

**CHAPTER 5**  
**GENERAL PLATTING REQUIREMENTS AND PROCEDURES**  
**FOR RESUBDIVISION, DEDICATION AND VACATION**

|        |                              |
|--------|------------------------------|
| 5B-5-1 | General Provisions           |
| 5B-5-2 | Design Considerations        |
| 5B-5-3 | Blocks                       |
| 5B-5-4 | Road Dedications             |
| 5B-5-5 | Easements                    |
| 5B-5-6 | Procedure for Resubdivision  |
| 5B-5-7 | Plat Corrections and Addenda |
| 5B-5-8 | Vacation of Plats            |

5B-5-1      GENERAL PROVISIONS

A. 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.

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

C. Monumentation shall be in accordance with the procedures and requirements of the Plat Act (765 ILCS 205/0.01 *et seq.*)

5B-5-2      DESIGN CONSIDERATIONS

A. 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 McHenry County Health Department regulations, if applicable.

B. Lot dimensions, areas and building set back lines shall conform to the requirements of the Zoning Ordinance.

C. All lots shall front directly upon a road which is presently, or shall be upon completion of the subdivision, publicly maintained.

The road/street system of the subdivision shall exit directly upon a dedicated road publicly maintained, or road/street which upon completion of the subdivision, shall be publicly maintained.

D. If any portion of a lot falls within the boundaries of a Flood Hazard Area, as identified by the Zoning Ordinance or other duly adopted maps or ordinances, or if a portion of a lot is traversed by an intermittent stream and/or waterway, that portion of such lot shall be protected by a drainage easement and shall be excluded from the buildable area of that lot. When this situation results in the separation of the buildable area of a lot from the road to which it has access, provisions

shall be made for the installation of an adequate drainage structure, and its construction shall be provided for as a condition of plat approval.

E. If any portion of a lot falls within the boundaries of critical soils as identified by the Soil Standards Manual for Waste Disposal Systems, that portion of such lot shall be designated as restricted for use of septic systems unless evidence can be produced to demonstrate that the soils can be managed by appropriate common engineering practices which would render the soils suitable. Soils removal and replacement and the use of curtain drains are not generally considered a suitable management practice.

5B-5-3 BLOCKS

A. The length of uninterrupted continuous streets or roads shall be determined with due regard for the following:

1. Needs for convenient access and circulation of emergency vehicles and the general public with due regard to the safety of vehicular and pedestrian traffic.
2. Limitations and capabilities of topography, soils, drainage and other natural features.
3. The density of the proposed development. The following distances between intersecting roads are generally recommended.

| <u>Lot Size in Development</u> | <u>Maximum Distance Between Intersecting Roads</u> |
|--------------------------------|--|
| 5 acre                         | 2000 feet  |
| 3 acre                         | 1500 feet  |
| 2 acre                         | 1250 feet  |
| 1 acre                         | 1250 feet  |
| less than 1 acre               | 1000 feet  |

B. Since cul-de-sacs are difficult and expensive to maintain, their use should be minimized.

C. Provision shall be made for future access to adjacent properties and direct connection with the principal existing streets in adjoining subdivisions.

D. The maximum length for a cul-de-sac shall be 600 feet as measured from the center line of the intersection at the original to the center of the cul-de-sac circle.

5B-5-4 ROAD DEDICATION

A. All roads created by a subdivision shall be shown on the plat as dedicated to public use. Rights-of-way shall not be less than 60 feet wide. A greater width may be required if deemed necessary by the Plan Commission or Village Engineer.

B. Return radii at all intersections shall be a minimum of 50 feet. Corner lots shall have radii such that the distance from the edge of the pavement to the right-of-way line is approximately 20 feet.

5B-5-5 EASEMENTS

A. The following easements shall be required.

1. Utility Easements: Easements shall be provided for utility services including but not limited to sanitary sewer, storm sewer, water, gas, telephone and electric. Location of easements shall be determined by the appropriate utility companies.

The developer is encouraged to provide underground utilities where conditions permit.

2. Cable Television Easements: An easement shall be provided for the installation of cable when requested by the locally franchised CATV company. If the CATV company has negotiated an agreement for joint use of an easement with a utility company, the easement shall be designated as a joint-use easement on the Final Plat.
3. Drainage Easements: 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 with 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.
4. Storm Water Retention and Detention Easements: All permanent drainage retention and detention features for subdivisions shall be protected by drainage and/or maintenance easements.
5. Road Construction and Maintenance Easements: "Road Construction and Maintenance Easements" shall be provided adjacent to dedicated roads whenever additional width is necessary to meet the maximum earth slope requirements contained in the "Schedule of Minimum Design Requirements for Subdivision Roads in Village of Hebron" (Section 5B-6-8). "Road Construction and Maintenance Easements" shall be separate and distinct from utility easements and the two shall not be combined. See Section 5B-9-2 for certification required on Final Plat to permit crossing of other easements.
6. Pedestrian Way Easements: Easements shall be provided for pedestrian ways where deemed appropriate by the Plan Commission.

7. Landscape Berm Easement: Lots along publicly dedicated roadways, which are designed as double frontage lots with access prohibited on roadways not part of the subdivision, shall require a 20 foot landscape berm easement. This berm shall not interfere with sight lines at street intersections. Additional landscaping shall be planted in the berm easement to result in an effective six foot screen. These easements shall be separate and distinct from utility easements. The landscape berm easement must be a minimum of 10 feet from adjacent right-of-way lines.

B. Limitations on the Use of Drainage and Stormwater Retention/Detention Easements:

1. 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 stormwater retention or detention easements.
2. Drainage easements must be separate and distinct from utility easements and the two shall not be combined.
3. A septic limitation line shall be shown in conjunction with each drainage and stormwater retention or detention easement demarcation line as required in Appendix G.

C. Maintenance of Easements

1. Drainage and stormwater retention and detention easements shall be adequately maintained so as to provide for removal of 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.
2. Pedestrian way easements shall be maintained to permit their continued use.
3. Provisions shall be made through a homeowner's association, deed restrictions, covenants or other acceptable means to maintain all easements in accordance with sections 5B-5-5.C-1 and 5B-5-5.C-2.

5B-5-6 PROCEDURE FOR RESUBDIVISION

The procedure for resubdivision of land in the Village shall be the same as for initial platting.

5B-5-7 PLAT CORRECTIONS AND ADDENDA

All plat corrections and addenda shall be reviewed by the Staff before being presented for recording.

5B-5-8            VACATION OF PLATS

The procedure for vacation of plats or sections of plats shall be the procedures required by the Illinois Compiled Statutes and the Recorder of Deeds. All plats of vacation shall be reviewed and approved by Staff and the Plan Commission as set forth in Section 5B-4-6 of this ordinance before being recorded.

For the vacation of a plat, per 765 ILCS 205/0.01 *et seq.*, Vacation of Plats, a plat may be vacated by a written instrument other than a Plat of Vacation as described in Section 5B-4-6 and Appendix F of this Ordinance. Such written instrument shall state as its purpose the vacation of the plat (citing the recorded date and number) and shall include signed certifications listed in Appendix F, Sections E, F, G and H of this Ordinance. Such written instrument shall be attached to a copy of the recorded plat to be vacated and shall be submitted for review and approval per Section 5B-4-6 of this Ordinance.