

SUBDIVISION CONTROL RESOLUTION

KNOX COUNTY, ILLINOIS

Adopted by the Knox County Board of Supervisors, March 13, 1968

Effective April 30, 1968

As amended to September, 1968

As amended to October 20, 1976

As amended to March 15, 1995

As amended to November 21, 2001

As amended to October 16, 2002

SECTION 1 PURPOSE AND INTERPRETATION

A. PURPOSE AND PHILOSOPHY

For the purpose of promoting the public health, safety and general welfare; to conserve, protect and enhance property and property values; to secure the most efficient use of land; and to facilitate the adequate but economical provision of public improvements:

To provide for orderly growth and development; to afford adequate facilities for the safe and efficient means for traffic circulation of its population; and to safeguard the public against flood damage:

To prescribe reasonable rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width and course of streets and highways; the installation of utilities, street pavements and other essential improvements; and the provision of necessary public grounds for schools, parks, playgrounds and other public open space:

To establish procedures for the submission, approval and recording of plats; to provide means for enforcement; and to provide penalties for violations.

It is declared to be the philosophy of Knox County, in the review and approval of land subdivisions, that the agricultural lands, wooded lands, lands suitable for conservation purposes, natural drainage areas and water areas shall be protected and preserved while providing for the logical, reasonable and economical expansion of living areas, including provisions for supporting uses; that primary consideration shall be given to environmental impact caused by and to land subdivision development; that priority will be given to those land subdivision developments which are adjacent to and within the growth pattern of a community capable of extending essential services to the subdivision development such as public storm and sanitary sewers, public water system, police and fire protection, or where the developer will provide these essential services, and where such development will not result in the untimely, or unnecessary, loss of good agricultural and conservation lands.

Meeting the demonstrable, real human needs and providing for a total living environment will be the goal of the County of Knox in considering subdivision development for residential and commerce purposes.

B. SHORT TITLE

This document shall be known, and may be cited, as the “Subdivision Regulations of Knox County.”

C. APPLICATION AND AUTHORITY

These regulations shall apply to subdivisions of land made within the borders of Knox County subsequent to the effective date of this resolution. Said subdivisions shall, in all

respects, be in full compliance with the applicable regulations hereinafter set forth in this resolution.

D. INTERPRETATION

In interpreting and applying the provisions of this resolution, they shall be held to be the minimum requirements for the promotion and effectuation of the purposes set forth in “A” above.

Nothing herein shall repeal, abrogate, annul or in any way interfere with any provision of law, or any rules or regulations other than subdivision regulations adopted or issued pursuant to law relating to subdivision or development of land. Where this resolution imposes greater restrictions or requirements than ones imposed or required by other provisions of law, rules, regulations, covenants or agreements, the provisions of this resolution shall control, but nothing herein shall interfere with, abrogate or annul any easement, covenants, deed restrictions or agreement between parties which imposes restrictions greater than imposed by this resolution.

SECTION TWO DEFINITIONS

Words used in the present tense shall also include the future; words used in the singular number shall include the plural number; and the plural, the singular. The word “shall” is mandatory and not discretionary. The word “may” is permissive. The masculine gender shall include the feminine and the neuter. Whenever a word or term defined herein appears in the text of this resolution, its meaning shall be construed as set forth in the definition thereof, and any word appearing in parenthesis directly thereafter shall be construed in the same matter.

1. ADMINISTRATIVE OFFICER. The official appointed by the Knox County Board to administer these rules and regulations.
2. ALLEY. A public right-of-way primarily designed to serve as access to the rear or side of those properties or lots whose principal frontage is on some other street.
3. BLOCK. A tract of land bounded by streets or by a combination of streets, public parks, cemeteries, railroad rights-of-way, bulkhead line or shorelines, waterways or boundary lines of the county.
4. BORDER AREA. Area adjacent to public road necessary to provide for and maintain landscaping, frontage or access road, or other required improvement or area determined by the Superintendent of Highways to be essential for the proper maintenance of roads.
5. BUILDING. Any structure having a roof supported by columns or wall built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind, but not including any vehicle, trailer (with or without wheels) or any movable device,

such as furniture, machinery or equipment. When any portion of a building is completely separated from any other portion thereof by a division wall without opening or by a fire wall, then each such portion shall be deemed a separate building. [Effective since 21 Nov 01]

6. BUILDING LINE. A line on a plat between which line and a street, alley or private place no building or structure may be erected.
7. CUL-DE-SAC. A minor street with only one outlet and culminating in a turn-around.
8. COMMITTEE. The Land Use Committee of the Knox County Board.
9. COMPREHENSIVE PLAN. The collective documents and maps of the County of Knox, State of Illinois, relating to zoning, major streets and land development.
10. EASEMENT. A grant by a property owner of the use of land for a specific purpose. Easements may be used in computing lot area except in the case of an easement for street purposes. No permanent structure may be erected in an easement. [Effective since 21 Nov 01]
11. FINAL PLAT. The map or plan of record of a subdivision and any accompanying documents or specification as required by this resolution or the State of Illinois.
12. FRONTAGE. The length of the front property line on the lot, lots or tract of land abutting a public street, road, highway or rural right-of-way.
13. GRADE. The slope of a road, street or other public way, specified in percent (%) and shown on street profile plans as required herein.
14. IMPROVEMENTS, PUBLIC. Any sanitary sewer, storm sewer, drainage ditch, water main, roadway, parkway, sidewalk, planting strip, off-street parking area or other facility for which Knox County or any township in the county may ultimately assume the responsibility for maintenance or operation.
15. LOT. A portion of a subdivision or other parcel or tract of land intended for the purpose, whether immediate or future, of transfer of ownership or building development.
16. LOT, CORNER. A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees.
17. LOT, THROUGH. A lot having a pair of opposite lot lines along two (2) substantially parallel public streets, and which is not a corner lot.
18. MAJOR STREET. A street shown on the major street plan of the "Comprehensive Plan" for Knox County.

19. OWNER. Any person, group of persons, firm or firms, corporation or corporations, or any legal entity having legal title to the land sought to be subdivided under the provisions of this resolution.
20. PARKWAY. An unpaved strip of land situated within the right-of-way of a street.
21. PERMANENT. Not easily or readily moved. Lasting or meant to last indefinitely; not intended to change in status, location or condition. [Effective since 21 Nov 01]
22. PORTABLE. Not permanent. Easily moved, relocated or removed. [Effective since 21 Nov 01]
23. RIGHT-OF-WAY. A strip of land occupied or intended to be occupied by a road, sidewalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer, or for other special uses. The usage of the term “right-of-way” for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way, and not included within the dimensions of areas of such lots or parcels. Right-of-way intended for streets, sidewalks, water mains, sanitary sewers, storm sewers or any other uses involving future maintenance by a public agency, shall be dedicated to public use by the maker of the plat on which such right-of-way is established.
24. SERVICE DRIVE (ACCESS STREET). A public street, generally paralleling and contiguous to a main traveled way, primarily designed to promote safety by eliminating promiscuous ingress and egress to the right-of-way, and providing safe and orderly points of access at fairly uniformly spaced intervals. Also known and cited as frontage roads.
25. SIDEWALK. That portion of a public right-of-way paved or otherwise improved or surfaced and intended for pedestrian use only.
26. STREET (ROADWAY). The portion of a public or private right-of-way which affects the primary means of vehicular access to abutting properties, whether designed as a street, avenue, highway, road, boulevard, land throughway, place, cul-de-sac or otherwise designated.
27. STRUCTURE. Anything constructed or erected which requires permanent location on the ground or attached to something having a permanent location on the ground and including, but not limiting the generality of the foregoing, advertising signs, billboards, backstops for tennis court and pergolas. [Effective since 21 Nov 01]
28. SUBDIVIDER. Any person, corporation, duly authorized agent or land owner who undertakes the subdivision of land as defined herein.

29. SUBDIVISION. The division of land into two or more parts or parcels any of which are less than ten (10) acres, for the purpose of transfer of ownership or possession, or building development; or if a new street is involved, except private access drives, any subdivision of land. When appropriate to the context, "subdivision" shall relate to the process of subdividing or the land divided, and shall include resubdivisions.
30. SUBDIVISION, EXEMPT. Any division of land which may be ordered or approved by a court or affected by testamentary or intestate provision; a division of land for agricultural purposes into lots or parcels of ten (10) acres or more and not involving any new streets; conveyances of land for use as rights-of-way or highway, railroad or other public utilities not involving any new public streets; and the sale or exchange of parcels of land between adjoining property owners if additional lots are not created thereby. An existing lot in a subdivision may be re-subdivided into not more than two (2) lots without this being considered as a subdivision of land unless it violates the Zoning Resolution of Knox County.
31. SUBDIVISION, MINOR. Any subdivision containing not more than three (3) lots nor involving any new streets, roads or extensions of municipal facilities; not adversely affecting the development of the remainder of the parcel or adjoining property; and not in conflict with any provision or portion of the subdivision control regulations and official map relating thereto.
32. SUBDIVISION DESIGN STANDARDS. The basic land planning principles established as guides for the preparation of a tentative plan as detailed in these subdivision regulations.
33. TEMPORARY. Used, enjoyed or lasting a definite period of time in contradistinction to lasting an indefinite period or length of time. [Effective since 21 Nov 01]
34. ZONING RESOLUTION. The 1967 Knox County Zoning Resolution and amendments thereto.
35. U.S.G.S. The United States Geological Survey.

SECTION 3 ADMINISTRATION

A. ORGANIZATION

Five offices in the County of Knox are concerned with the administration of this resolution. For the purpose of clarity, these offices and their respective functions are listed below.

1. Administrative Officer. There is hereby created the office of Administrative Officer, to be appointed by the Knox County Board, whose duty it shall be to

enforce the provisions of this resolution and exercise the authority, and have the responsibilities, provided in this resolution. The Knox County Zoning Administrator is hereby designated the Administrative Officer.

The Administrative Officer shall administer and enforce the provisions of this resolution and in addition thereto, and in furtherance of said authority, he shall:

- a. Maintain permanent and current records of the resolution, including amendments thereto.
 - b. Receive and file all preliminary plans.
 - c. Forward copies of the preliminary plans to other appropriate agencies for their recommendations and report.
 - d. Receive and file all final plats and check their compliance with the preliminary plan.
 - e. Make all other determinations required of him by the regulations herein.
 - f. Discourage the subdividing of lands that are far in advance of the needs of the development of the county; which, by their locations, cannot be efficiently served by public utilities, fire protection, or other community services; which are located in areas subject to flooding or are topographically unsuitable for development; or which for any reason, are being unwisely or prematurely subdivided.
2. The Knox County Superintendent of Highways. The Knox County Superintendent of Highways shall review with the Administrative Officer all preliminary subdivision plans and make determinations concerning street and drainage design standards and engineering specifications as stipulated herein.
 3. The Knox County Board's Land Use Committee.
 4. The Knox County Recorder of Deeds.
 5. The Knox County Supervisor of Assessments.

SECTION 4 PROCEDURE FOR SUBMISSION OF PLATS

All subdivision plats, except plats of minor subdivisions, shall be processed in three stages leading to approval for recording; except that in specified instances, the second stage may be waived. The three stages are: 1) Pre-application Conference, 2) Preliminary Plan and 3) Final Plat.

Minor subdivisions may be submitted in final plat form for approval by the Plat Officer of Knox County and upon receiving such approval shall be entitled to recording with the Knox County Recorder of Deeds. [Effective since 20 Oct 76]

A. PRE-APPLICATION CONFERENCE

Any owner, or representative of any owner of land in the unincorporated area of Knox County, Illinois, wishing to subdivide land into lots for the purpose of transfer of ownership, or possession, or building development, shall first submit to the Knox County Board's Land Use Committee, at an informal conference, a sketch plan together with such information as required in Section 5 of this resolution to describe the existing conditions of the site and proposed development thereof. The applicant shall be supplied, by the Administrative Officer, with the pertinent information on the requirements contained in other relevant documents with which this resolution requires compliance.

Upon review of the sketch plan at the Pre-Application Conference, the Committee may authorize the developer to proceed directly to the third and final stage.

[Effective since 20 Oct 76]

B. PRELIMINARY PLAN

The preliminary plan is a drawing complying with the provisions of Section 5 of this resolution and, when considered necessary by the Administrative Officer, accompanied by other engineering drawings concerning required improvements, on which final review for adherence to design standards and improvement proposals is based, and from which specified construction work can proceed.

This plan shall be prepared by a licensed engineer or surveyor subsequent to and in accordance with the agreements reached in the pre-application conference. It shall be prepared in accordance with Section 6 and all other applicable provisions of this resolution and shall be submitted in four (4) copies, together with a written application for official filing. The plan shall be considered officially filed after it is examined by the Administrative Officer and found to contain the information essential for proper review of the plan by the Committee and as required by this resolution. Lack of such information shall be deemed cause for refusing official filing.

Submission of a proposed preliminary plan (plat) shall be accompanied by a fee, in accordance with the fee schedule adopted by the County Board, to cover the cost of processing the proposal; and under no condition shall said fee, or any part thereof, be returned for failure of said preliminary plan (plat) to be approved.

[Effective since 16 Oct 02]

After review of the preliminary plan by the Knox County Board's Land Use Committee and discussions with the subdivider on changes deemed necessary or advisable and the kind and extent of public improvements which will be required, the subdivider shall be notified in writing of any conditions of approval or reasons for rejection.

Approval of the preliminary plan and the accompanying improvement plans and specifications shall entitle the subdivider to final approval of the layout shown by such plan if the final plat:

1. Conforms substantially to said plan.
2. Meets all conditions of approval.
3. Complies with all applicable county ordinances.

C. PROPOSED IMPROVEMENT PLANS AND SPECIFICATIONS

Simultaneous with the filing of the preliminary plan, or as soon thereafter as practicable, the subdivider shall file with the Administrative Officer three (3) complete sets of plans and specifications for the construction of proposed improvements. The subdivider may wait to present improvement plans and specifications until approval has been received on the preliminary plan.

One set of plans will be forwarded immediately by the Administrative Officer to the appropriate department heads, who shall check them for conformity to the preliminary plan and the provisions of this and other applicable ordinances and, within sixty (60) days, approve or reject said plans with the reasons therefore noted.

D. FINAL PLAT

The final plat is a record of the subdivision as surveyed in the field. It shows property lines and other dimensions important to the subdivider in selling lots and to the public in keeping records of street lines, easements and utility locations. The final plat should first be submitted to the Administrative Officer who will present it to the Knox County Board's Land Use Committee.

Submission of a proposed final plat shall be accompanied by a fee, in accordance with the fee schedule adopted by the County Board, to cover the cost of processing the proposal; and under no condition shall said fee, or any part thereof, be returned for failure of said final plat to be approved. [Effective since 16 Oct 02]

Disapproval of the final plat is warranted if:

1. There are more than minor deviations from the preliminary plan.
2. More than one year has elapsed since preliminary plan approval.
3. A new highway, pipeline or other major feature has directly affected this site.

Submission of a final plat covering only a portion of the area covered by the preliminary plan may be permitted after consideration of the effect on the

continuity of roads, utilities and services. Validity of the preliminary plan approval shall be extended to one year from the date of final approval of any portion thereof, up to a period of three (3) years, after which time the preliminary plan shall be reconsidered by the Administrative Officer. The County Board must finally approve the final plat by at least a two-thirds vote of the members present at the meeting when the plat is considered.

SECTION 5 SPECIFICATIONS FOR PLANS AND PLATS

A. PRE-APPLICATION CONFERENCE DATE

The following information describing the existing conditions and the proposed development shall be provided at the time of the pre-application consultation.

1. Sketch Plan. A sketch showing the proposed layout of streets, lots, open spaces, non-residential areas, and other important features in relation to existing conditions in number 2, a through e, below. This may be a free-hand pencil sketch made directly on a print of the topographic survey, but in any case, topography should be indicated with a contour interval not greater than five (5) feet. The number of residential lots, typical lot width and depth, proposed utility and street improvements, and proposed subdivision name should also be indicated. Topographic information may be omitted at the discretion of the Administrative Officer when warranted by local physiographic conditions.
2. Existing Conditions. The presence of any of the following shall be shown on the sketch plan or any accompanying sheet:
 - a. Physical characteristics of the site, such as swamp, woods, drainage patterns, bodies of water, etc.
 - b. Existing buildings.
 - c. Availability of public utilities.
 - d. Applicable private restrictions, covenants or easements.
 - e. Location map. A small map or sketch of the general vicinity showing the relationship between the proposed subdivision and existing community facilities which serve or influence it, such as the following: main traffic arteries, public transportation lines, parks, playgrounds, schools, principal places of employment or shopping, and other community facilities, such as railroad stations, airports, hospitals and churches.

B. PRELIMINARY PLAN

1. The subdivider shall submit four (4) prints to the Administrative Officer of the preliminary plan drawn with waterproof, non-fading black ink or legibly drawn with pencil on tracing cloth, vellum or equal material of good quality, at a scale of one hundred (100) feet to one (1) inch, unless another scale is approved by the Administrative Officer, and shall show correctly on its face:

- a. Date, scale and north arrow.
- b. The proposed subdivision name shall not duplicate the name of a plat previously recorded in Knox County.
- c. The name and address of the owner, the subdivider and the engineer or surveyor preparing the plat.
- d. Locations of the subdivision by government lot, section, township, range and county.
- e. A small-scale drawing of the section, or government subdivision of the section, in which the subdivision lies with the location of the subdivision indicated thereon.
- f. The exact length and bearing of the exterior boundaries of the subdivision with reference to an established corner, preferably a corner in the U.S. Public Land Survey. (Distances shall be to 1/100 of one (1) foot, and angles shall be to one (1) minute.) If considered necessary, the Administrative Officer may require the surveyor to submit his calculations and field notes.
- g. Location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land.
- h. Location, widths, type of construction and names of all existing and platted streets, alleys or other public ways and easements; railroad and utility rights-of-way; parks; cemeteries; watercourses; drainage ditches; swamps; low areas subject to flooding; permanent buildings; bridges; and other pertinent data as determined by the Administrative Officer on the land proposed to be subdivided and within three hundred (300) feet of the proposed subdivision or property owned or controlled by the subdivider.
- i. The water elevations of adjoining lakes or streams at the date of survey, and the approximate high and low water elevations of such lakes or streams. All elevations shall be referred to U. S. G. S. datum.
- j. If the subdivision borders a lake or stream, the distance and bearings of a meander line established not less than twenty (20) feet back from the average high water mark of the lake or stream, as determined from available flood data, with said distance noted.
- k. Layout, width, approximate grades, profiles and typical cross sections of all new streets and rights-of-way such as alleys (see Section 6, paragraph D), highways and easements for sewers, water mains, drainage ways and other public utilities.
- l. Directions, size of and distance to nearest water and sewer mains.
- m. Dimensions and areas of lots in square feet.
- n. Proposed building set-back lines.
- o. Approximate radius of all curves and length of tangents and control angles.
- p. Approximate location and area of property proposed to be dedicated for public use, or to be reserved by deed covenant for use by all property owners in the subdivision with the conditions, if any, of such dedication or reservation.
- q. Contours at vertical intervals of not more than five (5) feet with reference to U.S.G.S. datum or other established elevation, or at more frequent intervals if required by the Administrative Officer for land with unusual topography.
- r. Percolation tests, numbering at least one (1) per five (5) acres of land to be subdivided, shall be made by a qualified, registered engineer, and the location, percolation rate, depth of ground water and soil types shall be shown on the

preliminary plan if individual sewage disposal systems are proposed to be used in the subdivision. Where grading is to be done, such tests shall be made in the soil after finished grade has been established.

C. IMPROVEMENT PLAN

Improvement plans, as required under Section 7, paragraph A of this resolution, shall be furnished with the preliminary plan. However, with the approval of the Administrative Officer, the subdivider may choose to first obtain the preliminary approval of the plan with respect to layout prior to submitting detailed construction plans and specifications. If only a portion of the plan is to be improved and submitted for final approval, construction plans and specifications need be prepared for such portion only. However, the entire area of the proposed subdivision, as well as any additional area necessary to proper design of facilities, shall be the basis for design, and so indicated.

Improvement construction plans shall be prepared on twenty-two (22) inch by thirty-six (36) inch tracing cloth or equal material of good quality, and shall contain at least the following information:

1. Title page.
2. Plat of Subdivision.
3. General layout of drawings of the proposed streets.
4. General layout drawings of the proposed water system.
5. General layout drawings of the proposed sanitary sewage system.
6. General layout drawings of the proposed storm drainage system.
7. Plans and profiles of streets and sewers with a scale of one (1) inch equals fifty (50) feet horizontally, and one (1) inch equals five (5) feet vertically.
8. Details for street structures.

D. FINAL PLAT

Upon completion of all improvements or the posting of cash, negotiable securities, or surety bond as required by this resolution, the subdivider shall submit to the Administrative Officer, within one (1) year of approval of the preliminary plan, four (4) copies of the final plat. The Committee may waive failure of the subdivider to comply with the submission of the final plat within one (1) year if the delay has been caused from failure to complete the subdivision improvements required to comply with the pre-requisite steps prior to filing the final plat, or if there is mutual agreement between the subdivider and the Knox County Board's Land Use Committee to extend this period.

The Administrative Officer shall forward one (1) copy of the final plat to the Superintendent of Highways and one (1) copy to the township highway commissioner for review. If found satisfactory, each will sign the plat and return it to the Administrative Officer.

The Administrative Officer shall review the final plat to assure conformity with the: 1) preliminary plan as approved by the Knox County Board's Land Use Committee; 2) provisions of all pertinent laws, rules and regulations; and, particularly, 3) technical requirements of Section 5 of this resolution. The subdivider shall furnish evidence that water and sewer improvements have been approved by the appropriate municipal or special district officers. If found satisfactory, approval of final plat shall be noted on the plat by a certificate signed by the Administrative Officer. Where the plat has been found not to conform to the above, notice of the reasons for non-conformance shall be given the subdivider by the Administrative Officer within thirty (30) days.

The subdivider shall have the final plat recorded with the County Recorder of Deeds within thirty (30) days after final approval, or approval shall be considered null and void.

A final plat may be submitted of a resubdivision of blocks in any part previously approved and recorded, without the formality of submitting a preliminary plat where other requirements have already been met.

The platting of a tract of land containing the homestead of a farm may be submitted in final plat form without first being submitted as a preliminary plat. This is not intended to relieve the owner, developer or subdivider of the responsibility for informing himself of the other appropriate requirements of these regulations. If the final plat conforms to all appropriate county and state ordinances and laws, it may be approved by the Administrative Officer without the necessity of approval by the Knox County Board's Land Use Committee or the Knox County Board.

1. General Requirements. All final plats shall be legibly prepared in the following manner:
 - a. With waterproof, non-fading, black ink on tracing cloth or equal material, measuring not more than eighteen (18) inches by thirty-six (36) inches. When more than one (1) sheet is used for any plat, each sheet shall be numbered consecutively and shall contain a notation giving the total number of sheets in the plat, and showing the relation of that sheet to the other sheets.
 - b. With a binding margin of one and one-half (1 ½) inches on the left side of the thirty-six (36) inch length, and one-half (1/2) inch margin on all other sides.
 - c. With a scale of not more than one-hundred (100) feet to one (1) inch, except where more than one sheet is necessary, a small scale key drawing of the entire subdivision, showing the portions of the subdivision appearing on the respective sheets, shall appear on the first sheet.
2. Map and Engineering Information. The final plat shall show clearly on its face:

- a. All monuments erected, corners and other points established in the field in their proper places. The material of which monuments, corners of other prints are made shall be noted as the representation thereof, or by legend, except lot corners need not be shown.
 - b. The exact length and bearing of all exterior boundary lines, public grounds, meander lines and easements, unless they parallel a noted boundary.
 - c. The exact width of all easements, streets and alleys.
 - d. The dimensions of all lot lines, to the nearest one-hundredth (1/100) of a foot.
 - e. All lots consecutively numbered within consecutively numbered blocks.
 - f. The number of degrees and minutes of all lot angles other than ninety (90) degrees, except that when lines in any tier of lots are parallel, it shall be sufficient to mark only the outer lot. When any angle is between a curve and its tangent, the angle shown shall be that between the tangent and the chord of the curve. When between curves of different radii, the angle between the main chords shall be shown.
 - g. When a street is on a circular curve, the main chord of the center line shall be drawn as a dotted line in its proper place and, either on it, or preferably in an adjoining table, shall be noted its bearing and length, the radius of the circle of which the curve is a part, and the central angle. The lot lines on the street sides may be shown in the manner, or by bearings and distances. When a circular curve of thirty (30) foot radius or less is used to round off the intersection between two (2) straight lines, it shall be tangent to both straight lines, and it shall be sufficient to show on the plat the radius of the curve and the tangent distances from the point of intersection of the straight lines.
3. Name, Location and Position. This information shall be the same as required on the preliminary plat, Section 5, paragraph B, number 1, paragraphs a, b, c, d, e and f.
4. Roads and Streets. The final plat shall show:
 - a. The name of each road or street on the plat printed thereon in prominent letters which name shall not duplicate the name of any other street in the same township unless it is an extension thereof.
 - b. Abutting state highway lines and streets of adjoining plats shown in their proper location by dotted lines. The width and names of these streets and highways and plats shall also be given.
 - c. All lands dedicated to public use except for roads and streets shall be clearly marked "Dedicated to the Public".
5. Site Conditions and Topography. The final plat shall show:

- a. All watercourses, drainage ditches, and other existing features pertinent to subdivision.
 - b. Where provisions are made for access from any subdivision to any lake or stream, the plat shall show the area over which the access is provided to the lake or stream, together with a small-scale drawing clearly indicating the location of the subdivision in relation to the lake or stream, and the location of the area over which access is provided.
6. Certificates to Accompany Plat. To entitle a final plat to be recorded, such certificates as are required by law shall be lettered or printed legibly with black, durable ink, or typed legibly with black ribbon on the plat. Appendix II of the resolution contains examples of the various certificates. Applicable certificates may be used as they appear in the appendix.
7. Surveying Requirements. Every subdivision of land under the terms of this resolution shall require a survey meeting the following requirements:
 - a. Monuments: The description and location of all survey monuments placed in the subdivision shall be shown upon the final plat. Permanent monuments shall consist of 5/8 inch diameter iron rods thirty-six (36) inches long, except for two (2) permanent monuments of concrete reinforced with one (1) number four (4) vertical rod, not less than six (6) inches square at the bottom and tapered to not less than four (4) inches square at the top and thirty-six (36) inches long with a suitable mark on top, and placed flush with the adjacent ground at opposite ends of the platted subdivision. Permanent monuments shall be placed at all corners or changes in bearing of the exterior boundary; at points of curvature or points of tangency on streets; at a minimum of two points, preferably along the rear lot line, of all blocks; and at such other points as shall be required by the Superintendent of Highways to enable ready re-establishment of lines within the subdivision.
 - b. Accuracy of Survey. The survey shall be performed by a surveyor, registered in Illinois, and if the error in the latitude and departure closure of the survey is greater than the ratio of one (1) in five-thousand (5,000), the plat may be rejected.

SECTION 6 GENERAL DESIGN STANDARDS

A. GENERAL

In laying out a subdivision, the subdivider shall conform to:

1. All applicable ordinances of the County of Knox.
2. The "Comprehensive Plan", as amended, of the County of Knox.
3. Applicable laws, rules and regulations of the State of Illinois and duly constituted agencies thereof.
4. In all cases where a subdivision lies within one and one-half (1 ½) miles of the corporate limits of a city or village, the subdivision must also conform to all applicable ordinances and plans of that city or village. In all instances where a requirement of this resolution, or other applicable ordinance of Knox County, is similar to, or in conflict with, other provisions of the ordinances of that city or village, the most restrictive shall apply and prevail. The Administrative Officer shall determine which requirements will be considered most restrictive.
5. Suitability of Land. No land shall be subdivided which is unsuitable for subdivision by reason of flooding, collecting of ground water, bad drainage, adverse earth or rock formation or topography, or any other feature likely to be harmful to the health, safety or welfare of the future residents of the subdivision or of the community. Such lands shall remain unsubdivided until such time as the conditions causing the instability are corrected.

B. PUBLIC SITES AND OPEN SPACES

1. Conformity. Where a proposed park, playground, school, or other public use shown on the official plan of the county or of a city or village is located in whole or in part in a subdivision, appropriate public agencies and governing bodies shall be given an opportunity to begin, within one (1) year from the date of recording of the final plat, procedures to acquire said acreage.
2. Preservation of Natural Features. Natural features such as trees, brooks, hilltops and views should be preserved wherever reasonably possible.
3. Interior Parks. Parks situated in the interior of blocks shall have direct and public access to surrounding streets by an easement at least ten (10) feet wide, and shall be covered by agreement as to maintenance. Lots adjacent to such easements shall have ten (10) feet of width greater than others in the block.
4. Parks and Open Space:
 - a. May be required by the Committee on the basis of one acre per hundred planned dwelling units, or residential lots.
 - b. Shall be on land capable of supporting active recreational activities and organized sports.
 - c. Shall be located in conjunction with school sites whenever possible.
 - d. Shall be centrally located so as to provide convenient access to residents of the subdivision or development and provision made to reduce or eliminate conflicts between pedestrian and vehicular traffic.

C. STREETS

1. All streets shall be designed in substantial relation to:
 - a. Topographic conditions and drainage.
 - b. Public convenience and safety.
 - c. Proposed uses of land to be served by such streets. A public street shall be provided for convenient access to all property within the subdivision. Private streets shall not be permitted, except when the subdivider submits sufficient evidence that there can be no public interest in such private roads or streets.
2. Publicly-Planned Streets. Streets shall be laid out in conformity to street or highway plans officially adopted by the County Board. If the subdivision lies within one and one-half (1 ½) miles of the corporate limits of a city or village, the streets shall be in conformity with the street or highway plan officially adopted by the corporate authority of that city or village. Wherever such a planned street or highway runs through a proposed subdivision, it shall be provided for in the place, and with the width indicated, on a said plan. However, no more than one-hundred (100) foot width of right-of-way dedication shall be required for any street. Any additional right-of-way specified on said plan shall be reserved for traffic circulation purposes by easement provisions to be acquired at a later date by the public agency involved.
3. Alignment and Continuation. Where streets are not a part of the official plan or officially adopted street or highway plans, the arrangement of the streets in a subdivision shall either provide for the alignment and continuation, or appropriate projection of existing principal streets in surrounding areas, or conform to an approved plan for the neighborhood which meets a particular situation where topography or other conditions make continuation of, or conformance to, existing streets impracticable.
4. Street Name. Streets that are extensions of, or obviously in alignment with existing streets shall bear the names of the existing streets; however, no other streets shall bear names which duplicate, or so nearly duplicate so as to be confused with the names of existing streets, within the same township.
5. Street Classifications.
 - a. Major highways shall be those having inter-city or regional importance, and shall be properly integrated with the existing and proposed system of major streets or highways. Major highways shall include U.S., Illinois and Knox County highways.
 - b. Secondary streets and township roads shall be inter-neighborhood streets and shall be properly related to special traffic generating facilities such as

schools, churches, shopping and employment centers, populations densities and the major streets into which they feed.

- c. Local streets shall be laid out to conform as much as possible to topography; to discourage use by thru-traffic; to permit efficient drainage and sewer systems; and to require the minimum amount of street to provide convenient, safe access to adjacent property.
6. Street Widths. Where not otherwise specified, street right-of-way widths shall be as follows:
- a. Major highways, other than county highways, shall have a minimum right-of-way as established by the official plan of not less than one hundred (100) feet, unless the right-of-way and/or border areas require that additional right-of-way width is needed to assure proper installation, maintenance, alignment or access to abutting property.
 - b. Secondary streets and township roads shall have a minimum right-of-way width of sixty-six (66) feet, unless the right-of-way and/or border areas require that additional right-of-way width is needed to assure proper installation, maintenance, alignment or access to abutting property.
 - c. All county highways shall have a minimum right-of-way width of eighty (80) feet, unless the right-of-way and/or border areas require that additional right-of-way width is needed to assure proper installation, alignment, maintenance or access to abutting property.
 - d. Local streets shall have a minimum right-of-way width of sixty (60) feet. Additional right-of-way may be required where excessive cuts or fills are planned, in order to comply with the required back slopes. Right-of-way widths on local streets may be reduced to fifty (50) feet where curb and gutter is installed or required.
7. Marginal Access Streets. Where a subdivision borders on or contains a railroad right-of-way or limited access road right-of-way, a street shall be located approximately parallel to and at least one lot depth distance from each side of such right-of-way, or at a distance suitable for the proper use of the intervening land, as for park purposes in residential districts or for commercial or industrial purposes in appropriate districts, except in those cases where it is deemed necessary that a through-street continue without deflection or that marginal access streets be provided. Such distances shall also be determined with due regard for the requirements of approach, grades and future grade separations, or additional right-of-way shall be dedicated along all federal and state highways and any other county highways that the County Board may designate as a freeway. This additional right-of-way shall be of a width to provide adequate access to the property intended to be served, but in no case shall it be less than fifty (50) feet in width.
8. Half-Streets. Half-streets shall not be permitted, except to provide right-of-way for officially-adopted planned streets or highways. Whenever an existing

half-street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract to be subdivided, or the existing half-street shall be vacated prior to final approval.

9. Cul-de-sacs or Dead-end Streets. Dead-end streets, as such, shall not be permitted. Cul-de-sacs, designed to be permanent, shall not be longer than five hundred (500) feet, measured along the center line from the street right-of-way to the end of the cul-de-sac unless topography, or other physical obstruction, warrants greater length to allow development of otherwise inaccessible land, and shall be provided with a turn-around right-of-way of not less than one hundred (100) feet in diameter at the closed end.
10. Grades. The grade of major, secondary and local streets shall not exceed eight percent (8%), unless necessitated by exceptional topography and approved by the Superintendent of Highways and township highway commissioner. The grade of all other streets shall not exceed ten percent (10%). The minimum grade of all streets shall be three-tenths of one percent (.3%).
11. Horizontal Curves. A minimum sight distance, with clear visibility of at least three hundred (300) feet, measured along the centerline, shall be provided on major streets; two hundred (200) feet for secondary streets; and one hundred (100) feet on all other streets. All changes in direction along the right-of-way lines shall be connected with a curve of sufficient radius to provide smooth transitions and required sight distances.
12. Vertical Curves. All changes in street grades shall be connected by vertical curves of a minimum length to enable a six (6) inch high object to be seen from three hundred (300) feet away at a height of three and seventy-five hundredths (3.75) feet above the pavement at the center-line.
13. Tangents. A tangent of at least one hundred (100) feet long shall be introduced between reverse curves on major and secondary streets.
14. Street Jogs. Street jogs with center-line off-sets of less than one hundred twenty-five (125) feet shall be avoided. Subdivisions along state highways shall be arranged to provide access to such highways at intervals not less than one thousand three hundred twenty (1,320) feet except where impractical.

D. ALLEYS

1. Alleys shall be provided in all commercial and industrial districts except that the Administrative Officer may waive this requirement where other definite and assured provision is made for service access, such as off-street loading and parking consistent with, and adequate for, the uses proposed.

2. Alleys shall not be approved in residential subdivisions unless necessary because of topography or other exceptional circumstances.
3. The width of alleys shall not be less than twenty (20) feet.
4. Dead-end alleys are prohibited.

E. BLOCKS

1. The length, width and shape of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block length in residential areas shall not exceed one thousand three hundred (1,300) feet, nor have less than sufficient width to provide two (2) tiers of lots of appropriate depth between street lines, except that one (1) tier of lots may back onto a limited access highway, railroad right-of-way or major street, provided suitable screen planting contained in a no-access reservation along the rear property line is provided.
2. Pedestrian crosswalks, not less than ten (10) feet wide, may be required by the Administrative Officer through the center of blocks more than nine hundred (900) feet long where deemed necessary to provide circulation or access to schools, playgrounds, shopping centers, transportation, and other community facilities.

F. LOTS

1. All lots shall meet the minimum depth, width and area requirements of the Knox County Zoning Resolution.
2. The size, shape and orientation of lots shall be appropriate for the location of the subdivision, and for the type of development and use contemplated.
3. Depth and width of properties reserved or laid out for commerce and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the applicable zoning regulations.
4. The fronting of residential lots onto major streets and highways is to be discouraged; however, where this does occur, the lots should be platted with extra depth and building set-back to permit generous distance between the building and such traffic way.

5. Excessive depth in relation to width shall be avoided. A proportion of two and one-half (2 ½) to one (1) shall normally be considered as a desirable maximum for lot widths of one hundred (100) feet or more.
6. In determining the minimum lot areas to meet the requirements of the Knox County Zoning Resolution, both of the following conditions must be met:
 - a. Ninety percent (90%) of the minimum lot area shall be at least two (2) feet above the approximate high-water elevation of any lake or stream affecting the area.
 - b. Eighty percent (80%) of the minimum lot area shall be at least three (3) feet above the highest ground-water level as estimated by soil boring test data.
7. Corner lots for residential use shall have ten (10) feet of extra width to permit full building set-backs on both streets as required by the applicable provisions of the Zoning Resolutions.
8. Every lot shall front or abut on a public street. Lots with an access only to existing private drives or streets shall be permitted only in unusual circumstances with the approval of the Land Use Committee.
9. Lots at right angles to each other should be avoided wherever possible.
10. Side lot lines shall be substantially at right angles or radial to street lines.
11. Double frontage and reversed frontage lots shall be avoided except where necessary to overcome specific disadvantages of topography and orientation, and where a limited access highway, railroad right-of-way, major street, or similar situation exists, in which case double-frontage lots are to be preferred provided suitable screen-planting contained in a no-access reservation along the property line and the right-of-way is provided.
12. Lot widths shall be measured at the building set-back line, and may be reduced ten percent (10%) at the end of the cul-de-sac, providing lot area meets with the requirements of the Zoning Resolution.

G. EASEMENTS

1. Utility easements shall be provided at the rear of all residential lots and along the side lot lines, where required. Such utility easements shall be at least ten (10) feet wide, and normally centered upon the rear or side lot lines. Evidence shall be furnished to the Administrative Officer that easement provisions to be incorporated on the plat or in the deed have been reviewed by the individual utility companies or the organizations responsible for furnishing the service involved.

2. Where a subdivision is traversed by a water course, drainage way, channel or stream, or other body of water, appropriate dedications or easement provisions, with adequate width or construction to accommodate observed, computed or anticipated storm water drainage through and from the subdivision, shall be made. The width of the easement or dedication shall be dependent on the area of land drained by the water course and needed to allow access for construction and maintenance equipment except that in no case shall the required width be more than three hundred (300) feet.
3. A screen-planting easement may be required between residential and commercial or industrial lots, or along lot lines to discourage the undesirable development of residential lots fronting on traffic arteries. If such easement is to be used for public utilities, only such plant materials shall be used as have ultimate growth not exceeding fifteen (15) feet.
4. Whenever any street, planned to be continuous, has been temporarily dead-ended awaiting subdivision of adjacent land, a temporary turn-around shall be provided by means of an easement which will terminate upon extension of said street. The dimensions of such turn-around shall meet the requirements of Section 6, paragraph C, number 9 of these regulations.

SECTION 7 REQUIRED IMPROVEMENTS

Upon approval of both the preliminary plan and the plans and specifications for the required subdivision improvements by the Land Use Committee and the Superintendent of Highways, and upon approval of the appropriate agencies as evidenced by state permits where required, the subdivider shall construct and install the required subdivision improvements prior to filing with the Administrative Officer for final approval.

A. PROCEDURE

1. Simultaneous with the filing of the preliminary plan, or as soon thereafter as practicable, three (3) copies of final improvement construction plans and specifications, prepared by a registered professional engineer, shall be furnished in accordance with the provisions of this section for the following applicable improvements:
 - a. Streets.
 - b. Sanitary sewage system.
 - c. Water supply and distribution.
 - d. Storm drainage including storm sewers.
 - e. Street lights.
 - f. Sidewalks.
 - g. Curb and gutter.
 - h. Public utility locations.

- i. Street signs, guard rails and any other special requirements.
2. Construction and Inspection. Prior to starting any work covered by the approved plans and specifications for the above improvements, written authority to start work shall be obtained from the Administrative Officer. Authorization to begin work will be given upon receipt of all necessary permits, and work must proceed in accordance with construction methods of paragraph B of this section.

Construction of all improvements required by this resolution must be completed within two (2) years from the date of the approval of the preliminary plan by the Land Use Committee, unless good cause can be shown for granting an extension of time by the Land Use Committee.

During the course of construction, at such times as shall be deemed necessary within customary good practices of engineering and construction, inspection of the work shall be made to insure compliance with plans and specifications as approved.

3. As Built Plans. After completion of all public improvements, and prior to final acceptance of said improvements, the subdivider shall make, or cause to be made, a map showing the actual location of all valves, manholes, stubs, sewer and water mains, and such other facilities as the Administrative Officer shall require. This map shall bear the signature and seal of an Illinois registered professional engineer and shall be drawn in black ink on tracing cloth, or equal material. The presentation of this map shall be a condition of final acceptance of the improvements and release of the surety bond assuring their completion.
4. Survey Monuments. All permanent and other monuments required by this resolution shall be placed prior to the approval of the final plat.
5. Acceptance of Dedications, Improvements. Final acceptance of the dedication of an open space or other public area shall be the responsibility of the County Board as a whole.

Approval of the final plat shall be dependent on presentation of proof of responsibility for the maintenance and operating costs of all community improvements.

B. DESIGN STANDARDS

The design standards specified in this section are also the minimum considered necessary for the general health, welfare, safety and convenience of the public. Any improvements may be built to equal or better standards of quality than these set forth in this resolution. However, subdivisions lying within a mile and one-

half (1 ½) of any community having an adopted official map or comprehensive plan and exercising subdivision control within this one and one-half (1 ½) mile area, shall comply with all design standards of that particular community provided, however, that these standards are equal to or more restrictive than the standards of this resolution.

1. Streets.

- a. Grading. Each street shall be graded to a width of not less than thirty-two (32) feet from shoulder line to shoulder line. If drainage ditches are provided for surface drainage, the slope from shoulder line to ditch shall not be steeper than two to one (2:1), fill-sections shall have slopes not steeper than one and one-half to one (1 1/2 : 1). All exposed areas shall be reseeded, when weather conditions permit, to prevent soil erosion. Reseeding must be effective and take.
- b. Base Course. Each street shall be improved by construction of an aggregate base course of not less than twenty six (26) feet wide and having a compacted thickness of not less than eight (8) inches. The aggregate base course shall be type B, as set forth in the “Standard Specifications for Road and Bridge Construction” as amended, prepared by the Illinois Department of Transportation, State of Illinois, and adopted July 1, 1994, by said Department. [Effective since 15 March 95]
- c. Street Surfacing. All streets in subdivisions which contain lots having an area of more than twenty thousand (20,000) square feet, shall have the center twenty four (24) feet improved with a bituminous surface treatment, sub-class A-3, consisting of one (1) prime coat, two (2) cover coats and cover coat aggregate, and a bituminous seal coat material and seal coat aggregate. All streets, in subdivisions having lots of less than twenty thousand (20,000) square feet in area, shall have the center twenty four (24) feet improved with a plant mix bituminous surface treatment, Class B, constructed in accordance with current “Standard Specifications for Road and Bridge Construction” of the State of Illinois, Department of Transportation, with curb and gutter and providing a total road improvement width of twenty eight (28) feet from back to back of curb. [Effective since 15 March 95]
- d. Streets in subdivisions containing lots of 20,000 square feet or less shall be improved with curb and gutter.
- e. The work of constructing streets or roads, including the construction methods and materials incident thereto, shall be subject to the approval of the Superintendent of Highways and the township highway commissioner of the township in which the streets or roads are being constructed. Final acceptance of the

completed streets shall rest with the township highway commissioner.

- f. Cul-de-sacs. Cul-de-sacs shall meet all the requirements for streets in subdivisions containing lots of less than one (1) acre and, in addition, shall provide a turn-around right-of-way of one hundred (100) feet in diameter, of which eighty (80) feet in diameter shall be paved.
2. Alleys. Alleys provided to serve business, commercial, or industrial uses shall be constructed in accordance with the local street specifications; twenty (20) feet shall be paved.
 3. Sanitary Sewer System.
 - a. The subdivider shall furnish the Committee, at the time the preliminary plan is filed, a statement and description of the sewage disposal system which will be provided in the subdivision.
 - b. All sanitary facilities shall comply with the minimum requirements and recommendations of the Department of Public Health of the State of Illinois and any subsequent and applicable health regulations of Knox County.
 - c. When sanitary sewers will not be provided by the subdivider, the lots shall have an area sufficient to provide adequate seepage beds. The required area shall be shown in the engineer's report as provided for in paragraph d, below.
 - d. Results of soil seepage tests, which have been conducted throughout the area to be subdivided, shall be furnished to determine the ability of the soil to dispose of sewage by seepage. Where grading is to be done, such tests shall be made in the soil after finished grade is established. A sufficient number of such tests shall be conducted to show all variable conditions which might exist throughout the area under construction.
 - e. For any subdivision within one thousand (1,000) feet of a public sanitary sewer system, there shall be filed with the final plat, private restrictions, incorporated into each deed, requiring that as soon as public sewers are available, connections to the public sewers will be made within one (1) year at the property owner's expense, and that owners shall bear, as determined by agreement, special assessment or other means authorized to finance construction of sewer systems, their fair share of the cost of providing said system.
 - f. If a community sewage disposal system is provided, it shall be designed in accordance with all applicable state, county and local regulations, and in accordance with accepted modern sanitary engineering practices.

- g. Disposal systems, when provided, shall be designed to treat adequately the anticipated sewage load. Facilities shall meet the approval of the state, county and local agencies.
 - h. Provisions shall be made for the maintenance and operation of such treatment plant or facility and shall be stated on the final plan and incorporated in the deed if charges are to be made to the owners of the property.
4. Storm Water Sewerage. There shall be provided storm water sewers or a surface drainage system to serve adequately the area being subdivided, subject to the approval of the County Superintendent of Highways, considering, but not limited to, the following:
- a. The use of existing drainage channels whenever possible.
 - b. The design of the drainage system shall consider and show:
 - 1. Storm drainage area of which the subdivision is a part using the "Rational Formula" for runoff.
 - 2. Calculations as to volume and frequency of water to be handled after extreme rainstorms. Calculations shall be based on a five (5) year storm frequency.
 - 3. A scheme of culverts sufficient in size to eliminate flooding or ponding of water.
 - 4. Elimination of grades which may result in erosion or ponding and, therefore, require storm sewers.
 - 5. Existing water courses.
 - 6. A plan of the subdivision's grading to prevent ponding of storm water and to eliminate problems of item 4, above.
 - 7. The design of any culverts or bridges having a clear span of more than ten (10) feet must be approved by the Illinois Department of Transportation.
 - c. In subdivisions meeting conditions of paragraph b, item 4, above, storm sewers required to meet the following minimum specifications:
 - 1. The sewers shall not be less than twelve (12) inches inside diameter.
 - 2. The sewers shall be designed in such a way as to insure a minimum velocity flow of eight (8) feet per second.
 - 3. Manholes shall be provided at all changes in direction of pipe and pipe size, and shall be of the type specified in State of Illinois Standard Specifications #1527-S, type A, or equivalent. Inlets shall be located not more than five hundred (500) feet apart and shall be of the type specified in State of Illinois Standard Specifications #1683-R, type A, or equivalent.

4. Storm sewers shall be located in the parkway opposite the sanitary sewer when provided.
- d. In any subdivision providing drainage ditches, the following standards must be met:
 1. With grades of three percent (3%) or less, ditches may have sod bottoms and banks.
 2. With grades from three percent (3%) to eight percent (8%) ditches must be provided with ditch checks.
 3. With greater than eight percent (8%) grades, ditches must be rip-rapped or paved, and pipe-drop outlets may be required when determined to be necessary by the County Superintendent of Highways or township road commissioner of the township in which the subdivision is located.
 4. Culverts must be provided at all street or driveway intersections sized to eliminate flooding or ponding of water, and with a minimum cover of six (6) inches. The location and size of culverts shall be approved by the Superintendent of Highways or the township highway commissioner.

5. Water Supply and Distribution

- a. In any subdivision lying within one thousand (1,000) feet of a public water supply and distribution system, provision shall be made to connect to said public system, unless local policy prohibits such outside of the corporate limits, and all appurtenances and stubs shall be provided to all lots in the subdivision.
- b. In all other subdivisions not meeting the conditions of number 5, paragraph a, above, individual water supplies may be permitted providing:
 1. All requirements of the state and county regulations are fully met.
 2. Private restrictions are filed with the final plat and incorporated in each deed, so that as soon as public water supply is available, connections to the system will be made at the property owners expense within one (1) year, and so that owners shall bear their fair, proportionate share of the cost of the public water main as determined by agreement, special assessment proceeding or other means authorized by law to finance construction of water systems.

- c. In subdivisions where public water is to be provided, the system shall be designed in accordance with all applicable state, county and local regulations and in accordance with sound, engineering practices.
 - d. Provisions shall be made for the maintenance and operation of any public water system, and shall be stated on the final plat and incorporated in the deed if charges are to be made to the owners.
- 6. Sidewalks. Provision for pedestrian traffic shall be made in all subdivisions, and the location, extent and improvement standards of such pedestrian ways, or sidewalks, shall be subject to the approval of the Knox County Board's Land Use Committee. Upon presentation by the subdivider, developer or licensed engineer, of sufficient evidence to show no need for such pedestrian ways, or sidewalks, the Committee may waive this requirement.
- 7. Sidewalk Construction and Standards. Where pedestrian ways, or sidewalks, are to be provided, they shall be improved with concrete or equivalent material, four (4) inches thick and four (4) feet wide, and when in a street right-of-way, sidewalks shall be located a minimum of one (1) foot off the property line or right-of-way line.
- 8. Street Signs, Guard Rails, Landscaping, Etc.
 - a. Street signs shall be erected on the Northeast corner of all street intersections giving names of streets as shown on the final plat. The signs shall be embossed steel U.S. Standard Street Name Signs or equal, six (6) inches by twenty-four (24) inches. They shall be mounted on four (4) inch by four (4) inch creosoted wood posts or two (2) inch galvanized pipe posts set in concrete for a depth of three (3) feet and extending above the surface seven (7) feet.
 - b. Guard rails or warning posts shall be placed along the shoulder of any street where street construction has resulted in an embankment greater than six (6) feet.
 - c. Wherever possible, existing trees shall be preserved in the installation of subdivision improvements. All unpaved street rights-of-way shall be seeded or sodded. Provisions shall be made to assure the growth of all landscaping.

C. MATERIAL AND CONSTRUCTION STANDARDS

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

D. PERFORMANCE BOND

In the event that the owner or subdivider desires to complete the construction of the streets after the plat is placed on record, he shall be required to submit a cost estimate prepared by a registered professional engineer, setting forth all items of work to be performed and the estimated cost. Said estimate shall be subject to the approval of the County Engineer. A certified check, or contract performance bond issued by a surety company or other surety acceptable to, and approved by the Knox County State's Attorney's Office and subject to the approval of the township highway commissioner and the County Engineer, in an amount equal to the approved estimate to insure the completion of the work, shall be filed with the Administrative Officer. All construction items shall be completed within one (1) year after the plat is placed on record, except where bituminous paving construction is required. When bituminous construction is required, it shall be completed within two (2) years after the plat is placed on record. The certified check shall be made payable to the supervisor of the township for deposit, providing the work is not satisfactorily completed within the time specified, in a special account of the road and bridge fund. In the event the work is satisfactorily completed within the time specified, the certified check or surety bond shall be returned.

E. MAINTENANCE REQUIREMENT AND BOND

The subdivider shall provide a surety bond payable to the County of Knox in the amount of twenty percent (20%) of the cost of the improvements for a period of time of one (1) year after completion of construction, or a portion of the cash or negotiable security may be retained by the Administrative Officer for this purpose. During this time and/or until official acceptance, the subdivider shall be responsible for all maintenance of all required improvements.

SECTION 8 VARIATIONS AND EXCEPTIONS

A. HARDSHIPS

Where the Administrative Officer finds that extraordinary hardships or particular difficulties may result from the strict compliance with this resolution, he may, after written application by the subdivider, recommend, in writing, to the Land Use Committee, variations or exceptions to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations or exceptions shall not have the effect of nullifying the intent and purpose of this resolution, other ordinances or laws of the State of Illinois or County of Knox, or the "Comprehensive Plan" for the county.

Application for a proposed variation or exception shall be accompanied by a fee, in accordance with the fee schedule adopted by the County Board, to cover the cost of processing the proposal; and under no condition shall said fee, or any part thereof, be returned for failure of said variation or exception to be approved. [Effective since 16 Oct 02]

The Administrative Officer shall not recommend variations or exceptions to the regulations of the resolution unless he shall first make findings based upon evidence presented to him in each specific case that:

1. Because of the particular physical surroundings, shape or topographic conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the resolution was carried out.
2. The conditions upon which the request for variation is based are unique to the property for which the variation is sought; are not applicable, generally, to other property; and have not been created by any person having an interest in the property.
3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
4. The granting of the variation will not be detrimental to the public safety, health or welfare, or injurious to other property improvements in the neighborhood in which the property is located.
5. The purpose of the exception is in the case of plats or dedications prepared by or for the state, county or township in connection with the laying out, altering, vacating or widening of roads by the township highway commissioner.

B. LARGE-SCALE DEVELOPMENTS

The standards and requirements of this resolution may be modified in the case of large-scale developments when the Administrative Officer finds that a plan and program for a

new village, complete community, shopping center, industrial park or neighborhood unit provides adequate public open spaces and improvements for the circulations, recreating, light, air and service needs of the tract when fully developed, and which also provides such covenants or other legal provisions as will assure conformity and achievement of the plan.

SECTION 9 AMENDMENTS

For the purpose of promoting the public health, safety and general welfare, the County Board of Knox County may, from time to time, amend the regulations imposed by this resolution.

SECTION 10 VIOLATIONS AND PENALTIES

A. COUNTY RECORDER

Whenever it shall come to the knowledge of the Recorder of Deeds or any officer or employee of Knox County that any of the provisions of this resolution have been violated, it shall be his duty to file a complaint against the person or parties offending, and the State's Attorney shall prosecute the same to final judgment. Whoever shall be convicted of violating any of the provisions of this resolution, shall be fined not less than twenty-five dollars (\$25.00) nor shall more than two hundred dollars (\$200.00) for each violation, and each day a violation continues to exist constitute a separate offense.

B. COUNTY CLERK AND COUNTY SUPERVISOR OF ASSESSMENTS

The County Clerk and County Supervisor of Assessments are hereby instructed not to divide for assessments or taxing purposes any properties that are being subdivided contrary to the rules and regulations as herein set forth.

SECTION 11 MISCELLANEOUS

A. SEPARABILITY

If any article, section, sub-section, sentence, clause or phrase of this resolution is for any reason held to be void, such decision shall not affect the validity of any other article, section, sub-section, sentence, clause or portion thereof.

B. REPEALER

All ordinances, parts of ordinances, rules and regulations in conflict with the provisions of this resolution are hereby repealed.

C. VACATIONS

1. A petition in triplicate shall be filed with the Committee setting forth the

subdivision or part thereof, or street, alley, easement or part thereof, to be vacated. Said petition shall be signed by all interested parties, in accordance with the provisions of the Illinois Statutes as they pertain to vacations.

2. The petition shall be accompanied by the following plats and documents:

- a. A plat in triplicate of the subdivision on which there shall be shown the part thereof, or street, alley, easement or part thereof, to be vacated.
- b. A certificate signed by the County Clerk of Knox County certifying that there are no delinquent general taxes and no redeemable tax sales against any of the land included in the property to be vacated.
- c. Petition for a proposed vacation shall be accompanied by a fee, in accordance with the fee schedule adopted by the County Board, to cover the cost of processing the proposal; and under no condition shall said fee, or any part thereof, be returned for failure of said vacation to be approved. [Effective since 16 Oct 02]

3. The Committee shall determine if any public or private rights or privileges are affected by the proposed vacation.

4. The Committee may require the petitioners to furnish bond, in an amount to be determined by the Committee, indemnifying the county for any suit which may be filed for damages sustained by other owner(s) due to such vacation.

5. The Committee may require that the county be reimbursed by the owner(s) of property abutting upon a street, alley, easement or part thereof, to be vacated, in an amount which shall be equal to the benefits which will accrue to such owner(s) by reason of vacation.

6. If the petition is approved by the Committee, the petitioner(s) shall prepare a report in triplicate and a resolution for presentation to the County Board.

D. EFFECTIVE DATE OF THIS RESOLUTION

This resolution shall be in full force and effect from and after its passage and publication, except that for all subdivisions having preliminary but not final approval, prior to that date, the effective date shall be six (6) months from such date of passage and adoption.