast corner of each intersection and shall indicate the street names as shown on the Final Plat.
 - b. Guard Rails or warning posts shall be placed along the shoulder of any street where street construction has resulted in an embankment greater than six (6) feet.
 - c. Wherever possible existing trees shall be preserved in the installation of subdivision improvements. All unpaved street rights-of-way shall be seeded or sodded. Provisions shall be made to assure the growth of all landscaping.
8. Oversize Design
- When required in the overall utility planning, as evidenced by the Master Plans for water and sanitary sewers, and subdivision improvement shall be larger than necessary to serve the immediate subdivision adequately, an agreement may be made with the appropriate agency to repay the subdivider the construction cost resulting from the increased design. This shall apply, but not be limited to, collector sewers, lift stations, disposal facilities, wells, pump stations, water

mains, storage tanks, culverts, storm sewers, etc.

9. Transmission Lines

All telephone and power transmission lines shall be installed underground in the utility easement provided along the rear lot lines of the property developed, unless evidence is presented that such installation will cause undue hardship.

G. Material Standards

All construction of improvements covered by this Ordinance shall be in accord with, and materials used shall be in compliance with, the methods and materials required in the appropriate sections of Standard Specifications for Road and Bridge Construction, as amended from time to time and published by the Division of Highways, State of Illinois.

H. Lake Developments

Where a subdivision is planned for home development which includes a useful artificial lake, the subdivider shall furnish an estimate of the longevity of the said useful lake as prepared by a Registered Agricultural Engineer. The design of such lakes shall have sufficient flood prevention built in, so as not to cause excessive damage to property adjacent to the lake or below the principal spillway. Sufficient flood prevention and building setback will be determined by a licensed professional engineer.

SECTION 11.00 – VARIATIONS AND EXCEPTIONS

A. Hardships

1. Where the Zoning Administrator finds the extraordinary hardships or particular difficulties may result from the strict compliance with this Ordinance he may, after written application by the subdivider, recommend in writing to the Zoning Committee variations or exceptions to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variation or exceptions shall not have the effect of nullifying the intent and purpose of this Ordinance.
2. The Zoning Administrator shall not recommend variations or exceptions to the regulations of this Ordinance unless he shall make findings based on the evidence presented to him in each specific case, that:
 - a. Because of the particular physical surroundings, shape or topography 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 was carried out.

- 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, and have not been created by any person having an interest in the property.
- c. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
- d. 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. Large Scale Developments

The standards and requirements of this Ordinance may vary in the case of large scale development or residential-recreation developments when the Zoning Committee determines if a plan and program for a new village, complete community, shopping center, industrial park, or neighborhood unit provides adequate public open spaces and improvements for the circulation, recreation, light, air and 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.

- C.** Any modification under this section shall be made upon recommendations of the Committee and concurred in by a two-thirds (2/3) vote of the County Board.

SECTION 15.00 – ENFORCEMENT

No plat of any subdivision shall be entitled to be recorded in the County Recorder's Office or have validity until it shall have been approved in the manner prescribed herein.

SECTION 16.00 – VIOLATION PENALTY

Any person, firm, or corporation who violates, disobeys, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined not less than twenty-five dollars (\$25.00) nor more than two hundred (\$200.00). Each day such violation or failure to comply is permitted to exist shall constitute a separate offense. The owner or lessee of any building or structure, lot or land, or part thereof where anything in violation of this Ordinance shall be

placed or shall exist, and any architect, builder, contractor, agent, person or corporation employed in connection therewith and who may have assisted in the commission of any such violation shall each be guilty of a separate misdemeanor and upon conviction thereof, shall each be liable to the fine hereinbefore specified. In addition to the foregoing remedies, the County or the offices hereinbefore specified in Section 5.00, by the State's Attorney of the County, may maintain an action for an injunction to restrain, correct or abate any violation of this Ordinance.

SECTION 17.00 – FEES

Fees are established under this ordinance to compensate for the expenses to review and process the applications. The fees are as follows:

- A. Tract Survey – No Charge.
- B. Minor Subdivision
 - a. Pre-Application Conference – No Charge
 - b. Subdivision Plat - \$100.
- C. Major Subdivision
 - a. Pre-Application Conference – No Charge
 - b. Preliminary Plat and Infrastructure Improvements - \$500 + outside expenses
 - c. Final Plat - \$500 + outside expenses.

Fees are not included for the cost in obtaining certifications, recording fees or zoning.

SECTION 18.00 – APPEAL

Any person or corporation may appeal within sixty (60) days to the County Board any final action taken by the Committee. The County Board shall act as a Board of Appeals and shall hear and decide appeals from and review any final order, requirement, decision or determination made by the Committee, under this Ordinance. The concurring vote of two-thirds (2/3) of the members of the County Board shall be necessary to reverse any final order of the Committee under this Ordinance.

SECTION 19.00 – ADOPTION

This ordinance shall be in full force and effect upon its due passage and approval by the County Board as required by law.

Passed this _____ day of _____, A.D. 20 _____.

APPENDIX ONE – SUMMARY TABLE

MARSHALL COUNTY SUBDIVISION ORDINANCE - SUMMARY TABLE

Division that Includes Parcel Less than 5 Acres or Requires Metes and Bounds	Preliminary			Zoning (30+ Days)				Final							
	Pre-Application Conference	Preliminary Subdivision Plat and Construction Plans for New Roads	County Engineer	Special Use or Variance Application, if Required	Map Amendment	ZBA Public Hearing	County Board Approval (Special Use and/or Map Amendment)	Subdivision Plat	Plat	Infrastructure Improvements	Zoning Administrator	Road Jurisdiction	Municipal Approval Within 1.5 Miles	County Board	Recorder
Tract Survey: Exempt from Plat Act									X						X
Tract Survey: 2 Parcels, Not Exempt (e.g. 2nd Split)									X		X		X		X
Minor Subdivision: 3 - 7 Parcels, No Zoning District Change And New Public Roads	X			X		X	X	X			X	X	X	X	X
Major Subdivision: 8 or More Parcels, Zoning District Change And/Or New Public Roads	X	X	X		X	X	X	X		X	X	X	X	X	X
Note: This table summarizes the major requirements and does not list all required details.															

APPENDIX TWO - CERTIFICATE SAMPLE FORMS

CERTIFICATES

1. Certification by a licensed surveyor, to the effect 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 of the rules contained herein governing plats, noting exceptions if any.
2. Certification by owner, and if required, by any mortgage holder or record, of the adoption of the plat and dedication of streets and other public areas.
3. Certification of owners signatures before a Notary Public.
4. Certification of approval of Zoning Administrator.
5. Certification by the Marshall County Clerk that all taxes and special assessments have been paid to date.
6. Easement provisions of any utility company that is serving the subdivision.
7. Zoning Committee
8. County Engineer and District Road Commissioner.
9. Certification that approval of City or Village has been obtained where required by law.
10. County Board approval.
11. Recorder

1. SURVEYOR'S CERTIFICATE

State of Illinois)
) SS.
County of Marshall)

This is to certify that I have surveyed the land platted hereon, to be known as

located (Legal Description):

The dimensions shown hereon are in feet and decimals of a foot unless other specified.

I further certify that all regulations enacted by the County Board relative to plats and subdivisions have been complied with in the preparation of this plat.

In Witness Whereof, I hereunto set my hand and seal
This _____ day of _____ A. D. 20 ____.

Illinois Registered Land Surveyor
No. _____

2, OWNER'S CERTIFICATE

State of Illinois)
) SS.
County of Marshall)

This is to certify that the undersigned is the owner of the lands represented on the plat hereon and he has caused the same to be surveyed, subdivided and platted as shown by the plat for uses and purposes as indicated therein, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

The following protective covenants regulating the use of the property shown hereon are subscribed to without reservation.

Date at _____, Illinois,
This _____ day of _____, A.D. 20 _____.

Owner

Address

3. (Notary Public) Acknowledgement

State of Illinois)
) SS.
County of Marshall)

I, _____, Notary Public in and
for the State and County aforesaid, do hereby certify that _____
_____, personally known to me to be
the same persons whose names are subscribed to the foregoing certificate and plat,
appeared before me this day in person and signed and delivered the said certificate and
plat for the uses and purposes therein set forth as his or their free and voluntary act.

Given under my hand and notarial seal this _____ day of _____, A.D. 20 .

Notary Public

My Commission Expires

4. ZONING ADMINISTRATOR CERTIFICATE

Approved this _____ day of _____ A.D. 20 _____.

Marshall County Zoning Administrator

5. COUNTY CLERK'S TAX CERTIFICATE

State of Illinois)
) SS.
County of Marshall)

This is to certify that I find no delinquent or unpaid current taxes or special assessments against the tract of land described in the foregoing certificates.

Dated this _____ day of _____, A.D. 20_____.

6. EASEMENT PROVISIONS
(Part of Owner's Certificate)

7. ZONING COMMITTEE CERTIFICATE Approved by the
Zoning Committee

This _____ day of _____, A.D. 20_____.

Chairman of the Committee

8. COUNTY ENGINEER AND DISTRICT ROAD COMMISSIONER
CERTIFICATE OF APPROVAL

State of Illinois)
) SS.
County of Marshall)

We, _____, County Engineer of Marshall County
and _____, District Road
Commissioner, do hereby certify that all streets shown herein have been graded, drained,
and surfaced and all drainage structures have been built, as required, or have been
provided for by a bonded contract, to our approval this _____ day of _____,
A.D. 20_____.

County Engineer

Road District Commissioner

9. CITY COUNCIL OR VILLAGE BOARD CERTIFICATE

State of Illinois)
) SS.
County of Marshall)

Approved by the City Council (Village Board) of the City (Village) of
_____, Marshall County, Illinois.

Dated at _____, Illinois, this
_____ day of _____, A.D. 20_____.

City (Village) Clerk

10. COUNTY BOARD CERTIFICATE OF APPROVAL

Approved by the County Board this _____ day of
_____ A.D. 20_____.

Chairman of the Board

11. COUNTY RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, A.D. 20____, At
_____ o'clock _____ M., in Book _____ of plats,
Page _____ and _____ examined.

County Recorder