

**CHAPTER 4**  
**REQUIRED LAND IMPROVEMENTS**

**Section**

5-4-1            Improvements Required

**§5-4-1: IMPROVEMENTS REQUIRED:**

Before a subdivision shall be approved, the Village Engineer shall certify that the improvements described in the subdivider's plans and specifications, together with agreement, meet the minimum requirements of all ordinances of the Village and that the following requirements have been met:

- (A) Monuments and Markers: Monuments shall be placed at all corners and angle points of the outside boundary but no further than one-quarter ( $\frac{1}{4}$ ) mile apart. The monuments shall be constructed in accordance with the Illinois statutes.
- (B) Utility and Street Improvements:
1. Street Improvements: Street improvements shall be provided in each new subdivision in accordance with the standards and requirements described herein.
  2. Water Supply: Public or private water supply installed according to specifications set forth herein.
  3. Sewers or Septic Tanks: Public sanitary sewers or septic tanks according to the specifications set forth herein.
  4. Street Trees: Three inch (3") caliper, forty feet (40') to fifty feet (50') apart per the specifications of Village Engineer. (Ord. 68-24, 2-19-1968)
  5. Seeding of Planting Strips in Streets: Per the IDOT standard specifications.
  6. Street Name Signs: At all intersections per IDOT standard specifications. (Ord. 68-24, 2-19-1968; amd. 2001 Code)
  7. Telephone and Electric Service: In street planting strip, one side.
  8. Gas and Water Service: In street planting strip, opposite side from telephone and electric where practical. No gas service facilities shall be placed above the ground without written consent of the corporate authorities.
  9. Electrical Service Lines: All electric service lines, both primary (carrying line voltage) and secondary (carrying house voltage), and telephone lines shall be placed underground throughout the entire subdivision in compliance with applicable orders, rules and regulations of the Illinois Commerce Commission now or hereafter effective, and the owner or subdivider of any property to be served from such underground installation shall be responsible for compliance with the rules and regulations of the Illinois Commerce Commission now or hereafter effective, and the owner or subdivider of any property to be served from such underground installations shall be responsible for compliance with the rules and regulations now and hereafter effective and filed with said commission pursuant to the Illinois Public Utilities Act, of any public utility whose services will be required with respect to the provision of such underground facilities. Transformer boxes shall be located so as not to be unsightly or hazardous to the public. All such lines shall be placed in easements or dedicated public ways in a manner that will not conflict with any other underground services.

All plans and specifications for utility and street improvements shall be prepared by and certified by an Illinois registered professional engineer. (Ord. 68-24, 2-19-1968)