



**VILLAGE OF
HOMWOOD**
2020 Chestnut Road,
Homewood, IL 60430
(708) 206-3385

APPLICATION FOR SUBDIVISION, RESUBDIVISION OR LOT CONSOLIDATION

SUBJECT PROPERTY ADDRESS:

APPLICANT INFORMATION:

Name:	Phone (daytime):
Address:	Fax:

PROPERTY OWNER INFORMATION (if different than applicant):

Name:	Phone (daytime):
Address:	Fax:

LESSEE INFORMATION (if different than applicant):

Name:	Phone (daytime):
Address:	Fax:

Date present owner acquired legal title to the subject property:

Requested Action: Subdivision Resubdivision Consolidation

What is the present use of the property?

What is the intended use of the subject property?

Future tax bills should be sent to the following address:

Has the present owner requested a subdivision, resubdivision, lot consolidation, variation or special use permit for this property within the last 12 months: Yes No

REQUIRED SUBMISSIONS:

- Completed application
- Final plat (*see attached Chapter 98 of the Homewood Municipal Code for instructions*)
- Legal description of the property
- Proof of ownership or interest in ownership

Office Use Only

Zoning of Property: R1 R2 R3 R4 B1 B2 B3 B4 DO M PL

Date Application Received: _____ **Case No.:** _____

Application Fee Paid:	1-25 lots	26-50 lots	51-100 lots	More than 100 lots
	<input type="checkbox"/> \$150.00	<input type="checkbox"/> \$200.00	<input type="checkbox"/> \$300.00	<input type="checkbox"/> \$400.00

Owner Signature

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public

HOMEWOOD CODE

Chapter 98 SUBDIVISIONS*

Article I. In General

- Sec. 98-1. Purpose and jurisdiction of chapter.
- Sec. 98-2. Rules of construction.
- Sec. 98-3. Definitions.
- Sec. 98-4. Public grounds.
- Sec. 98-5. Variations and exceptions.
- Sec. 98-6. Enforcement of chapter.
- Sec. 98-7. Record of plats.
- Secs. 98-8--98-35. Reserved.

Article II. Preliminary Plan

- Sec. 98-36. Procedure generally.
- Sec. 98-37. Contents.
- Sec. 98-38. Qualifications covering approval.
- Secs. 98-39--98-65. Reserved.

Article III. Final Plats

- Sec. 98-66. Procedure generally.
- Sec. 98-67. Contents.
- Sec. 98-68. Accompanying agreements.
- Secs. 98-69--98-95. Reserved.

Article IV. Design Standards

- Sec. 98-96. Conformance to article required.
- Sec. 98-97. Street plan.
- Sec. 98-98. Streets.
- Sec. 98-99. Alleys and pedestrian ways.
- Sec. 98-100. Easements.
- Sec. 98-101. Block standards.
- Sec. 98-102. Lot standards.
- Sec. 98-103. Planting strips.
- Secs. 98-104--98-130. Reserved.

*Cross reference(s)--Buildings and building regulations, ch. 22; environment, ch. 38; fire prevention and protection, ch. 42; floods, ch. 46; historical preservation, ch. 54; manufactured homes and trailers, ch. 66; planning, ch. 78; streets, sidewalks and other public places, ch. 94; utilities, ch. 110; zoning regulations, App. A.

HOMEWOOD CODE

Article V. Improvements

- Sec. 98-131. Acceptance.
- Sec. 98-132. Required land improvements.
- Sec. 98-133. Inspection at subdivider's expense.
- Sec. 98-134. Occupancy permit.

HOMEWOOD CODE

ARTICLE I. IN GENERAL

Sec. 98-1. Purpose and jurisdiction of chapter.

(a) Because each new subdivision accepted by the village becomes a permanent unit in the basic physical structure of the future community, and to which the future community will, of necessity, be forced to adhere, all subdivisions hereafter planned within the incorporated limits of the village, and within the unincorporated area lying 1 1/2 miles beyond, shall, in all respects, be in full compliance with the regulations contained in this chapter.

(b) This chapter is designed to provide for the orderly and harmonious development of the village, for the coordination of streets within new subdivisions with other existing or planned streets, to secure a uniform system of utilities and services, and otherwise to promote realization of the official plan of the village.

(Code 1965, § 32.01)

Sec. 98-2. Rules of construction.

The language set forth in the text of this chapter shall be interpreted in accordance with the following rules of construction:

(1) Whenever a word or term defined in section 98-3 appears in the text of this chapter, its meaning shall be construed as set forth in the definition, and any word appearing in parenthesis directly after a word defined shall be construed in the same sense as that word.

(2) All measured distances expressed in

feet shall be to the nearest integral foot. If a fraction is one-half foot or more, the integral foot next above shall be taken.

(Code 1965, § 32.02(a))

Sec. 98-3. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alley means a public right-of-way with a width not exceeding 22 feet which affords a secondary means of access to abutting property.

Building setback line means a line within a lot or other parcel of land so designated on the preliminary plan and final plat between which and the adjacent street or streets the erection of an enclosed structure is prohibited.

Cul-de-sac means a minor street having one open end and being permanently terminated at the other by a vehicular turnaround.

Easement means a grant by a property owner of the specific use of a strip of land by others.

Fence strip means a one-foot strip of dedicated land for the purpose of restricting access.

Final plat means a map or plan of a subdivision, together with accompanying material as required and described in section 98-67.

HOMEWOOD CODE

Lot means a portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or for building development.

Lot, butt means a lot at the end of a block and located between two corner lots.

Lot, double frontage means any lot having frontage on each of two public street rights-of-way generally paralleling the property.

Official plan means the composite of the functional and geographic elements of the comprehensive village plan, or any segment thereof in the form of plans, maps, charts, and textual material, as adopted by the village.

Owner means any individual, firm, association, partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this chapter.

Parkway strip means a strip of land between the roadway and the sidewalk or sidewalk site.

Pedestrian way (crosswalk) means a public right-of-way across a block or providing access within a block to be used primarily by pedestrians.

Plan commission means the village plan commission.

Planting strip means a dedicated, nonaccess strip of land planted with trees or shrubs for screening purposes.

Preliminary plan means a tentative map or

plan of a proposed subdivision as described in section 98-37.

Principal structure means any dwelling or commercial or industrial building excluding the garage, porch, carport, fence, storage shed or other such accessory structures. The definition shall not refer to expansion or repair of any dwelling or commercial or industrial building.

Protective covenants means contracts entered into between private parties, and constitute a restriction on the use of all private property within a subdivision for the benefit of property owners; and to provide mutual protection against undesirable aspects of development which would tend to impair stability of values.

Public improvements means any sanitary sewer, storm sewer, drainage ditch, water main, roadway, parkway strip, sidewalk, planting strip, cross walkway, off-street parking areas, or other facility for which the village may ultimately assume the responsibility for maintenance and operation.

Sidewalk means that portion of a street or pedestrian way, paved or otherwise surfaced, and intended for pedestrian use only.

Specification means public improvement construction standards as adopted by the board of trustees.

Street (avenue, road, boulevard, lane) means a public right-of-way which affords primary means of access by pedestrians and vehicles to abutting properties.

Street, arterial (thoroughfare, major street, highway) means a public right-of-way with the highest degree of traffic continuity and

HOMEWOOD CODE

serving as a major trafficway for fast or heavy traffic between the various districts of the village and environs, as shown on the official plan.

Street, collector means a street of considerable continuity which carries traffic from minor streets to an arterial street including the principal entrance streets of residential developments, and the principal circulating streets within such a development.

Street, half means a street bordering one or more property lines of a tract of land in which the developer has dedicated part of the ultimate right-of-way width in accordance with the requirements as set forth in article IV of this chapter.

Street, marginal access means a minor street which is parallel and adjacent to or in the immediate vicinity of an arterial street, the purpose of which is to relieve such thoroughfare from the local service of abutting properties.

Street, minor means a street of limited continuity used primarily for access to abutting properties and local needs of a neighborhood.

Street width means the shortest distance between lines delineating the public right-of-way of a street.

Subdivider means any person commencing proceedings under this chapter for himself or for another.

Subdivision means the division of any tract or parcel of land into two or more lots or other divisions of land for the purpose of transfer of ownership or for building development, whether immediate or future. Also,

application for a permit to construct one or more principal structures on a parcel or tract of land, where one or more principal structures already exist, shall be construed as a building development, envisioning future transfers of ownership, and shall be regarded as a subdivision. For the purpose of administration of this chapter, a parcel or tract of land shall be deemed to have the boundaries and dimensions given in the current maps of record of the county. The definition of subdivision includes resubdivision, and, where appropriate to the context, both shall relate to the process of subdividing or to the land subdivided. However, the following situations shall not be deemed a subdivision according to this chapter:

- (1) The resubdivision of a lot recorded prior to February 2, 1960, and improved with a principal structure; provided, however, that such procedure shall produce no more than two lots, one of which contains the aforementioned principal structure, each of which are of legal size in accordance with appropriate village ordinances, and both of which contain the required streets and easements for utilities; and provided further, that upon application for a building permit for a vacant lot, a certified plat of survey must be provided showing the division of the lots involved, the dimension of such lots, and the street and utility easements; or
- (2) The division of any parcel or tract of land by the installation of one or more public improvements which do not involve any change in street lines or public easements.

HOMEWOOD CODE

Subdivision design standards means the basic land planning principles as detailed by article IV of this chapter to be used as guides in the preparation of preliminary plans.
(Code 1965, § 32.02(b))

Cross reference(s)--Definitions generally, § 1-2.

Sec. 98-4. Public grounds.

For the purpose of meeting reasonable requirements for public grounds to serve any proposed subdivision and to facilitate the establishment and maintenance of community facilities conveniently located near the lots in the proposed subdivision, the owner or subdivider shall designate an amount of land in the proposed subdivision equal to five percent of the gross area included in the subdivision to be reserved on the final plat. The location of land reserved on the final plat shall be approved by the plan commission. The reservation required in this section shall be for an initial period of three years from the date of the recording of the final plat. If the land so reserved has not been cleared by condemnation or purchase by any local governmental authority at the end of the three-year term, the reservation shall be extinguished; provided, however, that any local governmental authority desiring or requiring additional time in which to effect ultimate ownership of the land so reserved may extend the reservation period two years by payment of an earnest money deposit to the owner or subdivider in the amount of five percent of the reasonable market value of such property. All such land conveyed or reserved shall be of sufficient size and character to meet the minimum frontage and area requirements for lots under the zoning regulations of the village, and shall otherwise be suitable for the purposes intended.
(Code 1965, § 32.09)

Sec. 98-5. Variations and exceptions.

The plan commission may recommend variations from this chapter in specific cases which, in its opinion, do not affect the general plan or the intent of this chapter. Such recommendations shall be communicated to the board of trustees or governing county authorities in writing, substantiating the recommended variation. The board of trustees may approve variations from this chapter in specific cases which, in its opinion, do not adversely affect the general plan or intent of this chapter.
(Code 1965, § 32.14)

Sec. 98-6. Enforcement of chapter.

No plat of subdivision shall be recorded with the county recorder of deeds, or have any validity, until such shall have been approved in the manner prescribed in this chapter.
(Code 1965, § 32.15)

Sec. 98-7. Record of plats.

Originals of all plats after the same have been submitted and approved, as provided in this chapter, shall be filed and kept by the village clerk among the records of the village.
(Code 1965, § 32.16)

Secs. 98-8--98-35. Reserved.

ARTICLE II. PRELIMINARY PLAN

Sec. 98-36. Procedure generally.

Before the division of any tract or parcel of land, an owner or subdivider shall:

- (1) Prepare a preliminary sketch of the proposed subdivision for use in

HOMEWOOD CODE

discussion and consultation with the village manager, village engineer and village attorney. The purpose of this meeting with village administrative officials shall be to determine general conformity with all related village ordinances.

- (2) Prepare a preliminary plan in such detail as set forth in article IV of this chapter and file 12 copies of the plan with the village at the office of the village manager. The village manager shall refer nine copies of the preliminary plan to the plan commission for its examination and review. The plan commission shall schedule a meeting with the owner or subdivider within 30 days of the filing date of the preliminary plan and shall render a decision regarding the acceptability of the plan within 60 days of the filing date. The board of trustees shall review any matter in dispute on the preliminary plan and submit a formal recommendation for settlement thereof to the plan commission. One copy of the preliminary plan, as approved by the plan commission, shall be forwarded to the village manager. All surplus copies of the preliminary plan, as originally submitted, shall be revised in accordance with the plan as approved by the plan commission and forwarded, together with formal notification of such approval, to the owner or subdivider.
- (3) Upon filing of the preliminary plan, as set forth in subsection (2) of this section, the owner or subdivider shall pay the required filing fee. The minimum filing fee including less

than, but not more than, 25 lots shall be \$90.00. Proposed subdivision containing a greater number of lots shall pay according to the following fee schedule:

26 through 50 -	\$90.00, plus \$2.00 for each lot in excess of 25.
51 through 100 -	\$140.00, plus \$1.75 for each lot in excess of 50.
101 through 200 -	\$227.50, plus \$1.50 for each lot in excess of 100.
Over 200-	\$377.50, plus \$1.25 for each lot in excess of 200.

There shall be no refund of any portion of the filing fee.

- (4) Where less than the entire land area shown in the preliminary plan is to be engineered and developed initially, the recordation of the final plat of the first unit of such development shall automatically extend the approval of the unrecorded balance of the preliminary plan for a period of 18 months. The board of trustees, upon request by the subdivider and with the recommendation of the plan commission, may further extend such approval for a period not to exceed 12 additional months.

(Code 1965, § 32.03(a))

Sec. 98-37. Contents.

(a) *Identification and descriptions.* A preliminary plan shall show the following identification and descriptions:

- (1) Proposed name of subdivision (not duplicating name of any plat

HOMEWOOD CODE

previously recorded in the village or the county).

- (2) Location by section, town and range, or by other legal description.
- (3) Names and addresses of owner or subdivider having control of tract; name and seal of registered engineer or surveyor who prepared topographic survey, if required; and designer of the plan.
- (4) Graphic (engineering) scale not smaller than one inch to 100 feet.
- (5) North-point (designated as true north).
- (6) Date of preparation and all revisions.

(b) *Existing conditions.* A preliminary plat shall show the following existing conditions:

- (1) Boundary line of proposed subdivision clearly indicated.
- (2) Total approximate acreage therein.
- (3) Existing zoning districts.
- (4) Location, widths and names of all existing or previously platted streets or other rights-of-way showing type of improvement, if any, railroad utility rights-of-way, parks and other public open spaces, permanent buildings and structures, easements and section and corporate lines within the tract and to a distance of 100 feet beyond the tract.
- (5) Location and size of existing sewers, water mains, culverts, or other

underground facilities within the tract and to a distance of 100 feet beyond the tract; also indicating such data as grades, invert elevations, and locations of catchbasins, manholes, and hydrants.

- (6) Location map, drawn at a scale of not less than one inch equals 1,000 feet, showing boundary lines of adjoining unsubdivided or subdivided land within an area bounded by nearest arterial streets or other natural boundaries, identifying type of use and ownership of surrounding land, and showing alignments of existing streets.
- (7) Topographical and soil survey data as may be required by the plan commission prior to approval of the preliminary plan. If deemed necessary, the plan commission may require data on existing and proposed contours at vertical intervals of not more than two feet; data on extreme topographical conditions at vertical intervals of not more than five feet; soil survey data at specific locations and depths; and detailed information on water sources, marshes, rock outcrops and similar significant features. All topographical datum shall refer to the United States Department of the Interior Geological Survey.
- (8) Location of or reference to existing monuments or survey markers used in the preparation of the survey with the grade elevation of each.

(c) *Subdivision design features.* A preliminary plat shall show the following

HOMEWOOD CODE

design features:

- (1) Layout of streets showing right-of-way widths and street names (not duplicating any name of any street previously used in the village or its environs, unless street is an extension of or in line with an already named street; in which event that name shall be used) and showing proposed through streets extended to boundaries of the subdivision.
- (2) Location and width of alleys, pedestrian ways, and utility and drainage easements.
- (3) Indication of the proposed stormwater runoff.
- (4) Layout, number and typical dimensions of lots to the nearest foot, and proposed land use for each lot, parcel or tract.
- (5) Minimum front and side street building setback lines indicating dimensions.
- (6) Areas intended to be dedicated or reserved for public use, indicating in each the approximate area in acres.
- (7) Source of domestic water supply and type of sewage disposal; location of sites for community domestic water plant; and/or community sewage treatment plant, if required.

(d) *Protective covenants.* An outline of the proposed protective covenants shall accompany the preliminary plan.
(Code 1965, § 32.04)

Sec. 98-38. Qualifications covering approval.

(a) *Changes.* The plan commission may recommend or may require such changes or revisions as are deemed necessary in the interest and needs of the village.

(b) *Approval.* The approval of a preliminary plan by the plan commission is tentative only, involving merely the general acceptability of the layout as submitted.

(c) *Soil survey.* The owner or subdivider shall cause such soil survey data as is deemed necessary by the plan commission or as required by village standards for public improvements to be prepared by a registered engineer. Four copies of such data shall be submitted to the village engineer following approval of the preliminary plan and prior to the filing of a final plat. Based upon such survey reports, the village engineer shall require an increase or authorize a reduction of village standards related to soil conditions.

(d) *Improvements.* Following approval of the preliminary plan and prior to the filing of the final plat of the proposed subdivision, the owner or subdivider shall cause detailed plans, specifications and cost estimates to be prepared for all required public improvements. The plan commission may require one or more of the following improvements depending upon the nature and scope of the proposed subdivision:

- (1) Water supply and distribution;
- (2) Stormwater drainage facilities;
- (3) Sanitary sewer facilities;

HOMEWOOD CODE

- (4) Gas, telephone and electric utility services (plans only);
- (5) Streetlighting and street signs;
- (6) Street, alley, off-street parking areas, sidewalk grading, gradients, widths and surfacing;
- (7) Block and lot grading plan (if deemed necessary by the Plan Commission); and
- (8) Survey monuments.

Four copies of such plans, specifications and cost estimates shall be submitted to the village engineer. The village engineer and other public officials having jurisdiction shall then review such data and approve or make recommendations for revision to the Plan Commission within five days of the date upon which the final plat was filed.

(e) *Drainage.* No land shall be approved for subdivision which is subject to periodic flooding. However, if the subdivider agrees to make improvements which will, in the opinion of the village engineer, make the area completely safe for residential occupancy; provide adequate drainage; or conform to the floodplain area provisions of the zoning regulations, the preliminary plan for subdivision may be approved.
(Code 1965, § 32.05)

Secs. 98-39--98-65. Reserved.

ARTICLE III. FINAL PLATS

Sec. 98-66. Procedure generally.

(a) Within six months of the date upon which the preliminary plan was approved by

the Plan Commission, or a period of time not to exceed 12 months, as may be granted by the board of trustees, the owner or subdivider shall submit to the village manager the original inked linen drawing, plus ten contact prints of the final plat of the proposed subdivision. Such drawing and prints shall contain all required certifications as set forth in section 98-67. All signatures must be affixed using black ink for the purpose of better reproduction. The final plat shall retain the overall characteristics of the preliminary plan.

- (1) The village manager shall refer nine copies of the contact prints to the Plan Commission for examination and review and one contact print to the village engineer. The village engineer and other public officials having jurisdiction shall review the plat and report approval or recommend revision to the plan commission within five days of the filing date. The Plan Commission shall not approve the final plat prior to receipt of the report from the village engineer. In the event of a special problem, the Plan Commission shall notify the owner or subdivider as to the time and place of the Plan Commission meeting at which such problem will be discussed.
- (2) The Plan Commission shall render a decision regarding the final plat within 45 days of the date on which the plat was submitted. One copy of the final plat and engineering plans, specifications and estimates, as approved, shall be forwarded with the Plan Commission's report to the village manager.

HOMEWOOD CODE

- (3) Upon receipt of the Plan Commission's report on the final plat, the village manager shall, within 30 days, refer the final plat to the Board of Trustees for approval.
- (4) Following the final approval by the Board of Trustees, the village manager shall officially notify the owner or subdivider. The village manager shall cause the final plat to be recorded in the exact form as approved with the county recorder of deeds within 30 days of the date of approval by the Board of Trustees. Approval of the final plat by the plan commission and the Board of Trustees shall be null and void if the plat is not acceptable for recording in the office of the county recorder of deeds.
- (5) Where less than the entire land area shown in the final plat is to be filed for record, each unit recordation shall automatically extend the approval of the unrecorded balance of the final plat for a period of 18 months. The Board of Trustees, upon request by the subdivider, may further extend such approval for a period not to exceed 12 additional months.

(Code 1965, § 32.03(b))

Sec. 98-67. Contents.

(a) *Generally.* All information including signatures shown on the final plat shall be delineated accurately with waterproof black India ink on heavy transparent linen tracing cloth, or equal, in a manner that clear and legible contact prints or photostatic copies can

be made. The final plat shall be a minimum of 18 by 24 inches in size.

(b) *Delineation.* All pertinent information shown on the preliminary plan, except contour lines, shall be delineated on the final plat with additional delineation as follows:

- (1) Accurate angular and lineal dimensions for all lines, angles, and curvatures, with functions used to describe all boundaries, including perimeter survey of tract, streets, alleys, easements, areas to be reserved for public use, and other important features. Error of closure of boundary-line surveys shall not exceed one in 10,000 (one foot for each 10,000 feet of perimeter survey). Lot lines to show dimensions in feet and hundredths, and when an angle occurs in any lot line between lot corners, the measurement of the angle shall be shown in degrees, minutes and seconds.
- (2) An identification system for all lots and blocks.
- (3) True angles and distances to the nearest established street lines and official monuments (not less than three), which shall be accurately described in the plat by location, size and elevation.
- (4) Municipal, township, county or section lines, accurately tied to the lines of the subdivision by distances and angles.
- (5) Accurate location of all monuments. Permanent monuments, constructed

HOMEWOOD CODE

of Portland cement concrete, four by six by 24 inches, or approved equal, with iron pipe cast in the center, shall be installed by the subdivider at each corner or angle on the outside boundary of the subdivision; and pipes three-quarters of an inch in diameter or steel rods one-half inch in diameter by 18 inches in length shall be installed by the subdivider at corners of each lot and block and at the beginning and ending of street curves. All United States, state, county, village, or other official benchmarks, monuments, or triangulation stations in or adjacent to the property shall be preserved in precise position.

- (6) Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use or for the exclusive use of property owners within the subdivision, with the purposes indicated thereon.

(c) *Certificates.* The following certificates shall be attached to the final plat:

- (1) *Survey Certification.*

State of Illinois)
SS
County of Cook)

I, _____, do hereby certify that I have surveyed the property described in the above caption and that I have subdivided the same into blocks and lots as shown on the hereon drawn plat. This plat correctly represents said survey and subdivision in detail. Monuments

shown are in place as located. All lot corners are marked with _____. Dimensions are in feet and decimal parts thereof, corrected to 62 degrees Fahrenheit temperature.

Dated this _____ day of _____, A.D. _____(year).

Illinois Registered Land
Surveyor No. _____

(Seal)

- (2) *Certificate of Ownership.*

(a) State of Illinois)
SS
County of Cook)

We, _____ and _____, his wife, do hereby certify that we are the owners of the property described in the above caption and that as such owners we have caused the said above property to be surveyed and subdivided as shown on the hereon drawn plat, as our own free and voluntary act and deed.

(Seal)

(Seal)

- (b) State of Illinois)
SS
County of Cook)

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ and _____

HOMEWOOD CODE

his wife, personally known to me to be the same persons whose names are subscribed to the above certificate appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____ A.D. _____(year).

_____ (Seal)

(3) *Certification for Property Under Trusteeship.*

- (a) The undersigned as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated _____ and known as Trust No. _____, as owner caused this subdivision and plat thereon to be made.

By _____

Attest _____

- (b) State of Illinois)

SS

County of Cook)

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ of the

_____ and _____ of said _____, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act as the free and voluntary act of the said trustee for the uses and purpose therein set forth and the said _____ did also then and there acknowledge that he as custodian of the corporate seal of said trustee did affix the said seal of the said trustee to said instrument as his free and voluntary act and as the free and voluntary act of said trustee for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____ A.D. _____(year).

Notary Public (Seal)

(4) *County Clerk Certification.*

County Clerk will provide text with stamp. Allow space four inches by four inches.

(5) *Village Clerk Certification.*

I hereby certify that there are no delinquent special assessments or unpaid special assessments on the above described property.

HOMEWOOD CODE

Date Village Clerk

(Seal)

(6) *Conveyance Certification.*

I hereby certify that proper and satisfactory conveyances of good title to the Village of Homewood have been executed and filed with the Village Clerk applying to rights-of-way for streets, alleys and easements and for reservations applying to lands for parks, playgrounds, and for other public use.

Date Village Attorney

(7) *Engineering Approval.*

This plat has been checked for conformance to Village of Homewood standards and requirements and working drawings and specifications for public improvements have been prepared in conformance with Village of Homewood standards and requirements.

Date Village Engineer

(8) *Guarantee of Improvements.*

(a) This is to certify that provisions have been made in accordance with the Village of Homewood subdivision regulations for guarantee of

performance in construction of the public land improvements.

Date Village Manager

(b) *Completion of Public Improvements.*

This is to certify that public land improvements are complete and that construction inspection reports show them to be in accordance with Village of Homewood standards and requirements.

Date Village Manager

(9) *Plan Commission Approval.*

Approved by the Homewood Plan Commission in accordance with the Village of Homewood subdivision regulations.

By:
Chairman _____
Date _____

(10) *Board of Trustees Approval.*

Approved by action of the Board of Trustees of the Village of Homewood in accordance with the Village subdivision regulations at a meeting held on the _____ day of _____ A.D. _____(year).

By: President _____

Attest: Clerk _____

(Seal)

HOMEWOOD CODE

(Code 1965, § 32.06)

Sec. 98-68. Accompanying agreements.

(a) *Guarantee of completion.* The final plat shall be accompanied by an agreement signed by the owner or subdivider and the village manager, approved by the village attorney, setting forth that plans and specifications for the required public improvements are complete and have been approved by the village engineer, and that:

- (1) A performance bond has been placed with the village clerk in the amount of 110 percent of the total estimated cost as approved by the village engineer to guarantee completion of all required public improvements. The performance bond referred to in this section may be in any one or combination of the following forms:
 - a. A commercial surety company bond approved by the village manager and conditioned upon the installation of all required public improvements within two years of the date of final plat approval. The period of such surety may be extended as required to guarantee the completion of required public improvements upon mutual agreement of the subdivider, the surety company and village manager.
 - b. The placement of cash in a trust account with the village from which contract payments shall be made upon request by the subdivider and formal acceptance of the public improvement or improvements by the board of trustees. Any unused balance of such cash trust shall be returned to the subdivider upon completion and acceptance of all required public improvements.
 - c. The placement of acceptable governmental securities, payable to bearer and properly endorsed to the village.
 - d. The establishment of an escrow account with an acceptable financial institution. Payment of contract obligations shall be made from the escrow account only upon request by the subdivider and formal acceptance of the public improvement or improvements by the board of trustees.
 - e. The placement of a letter of credit from an acceptable financial institution which guarantees the subdividers credit in the amount required for the period required to satisfactorily install all required public improvements, and further, certification of an initial, separate and distinct subdivision account established by the subdivider in an amount equal to 110 percent of the cost of all underground improvements. Contract payments shall be made from such subdivision account only upon request by the subdivider and formal acceptance of the public improvement or improvements by the board of trustees. The subdivision account established by the subdivider shall, at no time during its authorized existence, have a current and available balance of less than ten percent of the total estimated cost of all required public improvements.

HOMEWOOD CODE

- (2) The owner or subdivider may elect, upon specific permission of the board of trustees, to complete one or more improvements prior to recordation of the final plat. When such option is selected, recordation of the final plat shall be contingent upon certification by the village engineer and the village manager that the improvement or improvements have been completed in accordance with previously approved engineering plans and village standards and that all inspection reports applicable thereto are favorable. No performance surety or bond shall be required with the use of this method of providing required public improvements except as such may be required by combination with performance options as specified in this subsection (a).

(b) *Damage and nuisance.* The agreement regarding guarantee of completion of public improvements, to be executed by the owner or subdivider and the village manager prior to the recordation of a final plat of subdivision, shall also provide for the repair of damages and the abatement of nuisances with respect to existing and subsequently installed landscaping, streets, sidewalks, curbs and gutters, parkways, water and sanitary sewerage facilities, culverts, catchbasins and/or storm sewers. The damage and nuisance guarantee referred to in this section shall be in the total or prorated amount of \$1,000.00 per platted block and may be provided by:

- (1) Specific agreement by the owner or subdivider to place cash with the

village in the amount required upon commencement of building construction along each public street within each platted block of the subdivision; or

- (2) Inclusion, in specific terms, of the amount required with surety options subsections (a)(1) a, (a)(1) b or (a)(1) c of this section which guarantee the completion of public improvements.

The damage and nuisance surety referred to in this section shall be for the repair of damages and the abatement of nuisances created by the subdivision regardless of the basis on which the surety amount was computed. The unused portion of such surety shall be returned by full block or proration basis as originally computed only upon completion of all building construction therein.

(Code 1965, § 32.07)

Secs. 98-69--98-95. Reserved.

ARTICLE IV. DESIGN STANDARDS

Sec. 98-96. Conformance to article required.

Subdivisions and subdivision plats shall conform to the design standards described in this article.

(Code 1965, § 32.08)

Sec. 98-97. Street plan.

The arrangement, character, extent, width, grade and location of all streets shall conform to the official plan and shall be considered in their relation to existing and planned streets; to reasonable circulation of traffic within the

HOMEWOOD CODE

subdivision and adjoining lands; to topographical conditions; to runoff of stormwater; to public convenience and safety; and in their appropriate relations to the proposed uses of the area to be served.
(Code 1965, § 32.08(a))

Sec. 98-98. Streets.

(a) *Right-of-way widths.* All right-of-way widths shall conform to the following minimum dimensions:

Collector streets	70 feet
Minor streets	60 feet
Half streets	One-half the total right-of-way of the proposed street, or as required by the plan commission
Cul-de-sac streets	60 feet
Marginal access streets (without intersecting streets)	40 feet
Marginal access streets (with intersecting streets)	50 feet

(b) *Major trafficway standards.* Right-of-way widths and other design standards of major trafficways, including freeways, parkways, major and secondary thoroughfares shall be in accordance with those designated on the official plan of the village and environs, and federal, state or county authorities having jurisdiction.

(c) *Tangents.* Tangents of at least 50 feet in length shall be introduced between reverse curves on collector streets.

(d) *Centerline deflections.* Where there is a deflection in horizontal centerlines within a

given block at any given point in excess of ten degrees, a curve shall be inserted with a radius of not less than:

Collector streets	300 feet
Minor streets	150 feet

(e) *Connecting street gradients.* Different connecting street gradients shall be connected with vertical parabolic curves. Minimum length in feet of these curves shall provide a stopping sight distance of not less than 300 feet.

(f) *Minor streets; alignment.* Minor streets shall be so aligned that their use by through traffic will be discouraged.

(g) *Street jogs.* Street jogs with centerline offsets at intersections of less than 150 feet should be avoided.

(h) *Intersections and confluences.* It must be evidenced that all street intersections and confluences encourage safe and efficient traffic flow, and, in general, be at or near right angles avoiding acute angles. An intersection of more than two streets shall be avoided unless specific conditions of design indicate otherwise.

(i) *Alleys.* Alleys are not permitted in residential areas unless deemed necessary by the plan commission.

(j) *Cul-de-sacs.* A cul-de-sac street in a single-family residential district shall be not more than 500 feet in length, measured along the centerline from the street of origin to the end of its right-of-way; provided, however, that no more than 15 lots shall abut the cul-de-sac street. In multiple-family residential districts such streets shall not exceed 300 feet

HOMEWOOD CODE

in length. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum diameter of 100 feet.

(k) *Half streets.* Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of this chapter; and where the board of trustees finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever an existing or dedicated half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract. A half street, where included, shall be graded at one level, and the regrading or new construction of any half street shall conform to the grade and pavement of the adjacent half street.

(l) *Access to residential property.* Provision shall be made for vehicular and pedestrian access to residential property abutting arterial streets either by providing marginal access streets, or by backing lots to the arterial street and providing access by a collector, minor, or cul-de-sac street one lot depth removed. A dedicated, nonaccess fence strip shall be provided along the rear property line which abuts an arterial street. These standards are established for the purpose of providing protection to residential properties and to separate through and local traffic.

(m) *Grades.* Drainage gradients of streets shall be at least 0.4 percent. Street grades shall not exceed five percent on collector streets nor seven percent on minor streets. Street grades shall be such as to provide natural surface drainage of stormwater regardless of the presence or absence of storm sewer facilities. The intent of this subsection is to avoid depressions greater than one foot in depth along any given street profile which

will flood in flash storms for which storm sewers are inadequate.

(n) *Underground drainage systems.* Underground drainage systems shall be required when appropriate to the land, as determined by topography and distance from drainage channels.
(Code 1965, § 32.08(b))

Sec. 98-99. Alleys and pedestrian ways.

(a) Alleys, where permitted in residential areas, shall be at least 20 feet wide. Alleys in commercial areas shall be at least 22 feet wide.

(b) Pedestrian ways shall be at least 12 feet wide.
(Code 1965, § 32.08(c))

Sec. 98-100. Easements.

(a) Easements shall be provided for any overhead or underground utility service where necessary. Such utility easements shall be at least 7 1/2 feet wide and be established at the rear of each lot and along such other lot lines as to provide continuity of alignment from block to block. At deflection points in these easements, additional easements shall be established for pole-line anchors if overhead utility lines are contemplated.

(b) Where easements are necessary to provide stormwater drainage, such easements shall be at least ten feet wide and be established in the same manner as utility easements. Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, sufficient right-of-way adjacent to and including such watercourse, drainageway, channel or stream shall be dedicated for public use to allow for proper maintenance.

HOMEWOOD CODE

Such dedication shall include a strip of land at least ten feet in width on both sides of the defined watercourse, drainageway, channel or stream. All data required concerning such watercourse, drainageway, channel or stream shall be provided by the subdivider.
(Code 1965, § 32.08(d))

Sec. 98-101. Block standards.

(a) *Maximum, minimum lengths.* The maximum lengths of blocks containing lots averaging in excess of 80 feet in width shall be 1,980 lineal feet, and the maximum length of blocks containing lots of less than 80 feet in average width shall be 1,320 lineal feet. No blocks shall be less than 660 lineal feet in length unless approved by the plan commission. Pedestrian ways leading to schools, parks, or other common destinations may be required by the plan commission.

(b) *Shape.* The shape of blocks shall be dictated by topographical features, the basic street system and traffic pattern, lot depths, and areas designated for public and other nonresidential land uses.

(c) *Designation of use; provisions for required facilities.* Blocks intended for commercial, industrial, and institutional use must be designated as such, and the plan must show adequate off-street areas to provide for parking, loading docks, and such other facilities as may be required to accommodate motor vehicles.

(d) *When streets may be required.* Where a subdivision borders upon or is traversed by a railroad right-of-way or arterial street, the plan commission may require a street (on one or both sides of such right-of-way or street) approximately parallel to and at a distance removed suitable for the appropriate use of

the intervening land, i.e. park purposes, deep residential lots with a planting or fence strip established along the rear property lines, and off-street parking, business, or other uses as permitted by the zoning regulations.
(Code 1965, § 32.08(e))

Sec. 98-102. Lot standards.

(a) *Shape generally.* In general, lots should be as nearly rectangular in shape as practicable.

(b) *Minimum area.* Lots within the corporate limits of the village and in the class R1 residential zone shall have a minimum area of 10,400 square feet and be not less than 80 feet in width at the building line. Lots within the corporate limits of the village and in the class R2 residential zone shall have a minimum area of 8,100 square feet and be not less than 60 feet in width at the building line. All other provisions of the zoning regulations of the village regarding all classes of zoning and land use shall be adhered to.

(c) *Corner lots.* Corner lots shall be increased in width by 25 percent over the width of typical interior lots except that corner lots need not exceed 90 feet in width. The plan commission may make variations in corner lots to encourage the proper development of intersection design and traffic safety. On corner lots the building setback line on both streets shall conform to the building setback line for the adjacent lots in both directions.

(d) *Lots in unincorporated areas.* Lots in the unincorporated area for a distance of 1 1/2 miles beyond the village limits shall conform to applicable provisions of the county zone ordinance.

HOMEWOOD CODE

(e) *Depth.* Depth of lots shall be not less than 115 feet for interior lots, and 110 feet for corner lots.

(f) *Single-family residential use.* All lots for single-family residential use shall abut for at least 25 feet upon a public street.

(g) *Side lines.* Side lines of lots shall be at right angles or radial to the street line, or substantially so.

(h) *Double-frontage.* Double-frontage lots are not permitted except where lots back upon an arterial street, or upon a body of water in separate or undivided ownership.

(i) *Building setback lines.* Building setback lines shall conform in all respects to the requirements for particular yards as collectively and specifically delineated in the zoning regulations of the village.

(Code 1965, § 32.08(f))

Sec. 98-103. Planting strips.

The plan commission may require a buffer planting strip of a minimum width of five feet with planting in accordance with village standards to provide screening where a residential subdivision adjoins a railroad right-of-way, an industrial or business area or similar nonresidential land use.

(Code 1965, § 32.08(g))

Secs. 98-104--98-130. Reserved.

ARTICLE V. IMPROVEMENTS

Sec. 98-131. Acceptance.

If any plat of subdivision contains public

streets, thoroughfares, or easements which are dedicated thereon as such, whether located within the corporate limits of the village or, in part, outside thereof, or contains existing streets located outside of the corporate limits, the approval of the plat by the board of trustees, or subsequent annexation of the property to the village, shall not constitute an acceptance by the village of such streets, thoroughfares, or easements; nor of the public improvements constructed or installed thereon or therein irrespective of any acts by any officer, agent or employee of the village with respect to such streets or improvements. The acceptance of all public improvements shall be made only by the adoption of a resolution by the board of trustees after there has been filed with the village manager a certification by the village engineer stating that all, or individual, public improvements required to be constructed or installed have been fully, or individually, completed, and that the inspected construction or installation thereof has been approved by him. Such certification by the village engineer shall be made upon satisfactory completion of all, or individual, public improvements constructed and installed in accordance with applicable plans and specifications. The subgrade, base course and surface course of a street, thoroughfare, alley or parking area shall be collectively considered as a single, or individual, public improvement. Acceptance of an individual public improvement shall constitute release of the applicable portion of the performance surety.

(Code 1965, § 32.10)

Sec. 98-132. Required land improvements.

No final plat shall be approved by the plan commission until the village engineer has certified that the plans and specifications for the proposed public improvements meet the

HOMEWOOD CODE

minimum requirements of the village, county, state, and other authorities having jurisdiction, and that improvements comply with the following regulations:

(1) *Sewers and water supply.* Regulations governing sewers and water supply are as follows:

- a. Sanitary sewer lines, including sewer stub terminals to the property line of each lot, shall be installed to serve all properties in the subdivision, except in subdivisions where underground sewage disposal systems are permitted.
- b. Storm sewers shall be designed to service the entire subdivision to carry off water from all inlets and catchbasins, and be connected with an adequate outfall. The stormwater drainage system shall be separate and independent of the sanitary sewer system.
- c. Water distribution facilities, including pipe fittings, hydrants and water stub terminals to the property line of each lot, etc., shall be installed to serve all properties within the subdivision.

(2) *Increased facilities.* Where storm sewer, sanitary sewer, or water facilities are made larger than is immediately required to serve the land described in the final plat, due to the necessity of serving adjacent and presently vacant property as it shall be developed in the future by others, the subdivider shall be reimbursed for such additional costs

on the following terms and conditions:

- a. The village engineer shall determine the cost of such storm sewer, sanitary sewer and/or water facilities as are required to serve only the immediate needs of the property described in the plat. The village engineer will also determine the cost of such facilities actually required to serve the plat in question and the adjacent land when developed.
- b. The difference in cost in the above determinations shall be paid to the developer upon the development of the adjacent properties. At the time the adjacent properties are submitted for subdivision, the village engineer shall apportion the benefit received by the adjacent property developer by reason of the increased facilities. The adjacent property developer shall pay the village a sum of money equal to his proportionate share of the cost of the increased facilities, plus a five percent village charge for administrative handling expense. Upon receipt of such proportionate share payment by the adjacent property developer, the village shall reimburse the developer who originally installed the increased facilities.

(3) *Street grading.* Street grading regulations are as follows:

- a. The full width of the public right-of-way shall be graded, including

HOMEWOOD CODE

the subgrade of the areas to be paved.

- b. All stumps, trees that cannot be saved, boulders, and similar items shall be removed.

(4) *Street improvements.* Street improvement regulations are as follows:

- a. All streets shall be improved with pavements to an overall width in accordance with the following minimum dimensions:

<u>Type of Street</u>	<u>Pavement Width (between backs of curbs)</u>
Arterial	As required by authorities having jurisdiction.
Collector	36 feet
Minor	28 feet
Cul-de-sac access	28 feet
Half street	As required by the plan commission, but not less than 18 feet.

- b. Pavements in cul-de-sac turnarounds shall have a minimum diameter of 80 feet measured from the outside curbs.
- c. Pavements shall be installed in accordance with village standards.
- d. Curbs and gutters shall be installed in accordance with village standards. On half streets, the street base shall be extended two feet beyond the normal

centerline.

- e. Portland cement concrete sidewalks shall be required on both sides of streets in subdivisions containing lots of less than 10,400 square feet in area. In subdivisions containing lots of more than 10,400 square feet in area, the board of trustees at the recommendation of the plan commission, may require sidewalks at selected locations. Sidewalks at least five feet wide shall be installed in accordance with village standards.
- f. Street lighting shall be installed in accordance with village standards to illuminate adequately all roadways and sidewalk surfaces. The installation shall be completed within one year from completion of subdivision construction.
- g. Street signs in accordance with village standards shall be erected so as to identify every street within the subdivision.
- h. Stormwater inlets in accordance with village standards shall be provided within the roadway improvements at points as required by the village engineer.
- i. All curb corners shall have a radii of not less than 20 feet. Where an angle of intersection of less than 60 degrees is permitted, curb radii shall be increased as necessary for safety.

HOMEWOOD CODE

- j. All parkways within the dedicated street area shall be graded in an approved manner.
 - k. Trees in accordance with village standards shall be planted along all streets at a time designated by the village manager.
- (5) *Pedestrian ways.* Portland cement concrete walks for pedestrians shall be installed to a width of not less than five feet, and in all other ways, shall meet village standards.
- (6) *Public utilities.* Regulations governing public utilities are as follows:
- a. All utility distribution lines for telephone and electric service to be installed shall be placed underground within easements or dedicated public ways. The installation of such facilities shall be made in compliance with applicable orders, rules and regulations of the state commerce commission now or hereafter effective, and the owner or subdivider of any property to be served from such underground installation shall be responsible for compliance with the rules and regulations, now and hereafter effective and filed with such commission pursuant to the Illinois Public Utilities Act (220 ILCS 5/1-101 et seq.), of any public utility whose services will be required with respect to the provision of such underground facilities.
 - b. Where telephone, electric, and gas service lines are placed underground entirely throughout a subdivision area, conduits or cables shall be placed within easements or dedicated public ways in a manner which will not conflict with other underground services. Further, aboveground structures identified with the underground facilities shall be located so as not to be unsightly or hazardous to the public.
 - c. All drainage and utility installations which traverse privately owned property shall be protected by easements.
- (7) *Use of existing streets.* The village manager shall designate the streets to be used for access to the subdivision by all equipment and trucks engaged in the construction of all public improvements, utility services and buildings. (Code 1965, § 32.11)
- Sec. 98-133. Inspection at subdivider's expense.**
- All required public improvements to be installed under the provisions of this chapter shall be inspected during the course of construction by authorized employees of the village. Such salary and other inspection costs pursuant thereto shall be paid by the owner or subdivider. Salary costs for subdivision improvement inspection shall be at the hourly rate of pay for the individual employee designated to perform this work, plus 25 percent for retirement, employment benefits and administrative costs. (Code 1965, § 32.12)

HOMEWOOD CODE

Sec. 98-134. Occupancy permit.

An occupancy permit, such permit to be without charge, shall not be granted by any governing official for the use of any structure within a subdivision approved for platting or replatting until required utility facilities have been installed and made ready to service the property; and not until roadways providing access to the subject lot have been constructed, or are in the course of construction, and are suitable for vehicular traffic.

(Code 1965, § 32.13)