

WOODFORD COUNTY SUBDIVISION CODE

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TABLE OF CONTENTS

<u>ARTICLE I INTRODUCTION</u>	<u>PAGE</u>
1.1 SHORT TITLE, PERIOD OF EFFECTIVENESS	1
<u>ARTICLE II PURPOSE</u>	
2.1 PURPOSE	1
<u>ARTICLE III GENERAL PROVISIONS</u>	
3.1 AUTHORITY	2
3.2 JURISDICTION	2
3.3 INTERPRETATION AND SEPARABILITY	2
<u>ARTICLE IV GLOSSARY OF TERMS</u>	
4.1 DEFINITIONS	3
<u>ARTICLE V PROCEDURE</u>	
5.1 PRELIMINARY CONSIDERATIONS	9
5.2 PRE-APPLICATION PROCEDURE	9
5.3 CONDITIONAL APPROVAL OF PRELIMINARY PLAT	10
5.4 PROCEDURE FOR APPROVAL OF FINAL PLAT	11
5.5 EXCEPTIONS	12
5.6 PLATS OF VACATION	14
<u>ARTICLE VI DESIGN STANDARDS</u>	
6.1 GENERAL	14
6.2 ROADS	14
6.3 EASEMENTS	15
6.4 BLOCKS	16
6.5 LOTS	17
6.6 OPEN SPACE AND RECREATION	17
6.7 ACCESSES AND SUBDIVISIONS	19
<u>ARTICLE VII REQUIRED IMPROVEMENTS</u>	
7.1 GENERAL	21
7.2 MONUMENTS	21
7.3 ROADS	21
7.4 SANITARY SEWERS	23
7.5 WATER	24
7.6 STORM DRAINAGE	25

ARTICLE VIII PLATS AND DATA **PAGE**

8.1 DATA FOR CONDITIONAL APPROVAL OF PRELIMINARY PLAT	26
8.2 PLAT AND DATA FOR FINAL APPROVAL	27

ARTICLE IX MODIFICATION

9.1 GENERAL	29
9.2 CONSERVATION, PLANNING AND ZONING COMMITTEE	29
9.3 ACTION BY COUNTY BOARD	29
9.4 APPEAL	29

ARTICLE X ENFORCEMENT AND PENALTIES

10.1 PLAT OFFICER	30
10.2 PENALTIES	30

ARTICLE XI SEVERABILITY AND REPEAL OF CONFLICTING RESOLUTIONS

11.1 SEVERABILITY PROVISIONS	31
11.2 REPEAL OF CONFLICTING RESOLUTIONS	31

ARTICLE XII EFFECTIVE DATE

12.1 EFFECTIVE DATE	31
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APPENDIX PLAT CERTIFICATES 32

MUNICIPAL APPROVAL
TOWNSHIP HIGHWAY COMMISSIONER'S APPROVAL
COUNTY ENGINEER OR ILLINOIS DEPARTMENT OF TRANSPORTATION APPROVAL
OWNERS'S CERTIFICATE AND NOTARY CERTIFICATE
NOTARY CERTIFICATE
SURVEYOR'S CERTIFICATE
LOCAL HEALTH DEPARTMENT CERTIFICATE
COUNTY CLERK'S CERTIFICATE
PLAT OFFICER CERTIFICATE
FLOOD HAZARD CERTIFICATE

ARTICLE I

SHORT TITLE, PERIOD OF EFFECTIVENESS

1.1 This Resolution shall be known as "The Land Subdivision Resolution for Woodford County, Illinois." It shall remain in full force and effect henceforth unless repealed.

ARTICLE II

PURPOSE

- 2.1 The land subdivision regulations herein adopted and established have been made for the purpose of:
- (a) establishing reasonable rules and regulations governing the location, width, and course of roads, highways, and storm or floodwater runoff, channels and basins;
 - (b) providing for necessary public grounds for schools, parks or playgrounds in any map, plat or subdivision;
 - (c) establishing reasonable requirements with respect to water supply and sewage collection and treatment;
 - (d) establishing reasonable requirements with respect to road drainage and surfacing;
 - (e) guiding and facilitating the orderly beneficial development of the County and to implement the recommendation of the Comprehensive Plan; and
 - (f) establishing procedures for approving maps, plats, subdivision and resubdivision of any block, lot or sub lot, or any part thereof, or any place or parcel of land, not within any city, village or incorporated town.

ARTICLE III

GENERAL PROVISIONS

3.1 AUTHORITY

The Illinois Compiled Statutes allow a county to provide for the public health, safety and general welfare. This provision allows the county to establish reasonable standards of design for subdivisions, including requirements for roads, easements for public service facilities, surface drainage and storm water control, sewer and water facilities, and public grounds such as parks and school sites.

3.2 JURISDICTION

This Ordinance shall apply to any subdivision of land made within the borders of Woodford County which does not fall within any city, village or incorporated town, as provided by the Illinois Compiled Statutes.

3.3 INTERPRETATION AND SEPARABILITY

3.31 When interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements throughout unincorporated Woodford County.

3.32 Where this Ordinance imposes greater restrictions or requirements than are imposed or required by other provisions of the law or rules, regulations, covenants or other agreements, the provisions of this Ordinance shall control. However, nothing herein shall interfere with or be construed to abrogate or annul any easements, covenants, deed restrictions or agreements between parties which impose restrictions greater than those imposed by this Ordinance.

3.33 If any section, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

ARTICLE IV

GLOSSARY OF TERMS

4.1 Unless otherwise expressly stated, the following words shall, for the purpose of the Resolution, have the meaning herein indicated. Any pertinent word or term not a part of this listing but vital to the interpretation of this Resolution shall be construed to have its usual legal definition.

The present tense includes the future tense and vice versa.

The masculine gender includes the feminine and neuter.

The singular includes the plural, and vice versa.

The word "shall" is always mandatory; and the word "may" is always permissive.

The word "person" includes a partnership, association, firm, trust, club, institution, company, or cooperation as well as the individual.

ACCESS - The way over which traffic moves to and/or from the property abutting a road.

AREA LOT - The total area within the lot lines.

AVERAGE DAILY TRAFFIC (ADT) - The number of vehicles using a road (in both directions) during a twenty-four (24) hour period, specified as the average daily traffic calculated by the Illinois Department of Transportation (IDOT) or the Woodford County Highway Department, and as shown on the official Woodford County Roadway Classification Map. (Amended January 17, 2006)

BLOCK - Property abutting on one side of a road and lying between the two nearest intersections or intercepting roads or between the nearest intersecting or intercepting road and railroad right-of-way, waterway, unsubdivided area, or other definite boundary.

BOARD OF HEALTH - The Woodford County Board of Health or it's Authority Representative.

BUILDING - An enclosed structure having a roof supported by columns, walls, arches, or other devices, used for the housing, shelter or enclosure of persons, animals or chattels.

BUILDING SETBACK LINE - The building restriction line nearest the front of and across a lot establishing the minimum distance to be provided between the line of a structure located on said lot and the nearest road right-of-way line or centerline or the nearest shoreline or high water line of a storm or floodwater runoff channel or basin.

COMPREHENSIVE PLAN - The complete plan or any of its parts for the development of the county as prepared by the Plan Commission or other planning agency and adopted by the County Board as the official plan.

CONSERVATION, PLANNING AND ZONING COMMITTEE – The Committee of the County Board, or any committee assigned to its duties. (Amended July 20, 2004)

COUNTY BOARD - The elected, legislative body of Woodford County, Illinois.

COUNTY ENGINEER - The appointed head of the Woodford County Highway Department.

DWELLING- A building designed for residential living purposes and containing one or more dwelling units.

DWELLING UNIT - One or more rooms constituting all or part of a dwelling used exclusively as living quarters for one family and not more than two roomers or boarders, and which contain cooking facilities, sink or other kitchen facilities.

DWELLING-SINGLE FAMILY - A dwelling containing one dwelling unit.

ENVIRONMENTAL PROTECTION AGENCY - The Environmental Protection Agency (EPA) for the State of Illinois.

EASEMENT- A right or privilege held by the public, a corporation or person for the use of land of another for specified purposes

FAMILY - (A) An individual; or (B) Two or more persons related by blood, marriage or adoption; or (C) Not more than six (6) persons not so related; together with his or their domestic servants and gratuitous guests maintaining common household in a dwelling unit. (amended 8/20/13)

FINAL PLAT - The official graphic depiction of a subdivision which is ultimately filed for the record in the Recorder's Office. It shows all lots, easements, roads and other dedicated areas. The Final plat also indicates items such as building setback lines, restricted areas for septic systems and any ingress and egress restrictions.

FLOOD PROTECTION ELEVATION (FPE) - The elevation of the base flood plus one (1) foot of freeboard at any given location in the floodplain. (amended 11/16/10)

GRADE - The ascending or descending inclination with the horizontal of a road, measured along the center-line of the right-of-way, expressed by stating the vertical rise or fall as a percentage of the horizontal distance.

HEALTH DEPARTMENT - The Woodford County Health Department.

HIGHWAY DEPARTMENT - The Woodford County Highway Department.

HOMEOWNERS ASSOCIATION- A homeowners association is an organization formed for the maintenance and operation of the common areas of the development. The association operates under and pursuant to recorded covenants or deed restrictions, through which each owner of a portion of a subdivision is automatically a member as a condition of ownership and each such member is subject to a charge or assessment for a pro-rated share of expense of the association which may become a lien against the lot, parcel, unit or other interest of the member.

IDOT - The Illinois Department of Transportation.

LAND DISTURBING ACTIVITY - Any change in land, which may result in soil erosion from water or wind and the movement of sediments into state or County waters or on to lands in the County, or a change in the amount and/or intensity of storm water run-off, including but not limited to, the covering with an impervious surface, stockpiling, clearing, grading, excavating, rehabilitating, transporting, depositing or filling of land.

LAND SURVEYOR (LICENSED PROFESSIONAL) - A surveyor who is licensed to practice professional land surveying by the State of Illinois. (Amended 9-14-99)

LOT - A tract of land within a subdivision marked by subdivider on the plat as a numbered, lettered, or other identified tract of land to be offered for sale, dedication, or development.

LOT LINES - The lines bounding a lot.

MODIFICATION – Any temporary deviance from the requirements set forth in the Adopted Subdivision Code, as deemed unavoidable and necessary by the overseeing committee, to be applied solely to that particular plat or case under consideration.(Amended May 20, 2003)

OWNER - An individual, firm, association, syndicate, partnership, corporation, company, organization, trust, or other legal entity having a proprietary interest in a use, structure, lot, or tract of land.

PLAN COMMISSION- The Tri-County Regional Planning Commission of Peoria, Tazewell and Woodford Counties.

PLANNED DEVELOPMENT - A tract of land developed as a unit under single ownership or control which includes two or more main or principal structures.

PLAT - A map, plan, or layout showing the subdivision of land into lots.

PLAT ACT - An act to revise the law in relation to plats approved March 21, 1874, as amended (Illinois Compiled Statutes 1996, Chapter 765, Act 205).

PLAT OFFICER - The person designated by the County Board as administrator of this Chapter.

PROJECT - Any development involving modification to land which involves a land disturbing activity.

PRELIMINARY PLAT - a graphic depiction of the proposed lot lines, roads and other engineering improvements of a proposed subdivision superimposed on a map of the existing topography.

PROPERTY - The general term denoting either singularly or in combination, an area, lot, parcel, tract, plot, or otherwise designated portion of land.

REGISTERED PROFESSIONAL ENGINEER (LICENSED PROFESSIONAL ENGINEER) - An engineer who is licensed to practice Professional Engineering by the State of Illinois, or who is allowed to practice by the State of Illinois under a reciprocity agreement with another state.

RE-SUBDIVISION - The further division of lots or the relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law.

RIGHT-OF-WAY - the entire dedicated tract or strip of land which is to be used by the public for circulation or service.

ROAD - A thoroughfare within the right-of-way which affords the principal means of access to abutting property. A road may be designated as an avenue, boulevard, drive, highway, land, parkway, place, road, court, thoroughfare, or other appropriate name. If at any time the Illinois Department of Transportation should reclassify a road to a higher standard, the higher classification shall apply.

Roads are identified as follows:

ARTERIAL Roads: Arterials are the highest level of facilities that have the principal purpose of expediting the movement of traffic by providing mobility or moving people and goods for long distances at relatively high speeds.

COLLECTOR Roads: Collectors serve a combination of duties since they provide a certain amount of access to adjoining property and still serve as connectors between local roads and arterials.

LOCAL Roads: Local roads primarily provide direct access to adjoining property.

RESIDENTIAL Roads: Residential roads must serve a majority of residentially zoned properties, carry an Average Daily Traffic (ADT) count of 400 or less, and be completely internal to the subdivision. Pre-existing Collector or Local roads cannot be reclassified as Residential roads. (Amended January 17, 2006)

ROAD COMMISSIONER - The elected or appointed head of the local Political Township Road District.

SANITARY SEWER - A constructed conduit for the collection and carrying of liquid and solid sewage wastes, other than storm waters, to a sewage treatment plant.

SCHOOL - A building or group of buildings and all associated structures, facilities, and grounds in or on which instruction in subjects which are fundamental and essential in general education is offered under the supervision of the Superintendent of the Educational Service Region.

STORM SEWER - A constructed conduit for the collection and carrying of surface waters to a drainage course.

STRUCTURE - Anything constructed or erected with a fixed location on the surface of the ground or underground, or affixed to something having a fixed location on the surface of the ground.

SUBDIVIDER - An owner who presents a subdivision plat for approval hereunder.

SUBDIVISION - Any division, development, or re-subdivision of any part lot, area or tract of land by the owner or agent, either by lots or by metes and bounds, into lots two or more in number for the purpose, whether immediate or future, of conveyance, transfer, improvement, or sale, with the appurtenant roads, and easements, dedicated or intended to be dedicated to public use or for the use of the purchasers or owners within the tract subdivided. The Illinois Legislation known as the Plat Act, Illinois Compiled Statutes 1996, Chapter 765, Act 205 enumerates that whenever the owner of land subdivides it into 2 or more parts, any of which is less than 5 acres, he must have it surveyed and a subdivision plat thereof made by an Illinois Registered Land Surveyor.

THOROUGHFARE PLAN: A part of the Comprehensive Plan which sets forth the general location, alignment, and dimensions, and the identification and classification of existing and proposed roads.

WATER SYSTEM: 1)PUBLIC - A system for the provision of the public of piped water for human consumption, if the system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least sixty (60) days per year. The term public water system includes any collection, treatment, storage or distribution facilities under control of the operator of such system and used primarily in connection with such system and any collection or pretreatment storage facilities not under such control which are used primarily in connection with such system.

WATER SYSTEM: 2)SEMI-PRIVATE WATER SYSTEM - A water supply which is not a public water system, yet serves a segment of the public other than an owner-occupied single family dwelling.

WATER SYSTEM: 3) PRIVATE - Any supply which provides water for drinking, culinary, and sanitary purposes and serves an owner-occupied single family dwelling.

WCSWCD - The Woodford County Soil and Water Conservation District.

ZONING ADMINISTRATOR - The appointed head of the Woodford County Zoning Department.

ARTICLE V

PROCEDURE

5.1 PRELIMINARY CONSIDERATIONS

5.10 Regulatory

5.101 No land shall, after the effective date of this resolution, be subdivided, the plats thereof filed for record, nor any roads laid out, nor any improvements made to such subdivided land, until the plat or plats of the subdivision have been certified to and approved by action as specified herein.

5.102 Conformity with comprehensive plan: The layout of the subdivision shall be in conformity with the comprehensive plan.

5.103 No land shall be subdivided for any use unless access to the land over roads exists or will be provided by the Subdivider.

5.104 All subdivision proposals and other proposed new developments greater than 50 Lots or 5 acres whichever is the lesser, include within such proposals base flood elevation data.

5.105 Any division of land must be identified as one of the following:

A. A recorded subdivision plat

B. An exception plat

5.106 All plats three lots or less are exempt from having topographical data. (Amended 9-14-99)

5.11 Advisory

In order to conserve time, effort, and expense, the subdivider shall consult with the Plat Officer and Conservation, Planning and Zoning Committee prior to the preparation of the tentative plan of the subdivision. Requirements for roads, school, and recreational sites; shopping centers; community facilities; sanitation, water supply and drainage, and relationship to other developments existing and proposed in the vicinity, shall be analyzed in advance of the preparation of the preliminary plat. (Amended July 20, 2004)

5.2 PRE-APPLICATION PROCEDURE

Prior to the filing of an application for conditional approval of the preliminary plat, the Subdivider shall submit to the Plat Officer a sketch plan showing proposed layout of the entire tract relation to existing topography, together with a copy of existing covenants, as known. This step shall not require formal application nor any fee or the filing of a plat with the County Clerk.(Amended July 20, 2004)

Within ten working days after receipt of the sketch plan the Plat Officer shall inform the Subdivider that the plans and data as submitted or as modified do or do not meet the requirements of this resolution. When the plans and data do not meet such requirements, the Plat Officer shall state the reasons in writing and deliver a copy to the Subdivider.

5.3 PROCEDURES FOR CONDITIONAL APPROVAL OF PRELIMINARY PLAT

5.30 The Subdivider shall, after the above pre-application procedure, cause to be prepared a preliminary plat together with improvement plans and other supplementary material as specified in Article VIII, 8.1 including an alternate layout in sketch form of the entire tract owned by the Subdivider, if not submitted under Section 5.2.

5.31 Sufficient copies, not less than eight, of the preliminary application, the preliminary plat and all required supplementary material shall be filed with the Plat Officer to meet the distribution requirements of the county and any city or village which may be involved.

5.32 The Plat Officer shall transmit one copy to the County Engineer, one copy to the County Zoning Department, one copy to the road commissioner with a cover letter to the township supervisor of the township in which the property is located, one copy to the Woodford County Soil and Water Conservation District, one copy to the school district involved, one copy to the Woodford County Health Department and if the land being subdivided is within one and one half miles of the corporate limits of a city or village which exercises its extra territorial subdivision approval powers, then he shall transmit one copy to the city or village planning department, and he shall notify the Subdivider to file for city or village approval as well as under its subdivision ordinance. The transmittal of a single copy by the Plat Officer to a city or village shall be for information purposes only and shall not be construed as a filing by the Subdivider for city or village approval under its Subdivision ordinance. (Amended 9-14-99 and 1-19-16)

5.33 The County Engineer and the County Zoning Enforcing Officer shall review the plat, and each shall submit a report of his findings and recommendations to the Plat Officer. If the subdivision is within a mile and a half of a city or village exercising extra territorial subdivision control, a report of its findings and recommendations shall be sought. Such report shall be submitted within fifteen days. Failure to submit a report within the specified time limit or a mutually agreed upon extension thereof shall be deemed a recommendation of approval of the plat. (1-19-16)

5.34 Following review of the preliminary plat and accompanying supplemental material, and review and consideration of the reports provided under Section 5.32, the Plat Officer shall take action approving, revising or rejecting the proposed subdivision and shall so notify the Subdivider and his engineer.

5.35 If action is taken approving said preliminary plat, the Plat Officer shall properly endorse his approval and date of approval on copies of the plat. One copy shall be returned to the subdivider, one copy to his engineer, one copy shall be furnished to the Township Highway Commissioner, and one copy shall be kept on record by the Plat Officer. If revisions are to be made, said revisions shall be indicated on the plats prior to their endorsement. Such preliminary plat shall bear a certificate of approval as follows:

County of Woodford)
)
State of Illinois)

I, Woodford County Plat Officer, do hereby approve this Preliminary Plat in accordance with the provisions of the Land Subdivision Resolution of Woodford County, Illinois, this ___ day of _____, 20__.

WOODFORD COUNTY PLAT OFFICER

If the Plat Officer rejects the preliminary plat, the Subdivider shall have the right to appeal his decision to the County Board, which may sustain the Plat Officer's decision or may modify or reverse, in whole or in part, his

decision. If the County Board approves the preliminary plat, then the Plat Officer shall be directed to endorse the plat.

5.36 In addition, if the subdivision lies within the area of extra territorial subdivision control of a city or village, its approval shall be sought in accordance with its Land Subdivision Ordinance.

5.37 Approval of the preliminary plat shall be construed to be an expression of approval of the general layout submitted as a guide to the preparation of the final plat and to be assurance to the Subdivider that the final plat will be approved if it conforms to the terms of the conditionally approved preliminary plat.

5.4 PROCEDURE FOR APPROVAL OF FINAL PLAT

5.40 Not later than one year after approval of the preliminary plat or such additional time as the Plat Officer may allow, the Subdivider may submit the original tracing of an intended final plat together with a print thereof to the Plat Officer.

5.41 The final plat shall conform to the preliminary plat as approved and it may constitute only that portion of the approved preliminary plat which the Subdivider proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of this resolution.

5.42 Within 15 working days after receipt of plats and supplementary material, the Plat Officer shall inform the Subdivider that the plans and data as submitted or as modified do or do not meet the requirements of this resolution. When the plans and data do not meet such requirements, the Plat Officer shall state the reasons in writing and deliver a copy to the Subdivider.

5.43 Final approval of a final plat shall be granted by the Plat Officer on the basis of its conformity with a preliminary plat as approved, and with all pertinent laws, rules, regulations and particularly with the technical requirements of Articles VII & VIII of this resolution and with the comprehensive plan. The Plat Officer shall notify the Subdivider and his engineer of the action taken.

5.44 In the event only a portion of an approved preliminary plat is presented for final approval, the Plat Officer may notify the Subdivider in writing whether or not the preliminary approval of the unrecorded portion has been renewed for one year. In the absence of such written notification, the Subdivider may within one year after conditional approval of the preliminary plat apply to the Plat Officer for extension of the conditional approval of the preliminary plat without being required to pay additional fees.

5.45 Within 60 days after approval of the final plat by the Plat Officer, said plat along with 5 copies shall be filed by the Subdivider with the county recorder, and if not so filed, shall have no validity and shall not be recorded without recertification by the Plat Officer. All plats (original tracings of said plats) after being recorded shall become the Property of the County.

5.46 For the approval of any final plat, as is hereinabove required, the Subdivider shall pay into the general corporate fund of Woodford County, as a fee for such approval, the sum of one hundred(\$100) for a one lot subdivision or five hundred dollars (\$500) plus fifty dollars(\$50) per lot for all other subdivisions. A "lot" also meaning a sub lot or tract. The presentation of an official receipt of the Treasurer of Woodford County, to the Plat Officer, showing payment of the fee herein provided for, shall be deemed sufficient evidence of the payment of such fee. (03/18/08)

5.5 EXCEPTIONS

5.51 Any parcel of land may be divided into two (2) parts, either of which part is less than five (5) acres, for the purpose of ownership transfer or building development provided no new road or easement of access is required, by recording with the county recorder an adequate exception plat made thereof by registered Illinois land surveyor. However, this particular parcel of land cannot exceed one exception plat and any further dividing of this particular parcel is required to go through the subdivision process effective October 14, 1997.

Additionally, one half of any additional right-of-way shall be provided along each side of the road for the entire frontage included within the land being subdivided as stated in Section 6.24.

Such exception plat shall bear a certification of the County Clerk that there are no delinquent or unpaid general taxes and/or special assessments against the lands described on this exception plat. Such exception plat shall bear a certificate of approval, signed by the Plat Officer, as follows:

County of Woodford)
)
State of Illinois)

I, Woodford County Plat Officer, do hereby approve this exception in accordance with the provisions of the Land Subdivision Resolution of Woodford County, Illinois, this ____ day of _____, 20____.

WOODFORD COUNTY PLAT OFFICER

No such exception plat shall be entitled to record or have validity until it has been signed by the Plat Officer. The Plat Officer shall keep a record and a copy of such exception plat.

5.52 Any survey plat of a parcel of land, which parcel is not part of a subdivision as defined for the purposes of this resolution shall be entitled to recording provided it shall have endorsed thereof the following certification, signed and sealed by the plat officer and registered land surveyor as follows:

STATE OF ILLINOIS)
)
COUNTY OF WOODFORD)

I, Woodford County Plat Officer have examined this plat and determined that this plat is exempt from the provisions of the Land Subdivision Resolution of Woodford County, Illinois. Dated this ____ day of _____.

WOODFORD COUNTY PLAT OFFICER

I do hereby certify that this parcel of land is not part of a subdivision requiring county approval under the Land Subdivision Resolution of Woodford County, Illinois.

 Date Signed
Illinois Registration #

An existing farmstead plat must contain a statement that indicates it is an existing farmstead and may not conform to the minimum lot size as required in the district in which the property is located. (Amended 9-14-99)

5.6 PLATS OF VACATION

Any plat of record that is to be vacated by the owner of the premises must comply with the procedures enumerated in the Illinois Compiled Statutes, Chapter 765, Act 205.

ARTICLE VI

Design Standards

6.1 GENERAL

6.11 All federal, state, county and other official bench marks, monuments and triangulation stations in or adjacent to a proposed subdivision shall be preserved. When a proposed improvement in a subdivision makes it necessary to move a bench mark, monument or triangulation station, the authority having jurisdiction shall be notified and given sufficient time to take appropriate action.

6.12 All dimensions, linear, curvilinear and angular, necessary to properly re-survey shall be shown, with linear dimension s in feet and decimals of a foot.

6.13 Monumentation shall be in accordance with the procedures and requirements of the Plat Act. The design of the subdivision shall be in harmony with and shall conform to the comprehensive plan and shall be in accordance with good subdivision design principles not otherwise set forth herein.

6.14 Natural features such as distinctive trees or vegetation, streams, ponds, hilltops, bluffs, creek bottoms and outlook views shall be preserved and enhanced whenever possible. In laying out a subdivision due consideration shall be given to such aesthetic features existing within the tract being subdivided and which may add to aesthetic quality of existing nearby subdivisions.

6.2 ROADS

The course, width, grade and location of all roads shall conform to the comprehensive plan and shall be considered in their relation to existing and planned roads, to topographic conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such roads and shall conform to the following Design Standards:

6.20 Where not shown on the comprehensive plan the arrangement of roads in a subdivision shall either:

6.201 Provide for the continuation or projection of existing principal roads in surrounding area; or

6.202 Conform to the thoroughfare plan where applicable; or

6.203 Conform to topographic or other conditions where continuance or projection of existing roads is impracticable or undesirable from the community viewpoint.

6.21 Roads shall be laid out to intersect as nearly as possible at right angles and no road shall intersect any other road at less than 70 degrees.

6.22 Where connecting road lines deflect from each other more than one degree, they shall be connected with a curve.

6.23 In a subdivision that adjoins or includes an existing road that does not conform to the right-of-way width, one half of the additional width shall be provided along each side of such road for the entire frontage included within the land being subdivided, or as the Plat Officer may determine is proper.

6.24 Dead-end roads, designed to be so permanently, shall not be longer than 800 feet, unless limitation of the site by reason of topography or existing development make development impractical except with a longer length. The length of a dead-end road is measured along the roadway from where the pavement edge meets the last intersecting through (not dead-end) road to the far edge of the turn-around right-of-way from that intersection. They shall be provided with a circular turn-around having an outside surface diameter of at least 100 feet and right-of-way line diameter of at least 140 feet. The center of the turn-around shall be located between the center line of the road and its left right-of-way line, facing into the turn-around. (Amended 9-14-99)

6.25 All roads shall be public.

6.26 Reserved strips controlling access to road rights-of-way shall not be permitted except upon approval of the Plat Officer and when control and disposition of the reserved strip is vested in the County Board.

6.27 The continuation of an existing road shall have the same name. The name of the new road shall not duplicate the name of an existing road within the area served by the post office or fire department.

6.28 Each plat for a new subdivision in areas where surveys have been made to establish the County Uniform Numbering Grid shall be numbered in accordance therewith.

6.3 EASEMENTS

6.30 Easements shall be provided around the perimeter of all lots for utilities and shall be not less than (10) foot wide. (Amended March 12, 2002).

6.301 When a subdivision is traversed by a waterway, intermittent stream or drainage way, there shall be provided a stormwater easement or drainage easement conforming substantially to the lines of same. Such easement shall be of sufficient size to protect said waterway, intermittent stream or drainage way, and to permit ingress and egress for maintenance.

6.302 All permanent drainage retention and detention features for subdivisions shall be protected by drainage and/or maintenance easements.

6.303 Easements shall be provided for pedestrian ways where deemed appropriate by the reviewing agencies.

6.31 Limitations and maintenance of easements

6.311 No construction of structures, dams, embankments or channels (except as indicated on the engineering drawings), and no planting of trees, shrubbery or other flow-impeding vegetation, which hinders the flow of

water or otherwise inhibits the intended purpose, shall be allowed within any drainage or storm water retention or detention easements.

6.312 Drainage easements must be separate and distinct from utility easements and the two shall not be combined.

6.313 Drainage and storm water retention and detention easements shall be adequately maintained so as to provide for removal and accumulation of vegetation, silt, debris or other material which may interfere with the flow characteristics of drainage ways or the essential features of retention or detention facilities.

6.314 Pedestrian way easements shall be maintained to permit their continued use.

6.315 Provisions shall be made through as homeowner's association, deed restrictions, covenants or other acceptable means to maintain all easements.

6.4 BLOCKS

6.40 The length, width and shape of blocks shall be determined with regard to:
Provision of adequate building sites for the special type of use contemplated.

Requirements as to lot size and dimensions.

6.403 Need for convenient access circulation, control and safety of road traffic.

6.404 Limitations and opportunities of topography.

6.41 In cases where the block length exceeds 600 feet and where deemed essential by the Plat Officer to provide pedestrian circulation to schools, playgrounds, shopping centers and other community facilities, a right-of-way dedicated to the public for a cross walk not less than ten feet wide shall be provided.

6.5 LOTS

All provisions of the Woodford County Zoning Ordinance concerning lots shall apply including lot area, width, depth and soil suitability. A minimum of twenty (20) foot of road frontage for each lot or parcel less than ten (10) acres and sixty (60) foot for each lot or parcel more than ten (10) acres shall be provided for any lot created. No parcel, remainder, gore, outlot or remnant of land which is part of the tract being subdivided shall be created which, by reason of lot width, depth, area, frontage, topography, or lack of access thereto, cannot be used as a Zoning Lot, or be subject to further subdivision in accordance with the terms of this ordinance. Any remaining parcel or outlot which cannot be made to comply with the foregoing shall be eliminated by combining the area thereof with one or more adjoining lots which do comply, or by conveying same for appropriate public use to a public body, subject to its acceptance of same. (Amended 9-14-99)(Amended March 12, 2002).

6.51 Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development or to overcome specific disadvantages of topography and orientation.

6.52 Side lot lines shall be substantially at right angles or radial to road lines except where topography or drainage conditions warrant angling lot lines.

6.53 The lot arrangement shall be such that there will be no foreseeable difficulties in securing building permits to build on all lots in compliance with the Zoning Ordinance and the Health Department Regulations.

6.54 Lot dimensions, areas and building setback lines shall conform to the requirements of the Zoning Ordinance.

6.6 OPEN SPACE AND RECREATION

6.60 Residential developments shall be required to provide open space. Developed open space shall be designed to provide recreational facilities to serve the residents of the development. Undeveloped open space shall be designed to preserve important site amenities and environmentally sensitive areas. These areas can include wetlands, woodlands, steep slopes, lands in the flood plain, and endangered wildlife habitat. The development shall be laid out to avoid adversely affecting ground water recharge; to provide adequate access to lots and sites; and to mitigate adverse effects of noise, odor, traffic, and drainage on neighboring properties.

6.61 Minimum Requirements

6.611 Amount of open space required. (5%) Five percent of the land proposed for development shall be set aside for developed and undeveloped open space, adjusted, as appropriate, for conditions such as population density, existing facilities, topography, and other site and development specific factors.

6.612 Size of open space parcels designed for active recreational purposes shall be of such minimum dimensions as to be functionally usable.

6.613 Location of open space parcels shall be convenient to the dwelling units they are intended to serve and shall be sited with sensitivity to surrounding development.

6.62 Improvement of open space parcels

6.621 Developed open space. The Conservation, Planning and Zoning Committee may require the installation of recreational facilities, taking into consideration: the character of the land; the proximity and nature of existing recreational facilities; and the cost of the facilities.(Amended July 20, 2004)

6.622 Undeveloped open space should be left in its natural state. A developer may make certain improvements such as cutting of walking or biking trails. In addition, the Conservation, Planning and Zoning Committee may require a developer to make other improvements, such as landscaping and buffering. (Amended July 20, 2004)

6.63 Exceptions to the Standards

The Conservation, Planning and Zoning Committee may permit minor deviations from open space standards when it can be determined that: a) the objectives underlying these standards can be met without strict adherence to them; and /or because of peculiarities in the tract of land or the facilities proposed, it would be unreasonable to require strict adherence to these standards. (Amended July 20, 2004)

6.632 The Open Space requirement shall be waived if the minimum lot size of the proposed total development exceeds one (1) Acre or contains three (3) or less lots. At no time, after the final plat is approved, shall a lot within a subdivision utilizing this waiver be allowed to be subdivided out of compliance with this section. (Amended July 13, 1999) (Amended 9-14-99)

Deed Restrictions

Any lands dedication for open space purposes shall contain appropriate covenants and deed restrictions approved by the Woodford County States Attorney ensuring that: a) the open space area will not be further subdivided in the future; b) the use of open space will continue in perpetuity for the purpose specified; and c) appropriate provisions will be made for the maintenance of the open space.

6.65 Open Space Ownership

The type of ownership of land dedicated for open space purposes shall be selected by the owner, developer, or subdivider, subject to the approval of the Conservation, Planning and Zoning Committee. Type of ownership may include, but is not limited to, the following: a) Woodford County, subject to acceptance by the Woodford County board; b) Other public jurisdictions or agencies, subject to their acceptance; c) Quasi-public organizations, d) Homeowner associations or cooperative organizations; e) Shared, undivided interest by all property owners in the subdivision. (Amended July 20, 2004)

Homeowners Association

If the open space is owned and maintained by a homeowner association, the developer shall file a declaration of covenants and restrictions that will govern the association, to be submitted with the application for the preliminary approval. The provisions shall include, but are limited to, the following: a) the homeowners association must be established before the homes are sold; b) membership must be mandatory for each home buyer and any successive buyer; c) The open space restrictions must be permanent, not just for a number of years; d) the association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities; e) homeowners must pay their pro rata share of the cost, and the assessment levied by the association can become a lien on the property if allowed in the master deed establishing the homeowners association; and f) the association must be able to adjust the assessment to meet changed needs.

6.68 Maintenance of open space areas

The person or entity identified as having the right of ownership or control over the open space shall be responsible for its continuing upkeep and proper maintenance.

6.69 Alternative Procedure: Fee in Lieu of Dedication.

The Conservation, Planning and Zoning Committee shall require that the applicant deposit with the County Board a cash payment in lieu of land reservation. Such deposit shall be placed in an Open Space Improvement fund to be established by the County Board. The deposit shall be used for the improvement of open space land including the acquisition of property. The deposit must be used for facilities that actually will be available to and benefit the residents of the subdivision for which payment was made. The planning committee shall determine the amount to be deposited, based on the following formula: two hundred dollars (\$200) multiplied by the number of times that the total area of the subdivision is divisible by the required lot size of the zoning district in which it is located, less a credit for the amount of land already reserved for open space purposes.

(Amended July 20, 2004)

6.7 ACCESSES AND SUBDIVISIONS (amended January 17, 2006)

6.70 All new private accesses and subdivisions along State Highways shall be arranged to provide access to such Highways in accordance with applicable IDOT guidelines. All new private accesses and subdivisions along Collector, Local and Residential Roads shall be arranged to provide access to such Roads at spacing intervals based on ADT counts as specified in the table in this section and as shown in the official Woodford County Roadway Classification Map.

Classification Average Daily Traffic Minimum Access Interval

Residential	0 – 400	100’
Local	0 – 400	440’
Local	400 and up	660’
Collector	0 – 750	660’
Collector	750 – 2000	990’
Collector	2000 and up	1320’

6.71 All new public accesses and roads along State Highways shall be arranged to provide access to such Highways in accordance with applicable IDOT guidelines. All new public accesses and roads along Collector, Local and Residential Roads shall be arranged to provide access to such Roads at spacing intervals based on ADT counts as specified in the table in this section and as shown in the official Woodford County Roadway Classification Map.

Classification Average Daily Traffic Minimum Access Interval

Residential	0 – 400	440’
Local	ANY	660’
Collector	0 – 750	660’
Collector	750 – 2000	990’
Collector	2000 and up	1320’

6.72 The Woodford County Engineer shall determine the minimum private and public access spacing requirements along County Highways within the corporate boundaries of cities and villages, as well as the unincorporated towns of Cazenovia and Low Point.

6.73 Access spacing intervals on Roads having different ADT’s on different segments shall meet the minimum access interval of the segment having the highest ADT.

6.74 Roads within subdivisions shall be arranged to permit access to adjacent future subdivisions without encroachment upon this regulation.

6.75 Existing agricultural entrances shall not be used for non-farm purposes without an access permit review by the Woodford County Highway Department or appropriate Road Commissioner. Any change in use will require an access permit issued by the Woodford County Highway Department or appropriate Road Commissioner.

6.76 A maximum of four (4) parcels shall be permitted to share a single access. Sharing of a common access by more than four (4) parcels shall require construction of a public road at the developer or landowner’s expense.

6.77 All new accesses must both meet these requirements and be approved by the Woodford County Highway Department or the appropriate Road Commissioner, in accordance with the respective highway access permit policy.

ARTICLE VII

REQUIRED IMPROVEMENTS

7.1 GENERAL

7.10 It is recommended that no grading, tree removal, site work or installation of any required improvements be commenced until the preliminary plat has been approved.

7.11 All grading, site work or installation of any required improvements shall be done in such manner as to prevent flooding, washing, erosion, silting, or other impairment of adjacent properties, storm drainage channels, bodies of water or adjoining roads.

7.12 No trees, tree stumps, brush or similar material shall be buried or used as fill in any area of a subdivision to be traversed by a road, or which is likely to be in or adjacent to an individual sewage disposal system or similar use.

7.13 If a subdivision is located within an area under the extra territorial subdivision control of a city or village, that city's or village's approval procedures and standards if higher than those set forth herein, shall govern.

7.2 MONUMENTS

Monuments shall be placed under the direction of an Illinois registered land surveyor at all block corners, angle points, points of tangency of curves in roads, and at such intermediate points as shall be required by the Plat Officer. The monuments shall be of such material, size and length as may be approved by the Plat Officer.

7.3 ROADS

7.30 Road improvement plans for roads shall be prepared by the Subdivider's registered professional engineer and shall be submitted to the County Engineer for approval. Upon approval of the road improvement plans by the County Engineer, the road shall be constructed by the Subdivider in accordance therewith, under the supervision of the Subdivider's registered professional engineer who shall certify the completion in accordance with the approved plans to the County Engineer.

7.31 All utilities under the paved area of the roads shall be provided or installed before the surfacing of the roads except where they may be installed without disturbing the road surface.

7.32 The subdivider shall be responsible for maintaining all roads in the subdivision until such roads have been accepted by the appropriate roadway authority. Maintenance, which shall include snow plowing, shall be adequate to insure ingress and egress to all lots which have been sold. Failure to ensure adequate ingress/egress shall be cause for withholding of building permits and the approval of additional units of the development.

7.33 After the Subdivider's registered professional engineer has certified the completion of the roads per the inspections as listed in Section 7.341, the County Engineer shall inspect the same, accompanied by the Subdivider's engineer. Thereupon the County Engineer shall submit a written report to the Township Highway Commissioner, stating whether or not the roads are complete and ready for acceptance by the Township.

7.34 The Subdivider shall provide the subdivision with road signs at the intersection of all roads.

7.34 ROAD IMPROVEMENTS

7.340 Road improvements shall be provided in each new subdivision in accordance with standards and requirements described in the following schedule.

7.341 SCHEDULE OF MINIMUM REQUIREMENTS FOR ROAD IMPROVEMENT

Classification	R.O.W	Base-Width	Surface Type	Shoulder Type	Maximum	Design
	Width	Thickness	Width-Thickness	Width-Thickness	Grade	Speed (MPH)
Major Collector	80'	24'-12"	22'-Class I 3"	6'-6" Aggregate	6.00%	50
Minor Collector	80'	24'-10"	22'-Class I 3"	4'-4" Aggregate	7.00%	40
Local Road	60'	24'-12"	22'-A-3	4'-N/A Earth/Turf	8.00%	30

Notes:

Commercial, Industrial and certain Residential subdivisions will require individualized design which may include but not be limited to combination concrete curb and gutter, sidewalks, storm sewer and P.C.C. pavement. These designs shall be approved by the County Engineer.

Design criteria not specified above shall be in accordance with the Illinois Department of Transportation Bureau of Local Roads and Streets Administrative Policies dated March 1989 and all subsequent revisions.

Minimum Grade shall be 0.5%

Drainage features shall be in accordance with the Illinois Department of Transportation Bureau of Bridges and Structures Drainage Manual dated August 1989 and all subsequent revisions.

Construction shall be in accordance with the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction dated January 1997 and subsequent revisions.

Bituminous Class- I surface mixture will be made with a grade of asphalt that meets the approval of the County Engineer.

Bituminous Class-I surface mixture shall be constructed in two (2) layers each being 1.5 inches thick.

The Subdivider's registered professional engineer shall file three certificates of compliance with the County Engineer as follows:

- a. Immediately prior to the placement of the aggregate base course.
- b. Immediately prior to the placement of the bituminous surface.

c. Upon completion of all road work.

7.4 SANITARY SEWERS

7.40 When a subdivision is reasonably accessible to a municipal sanitary sewer system, the Subdivider shall provide the subdivision with a complete sanitary sewer system to be connected to the municipal sanitary sewer system, so long as the municipality agrees to the connection. A subdivision is considered to be reasonably accessible if its property line is within that number of feet of a municipal sanitary sewer line shown in the table accompanying this section, or the municipality is willing at its expense to extend a sanitary sewer line to within that same number of feet of the subdivision property line. For purposes of the table, the total number of lots is the number of lots in the subdivision and, if applicable, the number of lots into which a larger parcel having the same owner, of which the subdivision is a part, could be divided, assuming the same Lot density as the subdivision. The need to petition the municipality in accordance with 65 ILCS 5/11-149-1, or the need to annex the subdivision (or the larger parcel if applicable) to the municipality, in order to connect to the municipal sanitary sewer system does not make the municipal sanitary inaccessible within the meaning of this section. For purposes of this section, a Subdivision and a larger parcel are considered to have the same Owner if one person or entity has an ownership interest of some description in both the subdivision and the larger parcel, even if there are other owners, so long as that one person or entity was the owner of the larger parcel before the subdivision process was started.

<u>Total Number of Lots</u>	<u>Number of Feet</u>	
2-5		300
6-10		500
11-20	750	
21-35	1,250	
36-50	2,000	
51-75	3,000	
76-100	4,000	
101-150		5,000
151+		6,000

7.41 When no sanitary sewer system is available or is not reasonably accessible to the subdivision, the subdivider shall provide the subdivision with a complete sanitary sewer system, which shall connect with a sanitary sewer outlet approved by the Illinois Department of Public Health, except that when such approved outlet is not available one of the following methods of sewage disposal shall be used.

7.411 A complete sanitary sewer system to convey the sewage to a treatment plant, to be provided by the Subdivider in accordance with minimum requirements of the Illinois Environmental Protection Agency and Woodford County Health Department and with adequate provision for the maintenance of such plant.

7.412 Private sewage disposal systems on individual Lots consisting of septic tanks and tile absorption fields or other approved sewage disposal systems, where laid out with the requirements of the Woodford County Health Department. The Subdivider shall require, as a condition of the sale of each Lot in the subdivision, that the private sewage disposal system shall be installed by the owner of the lot before occupation of the lot occurs.

7.413 Upon completion of the sanitary sewer system installation, a registered professional engineer shall certify that the sanitary sewer system complies with all the standard required by the county and the Illinois

Environmental Protection Agency. Certified copies of the plans for such sanitary sewer system as built shall be filed with the Plat Officer, and Illinois Environmental Protection Agency.

7.42 Storm sewers, footing drains and down spouts shall not be connected to sanitary sewers.

7.5 WATER

7.50 The Subdivider shall provide the subdivision with a complete water main supply system, which shall be connected to a municipal water supply, or a community water supply approved by the Illinois Department of Public Health with satisfactory provision for the maintenance thereof; except when such community water supply is not available, the subdividers shall provide an individual water supply on each lot in the subdivision, or in lieu thereof the Subdivider shall require, as a condition of the sale of each lot in the subdivision, that an individual water supply shall be installed by the owner of the lot before occupation of lot occurs.

7.51 The plans for the installation of a water main supply system shall be prepared by the subdivider with the cooperation of the applicable water utility company. Upon completion of the water supply installation, copies of the plans for such a system shall be filed with the Woodford County Health Department and the Illinois Department of Public Health. (1-19-16)

7.6 STORM DRAINAGE

The Subdivider shall provide the subdivision with an adequate storm drainage system. Such systems shall be designed and sealed by a registered professional engineer. It shall be shown on plans in conjunction with the road improvement plans. Such storm drainage plans shall be reviewed by the County Engineer. A storm sewer system shall be provided wherever curbs are installed, and where the evidence available to the Plat Officer and County Engineer indicates that the natural surface drainage is inadequate.

Where the surface drainage is deemed adequate, easements for such surface drainage may be required.

ARTICLE VIII

PLATS AND DATA

8.1 PLATS AND DATA FOR CONDITIONAL APPROVAL OF PRELIMINARY PLAT

A preliminary plat of the subdivision shall be accurately drawn to a scale of one hundred feet to one inch.

8.10 Topographical Data

8.101 Approximate Boundary lines and lot lines.

8.102 Existing Easements: Location, width and purpose.

8.103 Existing Roads: On and adjacent to the tract by name, right-of-way width, location, type, width and elevation of surfacing, curbs, gutters, culverts and sidewalks.

8.104 Existing Utilities: On and adjacent to the tract, location size and invert elevation of sanitary sewers, storm sewers and where existing, location and size of water mains; location of gas lines, fire hydrants, electric and telephone poles, and road lights; if any of the above are not available at the site, indicate direction and distance to the nearest ones and furnish statement of availability.

8.105 Other existing conditions: water courses, marshes, wooded area, dwellings, building, and other significant features.

8.106 Ground elevations: On tract based on U.S.G.S. datum, show contours at vertical intervals as follows:

- Slope of 6% or less-2 foot interval
- Slope of over 6% but less than 15%
5 foot interval
- Slope of over 15% - 10 foot interval

8.107 Title and Certificates: Present tract designation; title under which subdivision is to be recorded; names and addresses of owners; acreage, scale, north point, datum, benchmarks, certification of registered land surveyor and date of survey.

8.11 The preliminary plat shall show all existing conditions required above in topography data and show all proposals, including, but not necessarily limited to, the following:

8.111 Roads: Names, right-of-way widths, approximate grades and gradients.

8.112 LOTS: Lot lines, numbers and block numbers.

8.113 SITES: (Public) If any, to be dedicated or reserved for parks, playgrounds, or other public uses showing approximate acreage of each site.

8.114 SITES: (Non-Public) If any, for shopping center, churches, industry multi-family dwelling or any other non-public use including indication of proposed use showing approximate acreage of each site.

8.115 SETBACK LINES: Give location of minimum setback lines.

8.116 OTHER PRELIMINARY PLANS: When required by the County Engineer, the preliminary plat shall be accompanied by profiles showing existing ground surface and proposed road grades; typical cross sections of the roads.

8.117 ZONING: Show zoning classification of the Subdivision and adjacent areas.

8.2 PLAT AND DATA FOR FINAL APPROVAL

The final plat shall meet with the following specifications.

8.20 The final plat may include all or only a part of the area of the preliminary plat as proposed in the application.

8.21 The original drawing of the final plat of the subdivision shall be 18 inches by 24 inches, or larger in six inch multiples. It shall be drawn at the scale of 100 feet to the inch. Five black or blue line prints shall be submitted with the original final plat. The original and all copies of the plat shall be of satisfactory quality to the Woodford County Zoning Administrator. Plats with affixed attachments or hand-written corrections shall not be accepted. (Amended 9-14-99)

8.22 An erosion statement, similar to the one below, shall be placed on the final plat recognizing the county's most current Erosion, Sediment and Storm Water Control Ordinance.

Any new construction of the land shown hereon will be required to adhere to the County Erosion Control Restrictions that are in affect at the time of said construction.

8.23 The following information shall be shown:

8.231 Primary control points, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings and similar data on the final plat shall be referred.

8.232 Tract boundary lines, right-of-way lines of roads, easements and other right-of-ways, and property lines of residential lots and other sites; with accurate dimensions, bearing or deflecting angles, and radii arcs, and central angle of all curves.

8.233 Name of each road or other rights-of-way. Location and right-of-way widths of existing and/or platted roads adjacent to the tract.

8.234 Location and dimensions of all easements. Also, consecutive numbers for each lot or site within all subdivisions having the same name.

8.235 Purpose for which sites, other than residential lots, are dedicated or reserved. Also, minimum setback line on all lots and other sites plus the location and description of monuments.

8.236 Reference to recorded subdivision plats of adjoining platted lands.

8.237 Certification by Illinois registered land surveyor as to accuracy of survey and plat including title, scale, north arrow and date.

8.238 Statement by subdivider dedicating roads, or rights-of-way and reserving easements and any sites for public uses.

8.239 Other data: such other certificates, affidavits, endorsements, or dedications as may be required by applicable codes, ordinances and/or statutes pertaining to zoning, dedication roads, and drainage facilities.

8.24 A certificate by the Plat Officer that the Subdivider has posted a cash bond equal to 110% of the amount estimated by the Subdivider's qualified engineer to be the present cost of roads and other required improvements. Said costs to be verified by the Woodford County Engineer. Said cash bond will be delivered by the Woodford County Plat Officer to the Woodford County Treasurer and deposited in an interest-bearing escrow account in a Woodford County bank with earned interest to be paid to the Subdivider yearly. On application of the subdivider to the Plat Officer and following inspection by the Plat Officer and certification by the County Engineer of partial completion, the Plat Officer shall direct the Woodford County Treasurer to release the following amounts from such bond.

<u>Percentage of Completion</u>	<u>Amount of Release</u>
Estimate 35% 25% of Cost	
Estimate 60%	50% of Cost
Estimate 85% 75% of Cost	
Estimate 100% 110% of Cost	

The final payment shall be made when the road is completed and accepted by the appropriate township road commissioner or the County Engineer and the Plat Officer has received a written notification of acceptance. The bond shall be conditioned upon faithful adherence to the rules and regulations contained in this resolution.

The Subdivider shall have two years to complete roadway after posting the cash bond or Woodford County has the right to the road bond account for completion of the road within said subdivision.

8.25 Protective Covenants after recording shall have the book and page number placed on final plat.

8.26 Road and Utility Improvement Plans shall be submitted and approved before the final plat approved.

ARTICLE IX

MODIFICATION

9.1 GENERAL

Where, on appeal, the Conservation, Planning and Zoning Committee finds that extraordinary hardships may result from strict compliance with this resolution, it may recommend to the County Board a modification of the regulations so that substantial justice may be done and the public interest secured; provided that such modification will not have the effect of nullifying the purposes of the comprehensive plan or this resolution.

(Amended July 20, 2004)

9.2 CONSERVATION PLANNING AND ZONING COMMITTEE

The standards and requirements of this resolution may be modified by the Conservation, Planning and Zoning Committee in the case of a plan or a program for a planned development for a community, or a neighborhood unit, which in the judgment of the Committee shall exceed the minimum requirements for adequate public space and improvements for circulations, recreation, light, air and service needs of the tract when fully developed and populated and which also provides such covenants or other legal provisions as will assume conformity to the purposes of the comprehensive plan. (Amended July 20, 2004)

9.3 ACTION BY COUNTY BOARD

In recommending modification wherever provided for in this resolution, the Conservation, Planning and Zoning Committee may prescribe such conditions, as will in its judgment, secure substantially the objectives of the standards or requirements so modified. The recommendation of a modification by the Conservation, Planning and Zoning Committee shall be conditional and subject to the final approval of the County Board.(Amended July 20, 2004)

9.4 APPEAL

Whenever a subdivider is aggrieved by the decision of the Plat Officer with regard to final plat, he may file an appeal to the County Board from such decision within ten days of the date thereof, such appeals to be filed with the County Clerk and by him forwarded to the Conservation, Planning and Zoning Committee for its recommendation for action by the County Board. The County Board may affirm or reverse, in whole or in part, the decision of the Plat Officer, and in that instance shall have all of powers and duties of the Plat Officer. (Amended July 20, 2004)

ARTICLE X

ENFORCEMENT AND PENALTIES

10.1 PLAT OFFICER

The Chairman of the County Board, with the concurrence of the County Board shall appoint the Plat Officer, who shall serve at the pleasure of the Board. No officer designated by the County Board as its Plat Officer shall engage, either directly or indirectly, in the business of surveying, and no map, plat, or Subdivision shall be received for record, nor shall the same have any validity, which has been prepared by, or under the direction of, any such Plat Officer in violation of the provisions of this section.

10.2 PENALTIES

10.21 No map, plat or subdivision shall be entitled to record in the county or have any validity until it has been approved by the County Board in accordance with this resolution.

10.22 Whenever it comes to the knowledge of the Plat Officer that any provisions of this resolution have been violated, it shall be his duty to notify the State's Attorney of this fact and the State's Attorney shall immediately take appropriate enforcement action.

closest municipality shall be required to sign the plat. However, all contiguous municipalities must sign the Final Plat.

TOWNSHIP HIGHWAY COMMISSIONER’S APPROVAL

All Final Plats must be approved by the Township Highway Commissioner of each political township in which the subdivision lies. A certificate indicating that the Township Highway Commissioner has approved the Final Plat and or will accept the subdivision roads when they are completed shall be placed on the Final Plat. The following wording is suggested for the Township Highway Commissioner:

STATE OF ILLINOIS)
) ss
County of Woodford)

I, _____, the Township Road Commissioner of _____ Township, do hereby certify that the proposed plat meet the safety and access control standards of _____ Township.

Township Highway Commissioner Date

COUNTY ENGINEER OR ILLINOIS DEPARTMENT OF TRANSPORTATION APPROVAL

All Final Plats which abut a County or State Highway or which have interior subdivision roads which approach upon County and/or State highways must include an additional certification of acceptance, signed by either the County Highway Engineer or a representative of the Illinois Department of Transportation. The following wording is suggested:

COUNTY CERTIFICATE

STATE OF ILLINOIS)
) SS
County of Woodford)

This Plat has been reviewed by the Woodford County Highway Department regarding access to the County Highway. Access will be allowed by the County Highway Engineer in accordance with the County policy for access driveways to County roads. A driveway or culvert permit may be required for any new access.

Given under my hand and seal this _____ day of _____, 20

Woodford County Highway Engineer

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

This Plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Chapter 765 ILCS, Article 205, Paragraph 2. However, a Permit for Access is required by the owner of the property. A Plan that meets the requirements contained in the Department’s “Policy on Permits for Access Driveways to State Highways” will be required by the Department.

Dated this _____ day of _____, 20_____

Region Three Engineer
(Amended 9/20/16)

OWNER’S CERTIFICATE AND NOTARY CERTIFICATE

A certificate shall be placed on the Final Plat indicating the ownership of the land being subdivided. A notary certificate shall be placed beneath the owner’s certificate in witness of the owner’s signature. The following general wording of these two certificates is suggested:

OWNER’S CERTIFICATE

STATE OF ILLINOIS))
) ss
County of Woodford)

This is to certify that the undersigned, (List Names) is (are) the legal owner(s) of record of the land described on the plat hereon drawn and shown hereon as subdivided, and that he (they) has (have) caused said land to be surveyed, subdivided, staked, and platted as shown hereon, for the purpose of having this plat recorded as provided by law and to the best of the owner’s knowledge the land described lies in the _____ School District.

In witness whereof I (we) have hereunto set my (our) hand(s) and Seal(s) this _____ day of _____, 20_____.

(Seal) _____

(Seal) _____

NOTARY CERTIFICATE

STATE OF ILLINOIS))
) ss
County of Woodford)

I _____, a Notary Public in and for said County and State aforesaid, do hereby certify that _____ (List Names), personally known to me to be said person(s) whose name(s) is (are) subscribed to the

accompanying plat and certification, each appeared before me this day in person and acknowledged that he (she) signed and sealed the said plat and certification as his (her) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this _____ day of ____20____.

NOTARY PUBLIC

SURVEYOR’S CERTIFICATE

The surveyor who prepared the Final Plat shall place thereon a certificate of substantially the following wording:

STATE OF ILLINOIS)
) ss
County of Woodford)

This is to certify that I, _____, an Illinois Land Surveyor, NO. _____, have surveyed and subdivided the property as described and as shown by the annexed plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof.

Given under my hand and seal at _____, Illinois this _____ day of _____, A.D., 20__.

LOCAL HEALTH DEPARTMENT CERTIFICATE

If any part of the platted land will not be served by a public sewer system the Woodford County Health Department is required to also sign the final plat. The following wording is suggested:

No public sewer system exists to serve this subdivision. This Plat is approved with respect to onsite sewage disposal and the acreage involved has been reviewed in accordance with established soil suitability evaluation procedures.

_____ Date
Health Official
Woodford County Public

COUNTY CLERK’S CERTIFICATE

The County Clerk shall make a tax search of the land being subdivided. A certificate is required on all Final Plats indicating that any back taxes have been paid. The following wording is suggested:

STATE OF ILLINOIS)
) ss
County of Woodford)

I, _____, clerk of the aforesaid County, do hereby certify that I have this day examined the tax records of the property shown on the attached plat and find no delinquent general taxes, unpaid current general taxes, nor delinquent special assessments against the tract of land shown on said plat.

Given under my hand and the seal of the said County this ___ day of _____, 20__.

Woodford County Clerk

PLAT OFFICER

A certificate shall be placed on the Final Plat to be signed by the Woodford County Plat Officer indicating all requirements of the County Subdivision Regulations have been met. The following wording is suggested:

STATE OF ILLINOIS)
) ss
County of Woodford)

I, _____, Woodford County Plat Officer, do hereby certify that the above plat meets all requirements of the Woodford County Land Subdivision Regulations and is hereby approved.

This _____ day of _____, 20__.

Woodford County Plat Officer

FLOOD HAZARD CERTIFICATE

The surveyor shall determine if any part of the proposed subdivision lies within a flood hazard area as identified by the Federal Emergency Management Agency. An appropriate certificate shall be placed on the plat and signed by the surveyor. The following wording is suggested, depending on which situation exists.

A. I certify that none of the above described property is located in a flood hazard area as identified by the Federal Emergency Management Agency.

Illinois Land Surveyor

B. I certify that none of the above described property is located in a flood hazard area as identified by the Federal Emergency Management Agency except as indicated on (Community & Panel No.)

Illinois Land Surveyor