

**CHAPTER 5**  
**PLATS AND DATA**

**Section**

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**§5-5-1: PRE-APPLICATION PLANS AND DATA:**

- (A) General subdivision data shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawings required below. This may include information on existing covenants, land characteristics, and available community facilities and utilities and information describing the subdivision proposal, such as number of residential lots; typical lot width and depth; price range; business areas; school, playground and park areas; other public areas; proposed protective covenants and proposed utilities and street improvements.
- (B) Sketch plan on topographic survey shall show in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan may be a freehand pencil sketch made directly on a print of the topographic survey. The sketch plan shall include the existing topographic data listed in Subsection 5-5-2(A) of this Chapter. (Ord. 68-24, 2-19-1968)

**§5-5-2: PLATS AND DATA FOR CONDITIONAL APPROVAL:**

- (A) Topographic Data:

Topographic data required as a basis for the preliminary plat, in Subsection (B) of this Section, shall include existing conditions as follows, except when otherwise specified by the Plan Commission:

1. Boundary Lines: Bearings and distances.
2. Easements: Location, width and purpose.
3. Streets on and Adjacent to the Tract: Name and right of way width and location; type, width and elevation of surfacing; and legally established centerline elevations; walks, curbs, gutters, culverts, etc. (Ord. 68-24, 2-19-1968)
4. Water Facilities: Identification and description of existing sewers, water mains, wells, springs, seeps, culverts, septic systems (including filter fields) or other underground facilities within the tract or adjacent to the tract, indicating pipe sizes, grades, manholes and exact locations, and storm sewer outfalls; location of gas lines, fire hydrants, electric and telephone lines; if water mains are not on or adjacent to the tract, indicate the direction and distance to, and the sizes of the nearest one. (Ord. 74-94, 1974)
5. Ground Elevations on the Tract: Based on the USGS sea level datum plane. For the land that slopes less than one-half percent (0.5%), show not less than one foot (1') contours; for land that slopes one-half percent to two percent (0.5% - 2%), show not less than two foot (2') contours; and for land that slopes more than two percent (2%), show not less than five foot (5') contours. (Ord. 68-24, 2-19-1968)

6. Subsurface Conditions on the Tract, if Required by the Plan Commission: Location and results of tests made to ascertain subsurface soil, rock and ground water conditions; depth to ground water unless test pits are dry at a depth of five feet (5'); location and results of soil boring tests if individual sewage disposal systems are proposed. (Ord. 68-24, 2-19-1968; amd. 2001 Code)
7. Other Conditions on the Tract: Watercourses, marshes, rock outcrops, wooded areas, isolated preservable trees one foot (1') or more in diameter, houses, barns, shacks and other significant features.
8. Other Conditions on Adjacent Land: Approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers and other nearby nonresidential land uses or adverse influences; and owners of adjacent unplatted land (for adjacent platted land refer to subdivision plat by name, recording date and number, and show approximate percent built up, typical lot size and dwelling type).
9. Photographs, if Required by the Plan Commission: Camera locations, directions of views and key numbers.
10. Zoning: Zoning on and adjacent to the tract.
11. Proposed Public Improvements: Highways or other major improvements planned by public authorities for future construction on or near the tract.
12. Key Plan: Key plan showing location of the tract.
13. Title and Certificates: Present tract designation according to official records in offices of the county recorder; title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale, north arrow.

(B) Preliminary Plat Requirements:

Preliminary plat shall be at a scale of one hundred feet to one inch (100' = 1"). It shall show all existing conditions required in Subsection (A) of this Section, topographic data and shall show all proposals including the following:

1. Streets: Names, right of way and roadway widths, approximate grades and gradients.
2. Other Rights-of Way or Easements: Location, width and purpose.
3. Utilities: Location of utilities, if not shown on other exhibits.
4. Lots: Lot lines, lot dimensions, lot numbers and block numbers.
5. Dedicated Sites: Sites, if any, to be reserved or dedicated for schools, parks, playgrounds or other public uses.
6. Sites For Other Nonpublic Uses: Sites for other nonpublic uses exclusive of single-family dwellings.
7. Setback Lines: Proposed building setback lines.
8. Site Data: Site data, including number of residential lots, typical lot size, acres in parks, etc.
9. Name: Proposed name of subdivision.
10. Location: Location by section, township and range.
11. Developer: Name and address of the developer.
12. Planner or Engineer: Name and address of the planner or engineer.
13. Miscellaneous Requirements: Title, scale, north point and date. (Ord. 68-24, 2-19-1968)
14. Flow Lines of Streams: The flow lines of streams and other floodwater runoff channels and their normal shorelines.
15. Flood Crest Elevations: The shorelines of all established flood crest elevations as established by the Village floodplain map.
16. Shorelines: Normal shorelines of lakes, ponds, swamps and other detention basins.
17. Inflow and Outflow: Lines of inflow and outflow, if any.
18. Farm Drains: Farm drains, inlets and outfalls, if any.

19. Profile Drawings:

Profile drawings of each stream, channel, pond and basin showing elevations of the following:

- (a) Streambed or Flow Line: Streambed or flow line.
- (b) Channel Banks: Channel banks, if any.
- (c) Waterway Openings: Waterway openings of existing culverts and bridges within and near the tract.
- (d) Size and Elevation: Size and elevation of outlets at the lakes or watercourse into which sewers and drains outfall. (Ord. 68-24, 2-19-1968; amd. 1979 Code)
- (e) Comprehensive Drainage Plan: A comprehensive drainage plan, first in preliminary form, designed to comply with the Lake County Watershed Development Ordinance as amended from time to time and Chapter 6 of this Title. (Ord. 68-24, 2-19-1968; amd. 1979 Code; 2001 Code)

(C) Other Preliminary Plans:

When required by the Plan Commission, the preliminary plat shall be accompanied by profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision; typical cross sections of the proposed grading, roadway and sidewalks; and preliminary plan of proposed storm water drainage structures with grades and sizes indicated. All elevations shall be based on the Village datum plane.

(D) Draft:

Draft of protective covenants, whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development. (Ord. 68-24, 2-19-1968; amd. 1979 Code)

**§5-5-3: PLATS AND DATA FOR FINAL APPROVAL:**

(A) Final Plat:

Final plat shall be drawn on sheets not to exceed twenty-nine inches (29") wide by thirty-four inches (34") long and shall be at a scale of one hundred feet to one inch (100' = 1"). Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions the final plat may be submitted for approval progressively in contiguous sections satisfactory to the Plan Commission. The final plat shall show the following:

1. Primary control points approved by the Village Engineer, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings and similar data on the plat shall be referred.
2. Tract boundary lines, right of way lines of streets, easements and other rights of way, and property lines of residential lots and other sites, with accurate dimensions, bearings or deflection angles and radii, arcs and central angles of all curves.
3. Name and right-of-way width of each street or other right of way.
4. Location, dimensions and purpose of any easement.
5. Number to identify each lot or site and block.
6. Purpose for which sites, other than residential lots, are dedicated or reserved.
7. Proposed building setback line on all lots and other sites.

8. Location and description of monuments.
9. Names of record owners of adjoining unplatted land.
10. Certification by surveyor or engineer certifying to accuracy of survey and plat.
11. An affidavit of title stating that applicant is the landowner.
12. Statement by owner dedicating streets, rights of way and any sites for public use.
13. Certification of approval by the Plan Commission.
14. Name of subdivision.
15. Location by section, township and range.
16. Title, scale, North arrow and date.

(B) Profiles of Streets:

Cross sections and profiles of streets showing grades approved by the Village Engineer. The profiles shall be drawn to Village standard scales and elevations and shall be based on the Village datum plane. (Ord. 68-24, 2-19-1968; amd. 1979 Code)

(C) Water, Sanitary and Storm Sewer Facilities:

Profiles and details of approved water, sanitary and storm sewer facilities, when required as improvements by the Village Engineer. (Ord. 68-24, 2-19-1968; amd. 1979 Code; 2001 Code)

(D) Protective Covenants:

Protective covenants in form for recording.

(E) Other Data:

Such other certificates, affidavits, endorsements or dedications as may be required by the Plan Commission in the enforcement of these regulations.

(Ord. 68-24, 2-19-1968; amd. 1979 Code; amd. 2014 Code)

**§5-5-4: CERTIFICATION OF PLATS:**

- (A) When the Village Board shall, upon motion and majority vote, approve the final plat, the President and Village Clerk shall be authorized to sign the original tracing. The certificates on the final plat shall be in the following form: (Ord. 68-24, 2-19-1968; amd. 1979 Code)

*CERTIFICATES*

*Under the authority provided by the Illinois Statutes and the ordinances adopted by the Village Board of Trustees of the Village of Tower Lakes, Illinois, this plat was given approval by the Village of Tower Lakes as follows:*

*Approved by the Plan Commission at a meeting held \_\_\_\_\_.*

*Chairman  
(Seal)*

*Secretary*

Approved by the Village Board of Trustees at a meeting held \_\_\_\_\_.

President  
(Seal)

Village Clerk

(Ord. 68-24, 2-19-1968; amd. 1979 Code; 2001 Code)

- (B) Each final plat submitted to the Village for approval shall carry a certificate signed by an Illinois registered land surveyor in substantially the following form:

*"I (name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois and that this plat correctly represents a survey completed by me on (date), that all monuments shown thereon actually exist, and that their location, size, type and material are accurately shown."*

SEAL  
Signature

ILLINOIS LAND SURVEYOR NO. \_\_\_\_\_

- (C) Each final plat submitted to the Village for approval shall carry a deed of dedication in substantially the following form: (Ord. 68-24, 2-19-1968; amd. 1979 Code)

*"We, the undersigned, (name), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.*

*This subdivision shall be known and designated as (name), an addition to the Village of Tower Lakes, or Lake County (whichever the case may be). All streets and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.*

*Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets there shall be erected or maintained no building or structure.*

*There are strips of ground, (number) feet in width, as shown on this plat and marked "Easement", reserved for the use of public utilities, for the installation of water mains, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. All such public utility installations should be installed underground, except for necessary aboveground appurtenant facilities. No permanent or other structures are to be erected or maintained upon said strips of land, and owners of lots in this subdivision shall take their titles subject to the rights of the public utilities and to the rights of the owners of other lots in this subdivision.*

*(Additional dedications and protective covenants or private restrictions would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)*

*The foregoing covenants or restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20\_\_ (25-year period is suggested), at which time said covenants or restrictions shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the building sites covered by these covenants or restrictions it is agreed to change such covenants or restrictions in whole or in part.*

*Invalidation of any one of the foregoing covenants or restrictions, by judgment or court order, shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.*

*The right to enforce these provisions by injunction together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof is hereby dedicated to the public and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns."*

*WITNESS our Hands and Seals this day of \_\_\_\_\_.*

*State of Illinois  
County of Lake*

*Before me, the undersigned Notary Public, in and for the County and State, personally appeared, (name), (name), (name), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.*

*WITNESS my Hand and Notarial Seal this day of \_\_\_\_\_, 20\_\_.*

*Notary Public*

Such other certificates, affidavits, endorsements or dedications as may be required by the Village Plan Commission or the Village Board in the enforcement of these regulations or by Illinois statutes. (Ord. 68-24, 2-19-1968; amd. 1979 Code; 2001 Code)