

CHAPTER 3 DEFINITIONS

5B-3-1 Definitions, General
5B-3-2 Listing of Definitions

5B-3-1 DEFINITIONS, GENERAL

For the purposes of uniform interpretation of this Ordinance, certain terms and phrases shall be deemed to have the meaning ascribed to them in this section.

The words “shall” and “must” indicate mandatory items, while the word “may” indicates optional items.

5B-3-2 LISTING OF DEFINITIONS *Amended 16-17-912*

ALLEY: A dedicated and improved roadway intended to provide supplementary public access to the rear of a lot.

BOARD OF TRUSTEES: The Village Board of the Village of Hebron.

BUILDING DEPARTMENT: The Village Building and Zoning Department.

BUILDING INSPECTOR/COMMISSIONER: The current building official of the Village of Hebron.

CABLE TELEVISION (CATV) COMPANY: A person, firm or corporation who has obtained a franchise from the appropriate unit of local government to provide television signals for public use via permanently installed coaxial cable.

CLERK: The duly appointed Clerk of the Village of Hebron.

CONGRESSIONAL SURVEY TOWNSHIP: An area approximately six miles square identified by its unique township and range numbers with respect to a designated Principal Meridian and Base Line.

CONVENTIONAL PRIVATE SEWAGE DISPOSAL SYSTEM: An individual, sewage system employing a septic tank and the soil treatment system, commonly known as seepage trenches, that partially or wholly in original soil material.

COUNTY: McHenry County, Illinois.

COUNTY CLERK: The elected or appointed County Clerk of McHenry County, Illinois.

CRITICAL SOIL: Soil materials that have been disturbed and/or have natural limitations extensive enough to require alternative systems or are perhaps so limited as to preclude the practicality of on-site waste water treatment.

DESIGN REQUIREMENTS: The “Schedule of Minimum Design Requirements for Subdivision Roads in the Village of Hebron” (Chapter 5B-6-8 of this Ordinance).

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, streets 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.

FIRE DEPARTMENT: The township fire department.

HEALTH DEPARTMENT: The McHenry County Department of Health.

HIGHWAY DEPARTMENT: The McHenry County Highway Department.

IDOT: The Illinois Department of Transportation.

NATURAL RESOURCE INVENTORY (NRI) REPORT: A report prepared by the McHenry County Soil and Water Conservation District which describes the soils, as shown on the Official McHenry County Soil Maps, surficial geology and other natural features of a parcel of land, and evaluates in general terms its suitability for a particular use. Any requirement that such a report be prepared may be waived by the Board of Trustees.

NON-CRITICAL SOIL: Undisturbed soil materials, as determined by on-site comprehensive soil survey, that can support a conventional private sewage disposal system, where at least the lower portion of the soil absorption part of the system can be installed in original, uncompacted soils. Another term having the same meaning for purposes of this Ordinance can be “suitable soil.”

OWNER: The owner of record of property which has caused same to be subdivided (or the beneficiary if title is held in a trust) and its designated representative as well as any assignee or successor thereto which has bought all or otherwise acquired at least 75% of such original owner's lots in such subdivided property, as depicted on the relevant final plat of subdivision.

PLAN COMMISSION: The Plan Commission of the Village of Hebron.

PLAT ACT: An act to revise the law in relation to plats, approved March 21 1874, as amended (765 ILCS 205/0.01 *et seq.*).

POLICE DEPARTMENT: The Village of Hebron Police Department.

POLITICAL TOWNSHIP: A unit of local government organized under an act to revise the law in relation to township organization, approved March 4, 1874, as amended (60 ILCS 5/1-1 *et seq.*). It may or may not coincide with a Congressional Survey Township.

PRESIDENT: The duly elected or appointed President of the Village of Hebron.

RECORDER: The elected or appointed Recorder of Deeds in McHenry County, Illinois.

RECORDER'S ACT: An act to revise the law in relation to Recorders, approved March 9, 1874, as amended (55 ILCS 5/3-5001 *et seq.*).

REGIONAL SUPERINTENDENT OF SCHOOLS: The elected head of the McHenry County Educational Services Region.

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 (see 225 ILCS 655/1).

REGISTERED PROFESSIONAL LAND SURVEYOR (licensed professional land surveyor): A surveyor who is licensed to practice professional surveying by the State of Illinois (see 225 ILCS 330/4 [g]).

RESUBDIVISION: 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.

ROAD COMMISSIONER: The elected or appointed head of the local township road district.

ROAD COMMITTEE CHAIRMAN: The appointed head of the Board of Trustees Road Committee, who shall be a member of the Board of Trustees.

SEPTIC SYSTEM (CONVENTIONAL): An individual, conventional on-site sewage system employing a septic tank and the soil treatment system commonly known as seepage trenches, that are partially or wholly in original soil material.

SKETCH PLAN: A graphic exhibit which shows basic resource features, proposed lot divisions, roadway layout and general drainage features of a proposed subdivision. The purpose of the Sketch Plan is to explore alternative subdivision arrangements prior to investing time and money on detailed drawings of an arrangement which may not be acceptable.

SOIL CLASSIFIER: A certified member of the Illinois Soil Classifiers Association and/or a certified professional soil classifier member of ARCPACS, who, by reason of his special knowledge of the physical, chemical and biological sciences applicable to soils; and of the methods and principles of soil classification as acquired by soils education and soil classification experience in the formation, morphology, description and mapping of soils is qualified to practiced soil classifying.

SOIL CONSERVATION SERVICE: A division of the United States Department of Agriculture which provides technical assistance in soil-related matters to individuals, units of government, etc., through the local Soil and Water Conservation District Office.

SOIL STANDARDS MANUAL FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS: A book prepared by the McHenry County Health Department which details requirements for the design and installation of septic systems in various types of soil conditions.

STAFF REVIEW: An administrative unit consisting of the Village Engineer, Village Attorney, Police Department, Building Inspector and any representative appointed by the Village President from the Village Board.

STANDARD SPECIFICATIONS: The Standard Specifications for Road and Bridge Construction adopted July 1, 1988 by the Illinois Department of Transportation (IDOT), as amended.

STATE PLANE COORDINATES: The Illinois Coordinate System Act, 765 ILCS 225/1 *et seq.*

STATE'S ATTORNEY: The elected or appointed State's Attorney of McHenry County, Illinois.

STREET NUMBERING RESOLUTION: A resolution to officially name all public roads in McHenry County and to adopt a county-wide system of square block numbers to more easily and definitively establish rural resident locations, adopted by the McHenry County Board May 10, 1960, as amended.

SUBDIVISION: A subdivision is the division of land into 2 or more parts for the purpose, whether immediate or future, of transfer of ownership or building development, including all public streets, alleys, ways for public service facilities, parks, playgrounds, school grounds, or other public grounds, and all the tracts, parcels, or blocks, and numbering of such lots, blocks, or parcels by progressive numbers, giving their precise dimensions.

The following shall not be considered a subdivision and shall be exempt from the requirements of this code:

- A. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- B. The conveyance of parcels of land or interests therein for use as right-of-ways for railroads or other public utility facilities which does not involve any new streets or easements of access;
- C. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- D. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

E. Conveyances made to correct descriptions in prior conveyances.

SUITABLE SOIL: Undisturbed soil materials as determined by on-site comprehensive soil survey that can support a conventional private sewage disposal system, where at least the lower portion of the soil absorption part of the system can be installed in original, uncompacted soils. Another term having the same meaning for purposes of this Ordinance can be “Non-Critical Soils.”

SUPERINTENDENT OF HIGHWAYS: The appointed head of the McHenry County Highway Department.

SUPERINTENDENT OF SCHOOLS: The current Superintendent of Schools for the applicable school district.

TENTATIVE PLAT: A graphic depiction of the proposed lot lines, streets and other engineering improvements of a proposed subdivision superimposed on a map of the existing topography. Where septic systems are to be used for subsurface waste disposal, a Tentative Plat will also indicate soil classifications and wetness categories used to determine suitability of various areas for the septic systems.

UTILITY COMPANY: A person, firm or corporation who owns, controls, operates or manages any equipment, plant or property furnishing telephone, telegraph, electric, light, heat, power, water, sewerage, gas (by pipeline) or similar service for public use.

VILLAGE: The Village of Hebron, McHenry County, Illinois.

VILLAGE ATTORNEY: The current Village Attorney of the Village of Hebron.

VILLAGE ENGINEER: The current Village Engineer of the Village who shall at all times act as an adviser to the Plan Commission. All documents required to be received by the Plan Commission shall be received by the Village Engineer.

ZONING ENFORCEMENT OFFICER: The appointed head of the Building Department of the Village of Hebron.

ZONING ORDINANCE: The Village of Hebron Zoning Ordinance.