

Village of Wonder Lake, Illinois

Ordinance No. 97/A4

AN ORDINANCE AMENDING ORDINANCE NO. 97
OF THE VILLAGE OF WONDER LAKE, ILLINOIS

Passed by the Board of Trustees

and

Approved by the President

This 7 day of April, 2010

Published in pamphlet form by the authority of the President and Village Board of Trustees
of the Village of Wonder Lake, Illinois.

AN ORDINANCE AMENDING ORDINANCE NO. 97 OF THE VILLAGE OF WONDER LAKE, ILLINOIS

SECTION 1. Article 10 of the Wonder Lake Subdivision Ordinance shall be amended with the following language and revise the Subdivision Ordinance Table of Contents as necessary to reflect these amendments:

Article 10

Dedication of School, Park and Municipal Sites or Fees

1001 Dedication of School Site or Payment of Fees in Lieu Thereof

1001.1 School Land Dedication. As a condition of approval of a Final Plat of subdivision of land for residential purposes approved after the effective date of the Ordinance enacting these provisions and which was un-platted for such residential use on said effective date, the developer (subdivider) shall be required to dedicate land for school sites to serve the immediate and future needs of residents of the development. School land dedication is required for all subdivisions involving land located within the corporate limits of Wonder Lake or within the Village's 1-1/2 mile extraterritorial planning jurisdiction.. Any land dedication proposed by a developer requires the approval of the school district in which the development is located and the Village of Wonder Lake. Any school land dedicated shall be suitable for use as a school site and fully improved at the expense of the developer. Such improvements shall be agreed upon as a condition of Final Subdivision approval but shall generally include water, sewer, storm sewer, storm water drainage/detention, street access, curb and gutter, sidewalk, gas and electric facilities. The costs for such improvements shall be included and guaranteed in the same manner as public improvements for that development. Land proposed for dedication as school land shall be shown on the preliminary plat indicating the amount of land to be dedicated to the school district. A copy of the preliminary plat shall be furnished to the school district which shall have a maximum of forty-five (45) days to provide an indication of whether such land is generally acceptable for district use and what improvements will be required to serve the site. Upon the Village's receipt of such report from the school district it shall be considered and a final determination on the suitability of the site for school use shall be made by the Village Board and incorporated in any findings on approval of the preliminary plat.

1001.2 Cash Contribution in Lieu of School Land Dedication. In those instances where: (a) a proposed subdivision is too small to provide an appropriate school site, (b) the affected school district determines that the location of the proposed development is inappropriate for a school site or, (c) the total fair market value of a school land dedication does not meet or exceed the total minimum impact fees required (exclusive of transition fees) in the Village of Wonder Lake School Impact and Transition Fee Chart set forth in Section 1001.7 below, the developer may make a cash contribution in lieu of such required school land dedication. Alternatively, the developer may fulfill these required school land dedication requirements through a combination of land dedication and payment of cash contributions in lieu of such dedication. However, the value of any proposed school land to be dedicated and/or cash contribution in lieu of school land

dedication must meet or exceed the total value of the school district impact fees on a per unit basis for the proposed development as established in Section 1001.7, below.

1001.3 Amount of Land to be Dedicated and/or Cash Contribution Required in Lieu of Dedication. The amount of school land required to be dedicated by a developer and/or cash contribution in lieu thereof, shall be determined on the basis of the minimum site area requirements in the Minimum School Type and Site Area Criteria chart set forth in Section 1001.6, below and the minimum impact and transition fees required in the Village of Wonder Lake Impact and Transition Cash Contributions Chart set forth in Section 1001.7, below. In all instances, the fair market value of any required land dedication and/or any cash contributions in lieu thereof shall meet or exceed the amount of school district impact fees required in said Village of Wonder Lake Impact and Transition Fees Chart. Necessary documentation shall be submitted by the developer in connection with the Final Plat of Subdivision to adequately establish the fair market value of land to be dedicated and, to determine whether such dedication meets or exceeds the value required. Such documentation may include certified appraisals and a title insurance commitment indicating the fair market value of such land. At the developer's expense, the Village may retain its own appraiser or other real estate consultant, in order to confirm the estimated value of such dedication established in any documents submitted by the developer.

1001.4 Value of Required School Land Dedication and/or Cash Contribution in Lieu Thereof. A required dedication amount per dwelling unit shall be set forth in an agreement between the developer and the Village. Such agreement shall be adopted in connection with approval of a Final Plat of Subdivision. The amounts set forth in the agreement shall be based on the total of all fees that result when the total number of dwelling units of each specified type within the proposed subdivision is multiplied by the corresponding school district impact fees applicable to such dwelling unit as set forth in the chart in Section 1001.7, below. Said total amount, whether satisfied by actual school land dedication, a cash contribution in lieu thereof or a combination of both school land dedication and cash contribution, shall in all cases meet or exceed the value of the required impact fees for each dwelling unit in the proposed subdivision. However, the per unit amount specified in the agreement shall be collected by the Village from the developer or his assigns at the time a building permit is issued for each dwelling unit in the subdivision.

1001.5 Timing of School Land Dedication: Any dedication of school land shall be shown on the Final Plat of subdivision and deeded to the appropriate governmental body authorized to hold title to such school district property but prior to the recording of the Final Plat. However, the conveyance of the property to be dedicated may be extended by the Village Board upon application to the Board and a showing of the need for such extension.

1001.6 Minimum School Type and Site Area Criteria. In planning for the dedication of school land by a developer, the minimum school site area for various schools shall comply with the minimum site areas as follows:

| Minimum School Type and Site Area Criteria | | |
|---|---------------------------|--------------------------|
| School Type | Number of Students | Minimum Site Area |
| Elementary | 450 | 15 acres |
| Junior High (Middle School) | 600 | 25 acres |
| High School | 1,500 | 75 acres |

1001.7 Minimum Impact Land Dedication, Cash Contributions Required in Lieu of Land Dedication and Transition Fees. The combined fair market value of school land dedicated and/or required cash contributions in lieu of school land dedication shall meet or exceed the total value of fees for each dwelling unit in the subdivision as set forth in the following chart:

| Village of Wonder Lake School Impact and Transition Fees (Required Value of School Land, and/or Fees In Lieu Thereof) | | | | | | | | | | |
|--|-------------------------------|--------------------|--------------------|---------------------|--|--------------------|---------------------|---|--------------------|---------------------|
| Fee | Dwelling Unit Type | | | | | | | | | |
| | Detached Single-Family | | | | Attached Single-Family (Townhomes, Court Homes, Duplexes) | | | Multi-Family Dwellings (Apartments and Condominiums) | | |
| | 2 Bed-rooms | 3 Bed-rooms | 4 Bed-rooms | ≥5 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | ≥4 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | ≥4 Bed-rooms |
| School District Impact Fee | | | | | | | | | | |
| Non-Unit Elementary School District | \$963 | \$3,597 | \$4,580 | \$4,580 | \$862 | \$1,661 | \$1,661 | \$603 | \$1,163 | \$1,163 |
| Unit Elementary / High School District | \$1,375 | \$5,138 | \$6,543 | \$6,543 | \$1,231 | \$2,373 | \$2,373 | \$862 | \$1,661 | \$1,661 |
| Non-Unit High School District | \$412 | \$1,541 | \$1,963 | \$1,963 | \$369 | \$712 | \$712 | \$259 | \$498 | \$498 |
| School District Transition Fee | | | | | | | | | | |
| Non-Unit Elementary School District | \$2,304 | \$2,304 | \$2,304 | \$2,304 | \$1,536 | \$1,536 | \$1,536 | \$1,536 | \$1,536 | \$1,536 |
| Unit Elementary / High School District | \$3,291 | \$3,291 | \$3,291 | \$3,291 | \$2,194 | \$2,194 | \$2,194 | \$2,194 | \$2,194 | \$2,194 |
| Non-Unit High School District | \$987 | \$987 | \$987 | \$987 | \$658 | \$658 | \$658 | \$658 | \$658 | \$658 |
| TOTALS | 2 Bed-rooms | 3 Bed-rooms | 4 Bed-rooms | ≥5 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | ≥4 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | ≥4 Bed-rooms |
| | \$4,666 | \$8,429 | \$9,834 | \$9,834 | \$3,425 | \$4,567 | \$4,567 | \$3,056 | \$3,855 | \$3,855 |

Any fees in lieu of school land dedication collected by the Village shall be released on a periodic basis but no less frequently than semi-annually at the request of the applicable school district. Such fees shall be used by the district for land acquisition to meet the immediate or future needs of children from the subdivision, or for improvement to any existing school facilities that will serve the development. On an annual basis, the school district receiving such fees shall provide a report on the use such fees over the preceding year, plans for expending any fees over the next year and the status and amount of any unexpended fees.

Note: Pursuant to an Annexation Agreement entered into by the Village and the Owners of the Thatcher Meadows Subdivision, additional school district requirements over and above those set forth here are applicable to new residential development on property that is: located outside of the Village as of the effective date of that agreement (February 4, 2009), presently un-platted for use as a residential or commercial development and located within the territorial limits of School District 36. Such additional requirements require the consent of the owners of Thatcher Meadows of any such proposed development and the payment by the proposed developer of such proposed development of the entire cost of an expansion of any new school constructed by the owners of the Thatcher Meadows Subdivision, and/or an expansion of Harrison School, and/or the construction of an additional school in order to accommodate all students generated from such proposed development. Payment of impact fees as set forth above and pursuant to Village ordinances shall not satisfy this obligation. Under no circumstances will a proposed residential development be approved if the effect of such development would be to potentially utilize capacity in a new school or renovated Harrison School required for present or future students residing in Thatcher Meadows.

1001.8 School Transition Fees. School districts must provide services to residents of new subdivisions well in advance of receiving any offsetting property tax revenues from that development. Therefore, the payment of school transition fees is also required for those subdivisions which will result in the construction of five (5) dwelling units or more. Such fees will be collected at the time the building permit for any such unit is issued and such fees may be used only to offset the costs of educating students that resided in said development until property tax receipts are available from the new development. Transition fees will be collected and held by the Village but disbursed to the applicable school district at such time as occupancy permits are issued for such residents.

1002 Dedication of Park and Recreation Land, Improvements and Facilities and Payment of Fees in Lieu Thereof

General Requirement. The Village has declared that the subdividers (developers) of residential subdivisions which are un-platted for such residential use on the effective date of the ordinance enacting these provisions shall have the duty and responsibility to address and provide for the park and recreation space and facilities necessary or desirable to meet the health, safety and general welfare of residents of that development. To that end, every such residential subdivision shall provide park and recreation land, improvements and recreational facilities of equivalent fair market value or pay a fee in lieu thereof, in the amount as required in Section 1002.7.

1002.2 Cash Contribution in Lieu of Park and Recreation Land Dedication, Improvement and Facilities. In those instances where: (a) a proposed subdivision is too small to provide an appropriate park and recreation site, improvement or facility, (b) the Village determines that the location of the proposed development is inappropriate for park or recreation sites, improvements or developments or, (c) the total fair market value of a park and recreation land dedication, improvements or facilities does not meet or exceed the total minimum impact fees required the Village of Wonder Lake Park Impact Requirements Fees Chart set forth in Section 1002.7 below, the developer may make a cash contribution in lieu of such required park and recreation land

dedication, improvements. Alternatively, the developer may fulfill these required park and recreation land dedication, improvements and facilities through a combination of land dedication, construction of improvements and facilities and payment of cash contributions in lieu of such dedication, improvements and facilities. The mix of land dedication, construction of improvements or facilities and/or cash donation shall be subject to Village approval and be set forth in an agreement between the Village and the developer. However, the value of any proposed park and recreation land, improvements and facilities to be dedicated and/or cash contribution in lieu of such land dedication, improvements and facilities must meet or exceed the total value of the park land, improvements and facilities fees for the proposed development as established in Section 1002.7, below.

1002.3 Amount of Park Land to be Dedicated and/or Cash Contribution Required in Lieu of Dedication. The amount of park and recreation land, improvements and facilities required to be dedicated by a developer and/or cash contribution in lieu thereof, shall be determined on the basis of the Typical Park Types, Sizes and Service Descriptions and Typical Park Improvement/Facility Guidelines charts set forth in Section 1002.6, below and the minimum impact required in the Village of Wonder Lake Park Impact Requirements Fees set forth in Section 1002.7, below. In all instances, the fair market value of any required park and recreation land dedication, improvement and facilities and/or any cash contributions in lieu thereof, shall meet or exceed the amount of park and facilities impact fees required in said Village of Wonder Lake Park Impact Requirements Fees Chart. Necessary documentation to adequately establish the fair market value of land to be dedicated, such as certified appraisals, title insurance commitment, work orders, contracts etc., indicating the fair market value of such recreation and park land, improvements and recreation facilities shall be submitted by the developer in connection with the Final Plat of Subdivision. The mix of land dedication, construction of improvements or facilities and/or cash donation shall be subject to Village approval and be set forth in an agreement between the Village and the developer. At the developer's expense, the Village may retain its own consultant in order to confirm the estimated value of such park and recreation land dedication, improvements and recreation facilities established in any documents submitted by the developer.

1002.4 Value of Required Park Land Dedication, Improvement and Facility Provision and/or Cash Contribution in Lieu Thereof. A required dedication amount per dwelling unit shall be set forth in an agreement between the developer and the Village to be adopted in connection with approval of a Final Plat of Subdivision. The amounts set forth in the agreement shall be based on the total of all fees that result when the total number of dwelling units of each specified type within the proposed subdivision is multiplied by the corresponding park dedication, improvement and facility impact fees applicable to such dwelling unit as set forth in the chart in Section 1002.7, below. Said total amount, whether satisfied by actual park and recreation land dedication, improvement and facility provision, a cash contribution in lieu thereof or a combination of both land dedication, improvement and facility provision and cash contribution shall in all cases, meet or exceed the value of the required impact fees for each dwelling unit in the proposed subdivision. However, the per unit amount specified in the agreement shall be collected by the Village from the developer or his assigns at the time a building permit is issued for each dwelling unit in the subdivision. At the developer's expense,

the Village may retain its own consultant in order to confirm the estimated value of such park and recreation land dedication, improvements and recreation facilities established in any documents submitted by the developer.

1002.5 Timing of Park Land Dedication, Improvement and Facility Provision: Any dedication of park land, improvements or facility provision shall be shown on the Final Plat of subdivision and deeded to the Village prior to the recording of the Final Plat. However, the conveyance of the property to be dedicated may be extended by the Village Board upon application to the Board and a showing of the need for such extension.

1002.6 Park Type and Typical Park Improvement/Facility Guidelines. In planning for the dedication of park and recreation land, improvements and facilities by a developer, such dedications, improvements and facilities shall generally comply with, or exceed the following minimum standards:

| Typical Park Types, Sizes and Service Descriptions | | | |
|---|---------------------|--------------------------|---------------------|
| Type of Park | Minimum Area | Population Served | Service Area |
| Tot Lots | 2,500 SF - 2 Acres | 500- 2,000 | Sub-neighborhood |
| Neighborhood Parks | 5 Acres | 2,000 - 4,000 | ~1/2 - 1 mile |
| Community Parks | 15- 50 Acres | 5,000 - 15,000 | ~2 - 2.5 miles |
| Special Parks | N/A | Village-wide | Village-wide |
| Environmentally Sensitive Areas | N/A | Village-wide | Village-wide |
| Trails | N/A | Village-wide | Village-wide |

| Typical Park Improvement/Facility Guidelines | | |
|---|-----------------------------|--|
| Type of Facility | Typical Area/Size | Standard (per expected residents) |
| Baseball/Softball Fields | 67,500- 90,000 SF | 1/750 |
| Soccer/Football Fields | 64,000 SF | 1/1,250 |
| Tennis Courts | 6,000 SF | 1/1,250 |
| Basketball Courts (full) | 6,000 SF | 1/1,250 |
| Swimming Pools | 13500 SF | 1/10,000 |
| Play Equipment | 2800 SF | 1/1,000 |
| Shelters | 400 SF | 1/4,000 |
| Trails in Miles | 25' wide greenway, 8' trail | 1/1,250 |

1002.7 Minimum Impact Land Dedication, Cash Contributions Required in Lieu of Land Dedication and Transition Fees. The combined fair market value of school land dedicated and/or required cash contributions in lieu of school land dedication shall meet or exceed the total value of fees for each dwelling unit in the subdivision as set forth in the following chart:

| Village of Wonder Lake Park Impact Requirements/Fees | | | | | | | | | | |
|--|------------------------|-------------|-------------|--------------|---|-------------|--------------|--|-------------|--------------|
| Fee | Dwelling Unit Type | | | | | | | | | |
| | Detached Single-Family | | | | Attached Single-Family (Townhomes, Court Homes, Duplexes) | | | Multi-Family Dwellings (Apartments and Condominiums) | | |
| Village of Wonder Lake Park Impact Fee | 2 Bed-rooms | 3 Bed-rooms | 4 Bed-rooms | ≥5 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | ≥4 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | ≥4 Bed-rooms |
| Value of Parkland, improvements and facilities and/or fees in lieu thereof | \$6,000 | \$6,000 | \$6,000 | \$6,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 |

1003 Village Donation.

1003.1 Developer/Subdivider Donation. As a condition of final approval of a Plat of Subdivision that will result in the construction of five (5) dwelling units or more, at the time of building permit for each new dwelling unit in the subdivision, each developer shall donate a Village impact fee in accordance with the chart that follows. Such donation is to serve the immediate and future capital needs that result from the development including the construction of buildings or other necessary capital improvements.

| Village of Wonder Lake Village Impact and Transition Fees | | | | | | | | | | |
|---|------------------------|-----------------|-----------------|------------------|---|-----------------|------------------|--|-----------------|------------------|
| Fee | Dwelling Unit Type | | | | | | | | | |
| | Detached Single-Family | | | | Attached Single-Family (Townhomes, Court Homes, Duplexes) | | | Multi-Family Dwellings (Apartments and Condominiums) | | |
| Village of Wonder Lake Impact Fee | 2 Bed- rooms | 3 Bed- rooms | 4 Bed- rooms | ≥5 Bed- rooms | 2 Bed- rooms | 3 Bed- rooms | ≥4 Bed- rooms | 2 Bed- rooms | 3 Bed- rooms | ≥4 Bed- rooms |
| Streets | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 |
| Police | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 |
| Village General | \$1,646 | \$1,646 | \$2,019 | \$2,219 | \$1,819 | \$1,619 | \$1,619 | \$1,619 | \$1,619 | \$1,619 |
| Total Village Impact Fee | \$1,846 | \$1,846 | \$2,219 | \$2,419 | \$2,019 | \$1,819 | \$1,819 | \$1,819 | \$1,819 | \$1,819 |

1003.2 Holding and Expending Collected Funds. The Village shall hold such cash donations in trust, in special segregated funds to serve the immediate or future needs of the residents of that subdivision or development. The decision to expend such funds shall be at the sole discretion of the Village.

1004 Fire Protection Donation.

1004.1 Fire Protection Donation. As a condition of final approval of a Plat of Subdivision in the Village that will result in the construction of five (5) dwelling units or more, each developer shall donate an impact fee in accordance with the chart that follows. Such donation is to serve the immediate and future fire protection needs that result from the development including the construction of Fire Protection District buildings and other Fire Protection District capital improvements.

| Village of Wonder Lake Fire Protection District Impact Fees | | | | | | | | | | |
|--|------------------------|-----------------|-----------------|------------------|---|-----------------|------------------|--|-----------------|------------------|
| Fee | Dwelling Unit Type | | | | | | | | | |
| | Detached Single-Family | | | | Attached Single-Family (Townhomes, Court Homes, Duplexes) | | | Multi-Family Dwellings (Apartments and Condominiums) | | |
| Fire Protection District Impact Fee | 2 Bed- rooms | 3 Bed- rooms | 4 Bed- rooms | ≥5 Bed- rooms | 2 Bed- rooms | 3 Bed- rooms | ≥4 Bed- rooms | 2 Bed- rooms | 3 Bed- rooms | ≥4 Bed- rooms |
| Property Located Within a Fire Protection District | \$500 | \$500 | \$500 | \$500 | \$500 | \$500 | \$500 | \$500 | \$500 | \$500 |

1004.2 Holding and Transfer of Collected Funds. The Village shall hold such cash donations for fire protection services in trust, in a special segregated fund to serve the immediate or future needs of the residents of that subdivision or development. The Village shall remit the collected

cash donations to the affected fire protection district/municipality providing fire services to the development not less frequently than annually.

1005 Administration

1005.1 Right to Hearing. If any developer/subdivider objects to the basis of calculation under this Article in Sections 1002, 1003, 1004 and 1005, he shall make a written request to the Board of Trustees for a hearing on said issue. The Board of Trustees shall Schedule a hearing before it or any designated commission or committee of the Board within a reasonable time of said request. The Board of Trustees shall cause notice of said hearing to be sent to any affected public entity or entities not less than fifteen (15) days before the hearing. After the hearing, the Board of Trustees, at its regularly scheduled meeting next following the final hearing, shall make appropriate findings and may waive part or all of the fees.

1005.2 Payment of Fee. The developer/subdivider may elect to pay any fee or donation required under this Article at the time the Final Plat is recorded or at the time the Village issues a building permit. This election shall be so indicated on the Final Plat.

1005.3 Annual Updating of Required Donations. The donations and fees required by this Article other than school districts may be increased by an amount not greater than two percent (2%) of the previous year's fees, by affirmative action by the Village Board. If such donations and fees are amended as provided above, the Village Clerk shall incorporate such revisions on a comprehensive list of required fees and donations, maintained and available to the public, at the Village Hall.

1006 Summary Table of All Impact and Transition Fees

The following table summarizes all of the applicable impact and Transition Fees and is provided to present a comprehensive listing of all applicable fees that may be applicable to a particular development. See previous provisions to determine the applicability of a particular fee.

| Village of Wonder Lake Impact and Transition Fees | | | | | | | | | | |
|--|-------------------------------|--------------------|--------------------|------------------------|--|--------------------|------------------------|---|--------------------|------------------------|
| Fee | Dwelling Unit Type | | | | | | | | | |
| | Detached Single-Family | | | | Attached Single-Family (Townhomes, Court Homes, Duplexes) | | | Multi-Family Dwellings (Apartments and Condominiums) | | |
| | 2 Bed-rooms | 3 Bed-rooms | 4 Bed-rooms | ≥5 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | ≥4 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | ≥4 Bed-rooms |
| School District Impact Fee | | | | | | | | | | |
| Non-Unit Elementary School District | \$963 | \$3,597 | \$4,580 | \$4,580 | \$862 | \$1,661 | \$1,661 | \$603 | \$1,163 | \$1,163 |
| Unit Elementary / High School District | \$1,375 | \$5,138 | \$6,543 | \$6,543 | \$1,231 | \$2,373 | \$2,373 | \$862 | \$1,661 | \$1,661 |
| Non-Unit High School District | \$412 | \$1,541 | \$1,963 | \$1,963 | \$369 | \$712 | \$712 | \$259 | \$498 | \$498 |
| School District Transition Fee | 2 Bed-rooms | 3 Bed-rooms | 4 Bed-rooms | >5 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | >4 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | >4 Bed-rooms |
| Non-Unit Elementary School District | \$2,304 | \$2,304 | \$2,304 | \$2,304 | \$1,536 | \$1,536 | \$1,536 | \$1,536 | \$1,536 | \$1,536 |
| Unit Elementary / High School District | \$3,291 | \$3,291 | \$3,291 | \$3,291 | \$2,194 | \$2,194 | \$2,194 | \$2,194 | \$2,194 | \$2,194 |
| Non-Unit High School District | \$987 | \$987 | \$987 | \$987 | \$658 | \$658 | \$658 | \$658 | \$658 | \$658 |
| Village of Wonder Lake Park Impact Fee | 2 Bed-rooms | 3 Bed-rooms | 4 Bed-rooms | >5 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | >4 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | >4 Bed-rooms |
| Value of Park land, facilities and/or fees in lieu thereof | \$6,000 | \$6,000 | \$6,000 | \$6,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 |
| Village of Wonder Lake Impact Fee | 2 Bed-rooms | 3 Bed-rooms | 4 Bed-rooms | >5 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | >4 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | >4 Bed-rooms |
| Streets | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 |
| Police | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 |
| Village General | \$1,646 | \$1,646 | \$2,019 | \$2,219 | \$1,819 | \$1,619 | \$1,619 | \$1,619 | \$1,619 | \$1,619 |
| Fire Protection District Impact Fee | 2 Bed-rooms | 3 Bed-rooms | 4 Bed-rooms | >5 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | >4 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | >4 Bed-rooms |
| Property Located Within a Fire Protection District | \$500 | \$500 | \$500 | \$500 | \$500 | \$500 | \$500 | \$500 | \$500 | \$500 |
| TOTALS | 2 Bed-rooms | 3 Bed-rooms | 4 Bed-rooms | >5 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | >4 Bed-rooms | 2 Bed-rooms | 3 Bed-rooms | >4 Bed-rooms |
| | \$13,012 | \$16,775 | \$18,553 | \$18,753 | \$9,944 | \$10,886 | \$10,886 | \$9,375 | \$10,174 | \$10,174 |

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

DATED this 7 day of April, 2010

AYES: Anderson, Heger, Learman, Lynd, Peters, Reinhard

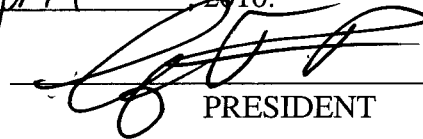
NAYS: None

ABSTAIN: None

ABSENT: None

PASSED this 7 day of April, 2010.

APPROVED by me this 7 day of April, 2010.



PRESIDENT

ATTEST:



VILLAGE CLERK

VILLAGE OF WONDER LAKE

CERTIFICATION

I, JO-ELLEN McINTOSH, certify that I am the Village Clerk of the VILLAGE OF WONDER LAKE, McHenry County, Illinois.

I further certify that on April 7, 2010, the Corporate Authorities of such municipality passed and approved Ordinance No. 97/A4, entitled AN ORDINANCE AMENDING ORDINANCE NO. 97 OF THE VILLAGE OF WONDER LAKE, ILLINOIS, a true and correct copy of which Ordinance is attached hereto.

Ordinance No. 97/A4 including the Ordinance and a cover sheet thereof, was published in pamphlet form, and a copy of such Ordinance was posted in the Village Hall, commencing on April 7, 2010, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

I further certify that I recorded the attached Ordinance in a book used exclusively for such purposes in accordance with Illinois Compiled Statutes, 65 ILCS 5/1-2-5, on April 7, 2010.

Dated at Wonder Lake, Illinois this 7 day of April, 2010.



(SEAL)

Jo Ellen McIntosh
VILLAGE CLERK

Village of Wonder Lake, Illinois

Ordinance No. 097 A/3

**ORDINANCE AMENDING ORDINANCE 097
OF THE VILLAGE OF WONDER LAKE**

Passed by the Board of Trustees

and

Approved by the President

This 6 day of February, 2008

Published in pamphlet form by the authority of the President and Village Board of Trustees of the Village of Wonder Lake, Illinois.

ATTEST:



VILLAGE CLERK

1004. Fire Protection Donation.

1004.1 **Fire Protection Donation.** As a condition of final approval of a Plat of Subdivision in the Village, each developer shall donate six hundred dollars (\$600) for each lot or dwelling unit (whichever is greater) to be created in the subdivision. Such donation is to serve the immediate and future fire protection needs that result from the development including the construction of Fire Protection District buildings and other Fire Protection District capital improvements.

1004.2 **Holding and Transfer of Collected Funds.** The Village shall hold such cash donations for fire protection services in trust, in a special segregated fund to serve the immediate or future needs of the residents of that subdivision or development. The Village shall remit the collected cash donations to the affected fire protection district/municipality providing fire services to the development not less frequently than annually.

SECTION 3: That Section 1005, Administration, of the Wonder Lake Subdivision Ordinance shall be deleted in its entirety and amended as follows:

1005. Administration

1005.1 **Right to Hearing.** If any developer/subdivider objects to the basis of calculation under this Article in Sections 1002, 1003, 1004 and 1005, he shall make a written request to the Board of Trustees for a hearing on said issue. The Board of Trustees shall schedule a hearing before it or any designated commission or committee of the Board within a reasonable time of said request. The Board of Trustees, shall cause notice of said hearing to be sent to any affected public entity not less than fifteen (15) days before the hearing.

After the hearing, the Board of Trustees, at its regularly scheduled meeting next following the final hearing, shall make appropriate findings and may waive part or all of the fees.

1005.2 **Payment of Fee.** The developer/subdivider may elect to pay any fee or donation required under this Article at the time the Final Plat is recorded or at the time the Village issues a building permit. This election shall be so indicated on the Final Plat.

1005.3 Annual Updating of Required Donations. The donations and fees required by this Article shall be amended (increased or decreased) on May 1st of each year, without affirmative action by the Village Board, by the percentage change in the Chicago Area Consumer Price Index for the previous year. For the purposes of the paragraph, the price index to be used for comparative purposes shall be that index published for the Annual Average Chicago Area CPI-U, as published by the U.S. Department of Labor, Bureau of Labor Statistics. If such donations and fees are amended as provided above, the Village Clerk shall include such revisions on a comprehensive list of required fees and donations, maintained and available to the public, at the Village Hall.

SECTION 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

DATED this 6 day of February, 2008

AYES: Anderson, Heger, Learman, Waatz, Peters, Reinhard

NAYS: None

ABSTAIN: None

ABSENT: None

PASSED this 6 day of February, 2008.

APPROVED by me this 6 day of February, 2008.


PRESIDENT

ATTEST:


VILLAGE CLERK

VILLAGE OF WONDER LAKE

CERTIFICATION

I, JO ELLEN McINTOSH, certify that I am the Village Clerk of the VILLAGE OF WONDER LAKE, McHenry County, Illinois.

I further certify that on February 6, 2008, the Corporate Authorities of such municipality passed and approved Ordinance No. 097 A/3, entitled AN ORDINANCE AMENDING ORDINANCE 097 OF THE VILLAGE OF WONDER LAKE, a true and correct copy of which Ordinance is attached hereto.

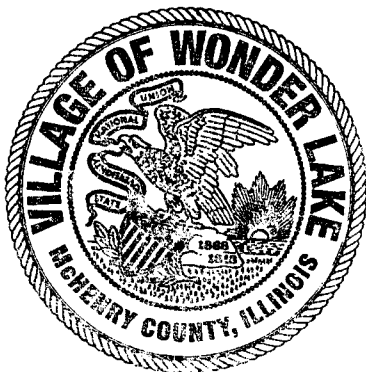
Ordinance No. 097 A/3, including the Ordinance and a cover sheet thereof, was published in pamphlet form, and a copy of such Ordinance was posted in the Village Hall, commencing on February 6, 2008, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

I further certify that I recorded the attached Ordinance in a book used exclusively for such purposes in accordance with Illinois Compiled Statutes, 65 ILCS 5/1-2-5, on February 6, 2008.

Dated at Wonder Lake, Illinois this 6 day of February, 2008.

Jo Ellen McIntosh
VILLAGE CLERK

(SEAL)



Village of Wonder Lake, Illinois

Ordinance No. 097/A2

**AN ORDINANCE AMENDING ORDINANCE NO. 097
OF THE VILLAGE OF WONDER LAKE, ILLINOIS**

Passed by the Board of Trustees

and

Approved by the President

This 6th day of June, 2007

Published in pamphlet form by the authority of the President and Village Board of Trustees of the Village of Wonder Lake, Illinois.

ATTEST:

Jp- Ellen McIntosh
VILLAGE CLERK

**AN ORDINANCE AMENDING ORDINANCE NO. 097
OF THE VILLAGE OF WONDER LAKE, ILLINOIS**

SECTION I: Article 8 shall be changed to “Planned Unit Developments, Cluster Subdivisions and Major Planned Developments”.

SECTION II: Section 804 shall be added as follows:

804 Major Planned Developments (MPD’s)

This Section shall apply to an approved MPD as defined in the Zoning Ordinance. In the event that any provision of this Section conflicts with any provision of the General Provisions of the Subdivision Ordinance, or any other Village Ordinance, the provisions of this Section shall supersede.

804.1 Subdivision Review Procedures in an MPD

Section XVIII-K of the Zoning Ordinance, including its provisions for MPD Concept Plan Approval, MPD Preliminary Plan Approval and MPD Final Plan Approval, shall constitute the procedures to be followed for Subdivision Review in an MPD. Sections 401, 402, 403 and 404 of the Subdivision Ordinance shall not apply in an MPD.

804.2 General Platting Requirements and Procedures for Resubdivision, Dedication and Vacation in an IPD

The provisions of Article 5 (General Platting Requirements and Procedures for Resubdivision, Dedication and Vacation) shall apply with the following departures allowed in an MPD:

- A. Section 503.2 is amended by adding the following: “In an MPD, the maximum distance between intersecting streets shall be established at the time of M.P.D. Concept Plan Approval.”
- B. Section 505.1 A is amended to read as follows:
 - “A. Utility Easements. Easements shall be provided for utility mains and services including, but not limited to sanitary sewer, storm sewer, water, gas, telephone and electric. More than one utility may be located within an easement as long as applicable permitting agency requirements are met. In addition, utilities shall be allowed in road right of ways. Utility easements shall generally be of the following minimum widths:
 - 1. Front Yard – 10’
 - 2. Rear Yard – 10’
 - 3. Side Yard – 5’ drainage only
 - 4. Side Yard – 7.5’ for 1 utility and 10’ for 2 utilities”
- C. Section 505.2 B shall not apply in MPDs.
- D. Section 506 is amended by adding the following sentence at the end:
 - “The procedure for resubdivision of land in an MPD shall be the same as for initial platting in an MPD.”

- E. Section 508.5 shall not apply in MPDs.

04.3 Requirements for Design and Construction of Streets and Related Facilities in an MPD

The provisions of Article 6 (Requirements for Design and Construction of Streets and Related Facilities) shall apply with the following departures allowed in an MPD:

- A. Section 604.11.A. is amended by replacing the first paragraph with the following:
“Deciduous Shade Trees shall be planted within the parkway along all new roads. The parkway shall consist of grass or plant material. A natural low profile wildflower grass seed and traditional mown lawn conditions will be employed as a part of a bigger theme. Plant material in intersections or driveway site triangles shall not be taller than 2’ in height. Trees will be planted randomly in singles or natural grouping conditions within the parkway but in no event shall they be planted closer than 5’ from the sidewalk. Spacing of trees shall be defined by species growth habit and form. Trees shall be properly sited to avoid unnecessary pruning and maintenance. The total quantity of trees shall be calculated at no less than 1 per 40 linear feet of roadway on both sides.”
- B. Section 604.11D. is amended to read as follows:
“In an MPD, no tree survey is required for MPD Concept Plan Approval. Instead, an aerial overlay shall be provided with a general characterization of the size, condition and tree species present. For MPD Preliminary Plan Approval and MPD Final Plan Approval, a Tree Survey is required where trees are being removed from areas for which Plan Approval is being sought. For MPD Preliminary Plan Approval and MPD Final Plan Approval where no trees are being removed from areas for which Plan Approval is being sought, an Open Space Management Plan (“OSMP”) will be provided in order to address a variety of specific vegetation needs to be utilized in preservation of natural areas.”
- C. For MPDs, add new Section 604.11.E. “General Design Standards
1. Landscaping should be designed and organized to be natural looking in character while having proportion, balance, unity, variety of species, and variety of color throughout the season. No more than 20% of any one tree species (not including varieties thereof) shall be used to ensure that a variety of tree species are represented.
 2. Landscaping materials/species that are hearty with high resistance to insect and disease and indigenous or native to the region should be selected whenever feasible.
 3. As an architectural feature, buffer, accent or element, landscaping should be implemented to offset the mass of the buildings, parking areas and other structures.”
- D. For MPDs, add new Section 604.11.F. “Landscape Maintenance
Maintenance: Wherever possible or deemed feasible, controlled burns of natural open space and shoreline plantings should be utilized to improve the quality of the plant material and underlying soils. Broadcast spreading of pesticides or mowing of these areas should be discouraged, and prohibitions against such broadcast spreading and mowing shall be included in Covenants, Conditions and Restrictions to be applied to such natural open space.”
- E. Section 604.12 is amended by adding the following paragraph at the end:

“Notwithstanding the foregoing, a developer shall be allowed to upgrade from standard Com Ed fixtures and poles at the developer’s sole expense in order to maintain a certain theme within the development.”

- F. For MPDs, Minimum Design Requirements for streets, sidewalks and bikepaths shall be according to the following chart which applies instead of the Schedule in Section 608, and which supercedes other provisions of the Subdivision Ordinance:

Schedule of Minimum Design Requirements for MPD Streets and Rights of Way¹
(Curb and Gutter Sections)

| Access | Collector | Local | Minor ² | Private | Cul-de-Sac |
|---|---|---|---|---|---|
| Right-of-way | 70' | 60' | 60' | 40' | 120' Dia. |
| Horizontal Alignment (Centerline radius) | 300' Minimum | 150' Minimum | 60' Minimum | 60' Minimum | 60' Minimum |
| Vertical Alignment (Maximum /Minimum) | 8% / 0.5% | 8% / 0.5% | 8% / 0.5% | 8% / 0.5% | 8% / 0.5% |
| Street Width (Back of Curb to Back of Curb) | 11' through lanes (excluding curb & gutter) for Left and Right turn lane sections; 27' in all other locations | 27' | 27' | 27' | 90' Dia.; Islands Allowed, Snow Storage Areas Designated |
| Pavement Structure Hot Mix Asphalt (HMA) or Portland Cement Concrete (PCC) <u>Structural Coefficients:</u> HMA Surface = 0.40 HMA Binder/BAM = 0.33 Aggr. Typ B Crushed = 0.13 | Minimum Structural Number = 4.0 PCC = 8" PCC, 4" Aggr. Type B Crushed | Minimum Structural Number = 3.30 PCC = 6" PCC, 4" Aggr. Type B Crushed | Minimum Structural Number = 3.30 PCC = 6" PCC, 4" Aggr. Type B Crushed | Minimum Structural Number = 3.30 PCC = 6" PCC, 4" Aggr. Type B Crushed | Minimum Structural Number = 3.30 PCC = 6" PCC, 4" Aggr. Type B Crushed |

| | | | | | |
|---|--|--|---|---|---|
| Curb & Gutter | B-6.12 | B-6.12 | M3.12 w/o Curb Depressions (Curbs will be depressed for driveways in neighborhoods if locations known.) | M3.12 w/o Curb Depressions (Curbs will be depressed for driveways in neighborhoods if locations known.) | M3.12 w/o Curb Depressions (Curbs will be depressed for driveways in neighborhoods if locations known.) |
| Returns at Intersections³ | 35' Minimum Collector to Collector, Collector to Local | 25' | 25' | 25' | 25' |
| Tangent between Reverse Curves (Minimum) | 150' | 100' | 50' | 50' | 50' |
| Sidewalk | 5' wide, 4" Thick PCC, One side where bike path provided, both sides otherwise | 5' wide, 4" Thick PCC, One side where bike path provided, both sides otherwise | 4' wide, 4" Thick (6" Thru Driveways) PCC, One side where bike path provided, both sides otherwise | 4' wide, 4" Thick (6" Thru Driveways) PCC, One side where bike path provided, both sides otherwise | 4' wide, 4" Thick (6" Thru Driveways) PCC, Both Sides |
| Bike Paths | 8' wide, 2" Surface on 6" Aggregate Base | 8' wide, 2" Surface on 6" Aggregate Base | 8' wide, 2" Surface on 6" Aggregate Base | --- | --- |
| Landscape Area (Both Sides) | As necessary to meet <i>Subsection 604.11</i> standards as revised | As necessary to meet <i>Subsection 604.11</i> Standards as | As necessary to meet <i>Subsection 604.11</i> | As necessary to meet <i>Subsection 604.11</i> | As necessary to meet <i>Subsection 604.11</i> Standards as |

| | | revised | Standards as revised | Standards as revised | revised |
|--------------------|-------------|-------------|----------------------|----------------------|---------------------|
| Parking | Not allowed | Not Allowed | Allowed | Allowed | Not allowed in bulb |
| Street Jogs | 300' | 125' | 125' | 125' | 125' |

FOOTNOTES:

1. Minimum design requirements for additional elements for all streets in MPDs are as follows:
 - a. TBF under driveways and sidewalks will not be required if one year lapses before installation of driveways and sidewalks and trench compaction was provided.
 - b. Driveway Specification – Developer may use 2” of compacted asphalt over 8” compacted aggregate base or 4” of PCC over 4” of compacted aggregate base.
 - c. Apron Specification – 2” compacted asphalt over 12” compacted aggregate base or 6” of PCC over 4” of compacted aggregate base.
 - d. Vertical Curves – Required for Algebraic Difference > 2.5%
 1. Minimum 200’ length for Collector
 2. Minimum 100’ length for Local, Minor and Private
 3. Length = 40’ for each 1% difference
 4. Round to nearest 50’ increment
 - e. Native material may be allowed as trench backfill with the recommendation of an independent soils engineer.
 - f. Additional easements may be requested to accommodate utilities.
 - g. Identification of Collector and Local Streets shall be included in the MPD Concept Plan. Streets within neighborhoods identified in the MPD Concept Plan shall be presumed to be Minor streets or Private streets. The presumptions set forth in Section 603 of the Subdivision Ordinance shall not apply in MPDs.
2. All internal neighborhood streets shall be classified "Minor Streets". The streets in each individual neighborhood shall be constructed of the same material, i.e. all asphalt or all concrete.
3. Returns at Intersections shall be 15’ minimum for mixed-use areas and Traditional Neighborhood Districts (TND).

- G. The street cross sections delineated after Section 609.3 are revised for MPD’s to be as shown in Appendix “H”.
- H. Section 609.8. is amended by adding the following at the end:
“In MPDs, a median may reduce to a minimum of 3’ in order to permit an appropriate turn lane at an intersection and 8’ in through lane cross sections.”
- I. Section 609.11 is amended by adding the following at the end:
“Cul de sacs in MPDs may not exceed 800 feet in length.”
- J. Section 609.13. is amended by adding the following at the end:

“In an MPD, alleys for rear loaded single family detached residential product shall be 18 feet wide without curb and gutter and in a 20 foot public ROW, with parking prohibited in alleys.”

804.4 Requirements for Greenways, Landscape Berms and Other Common Open Space in MPDs

The provisions of Article 6A (Requirements for Greenways, Landscape Berms and Other Common Open Space) shall apply with the following departures allowed in MPDs:

A. Section 601A.3 is amended in MPD's to change the material composition of pedestrian trails from “4 inches of stone and 4 inches of crushed limestone” to “3 inches of compacted FA-21 over 5 inches of compacted aggregate base”.

B. Section 601A.4 is amended to read as follows for MPDs:

1. Landscaped earthen berms may be constructed on or adjacent to recreational areas along roadways to provide a natural visual and physical barrier or screen.
2. Landscaped berms/screening or fencing may be required in areas where conflicting land uses abut each other. I.E.:
Retail to Residential
Civic to Residential
3. Landscaped berms may be used in buffer yard areas to screen roads and road noise as appropriate.
4. Landscaped earth berms shall be a minimum width of 10' and no taller than 8' in height. Slopes steeper than 3H:1V are allowed with permanent structural measures incorporated into the design. Boulders or outcropping stones or segmented decorative stoneblock retaining walls may be used to retain certain sections of an earth berm to either add character or increase the height in a shorter distance. Berms shall be designed to vary in height and form to provide interest and avoid monotony.
5. Landscaped earth berms should be properly planted with a mix of plant material as noted and as appropriately designed and scaled for the particular area used. Planting plans should focus on providing a naturalized appearance. The following percentages shall be met:
65% shall consist of a mix of deciduous shade trees/ and evergreen trees
35% shall consist of large (36" height. or larger) or medium (24" height min.) sized shrubs.
Groundcover and perennial color pockets should be considered in the berm planting beds to add seasonal interest where appropriate (phasing).

804.5 Requirements for Water and Wastewater Systems in MPDs

The provisions of Article 6B (Water and Wastewater Systems) shall apply with the following departures allowed in MPDs:

- A. In MPDs nothing contained within Article 6B shall be construed to prevent water and wastewater systems from being constructed in phases, with sufficient capacities to handle such phases of development as they are actually developed.
- B. In MPDs, the approved material list shall be as contained in Appendix G for water systems, wastewater systems, and storm water systems.

804.6 Requirements for Stormwater Control in MPDs

A. General.

The provisions of Article 7 do not apply in MPDs. Stormwater control will be by the McHenry County Stormwater Management Ordinance (MCSMO). The following items provide acceptable design guidance not contained within the MCSMO or McHenry County Technical Reference Manual (MCTRM).

1. Inlet spacing – Maximum of 400-feet (Max 2cfs per structure).
2. Ponding – Maximum depth of 9-inches for streets (As measured from flowline in the gutter at the valley to summit overflow elevation.), 1.5 —ft for grassed areas.
3. Transverse flow over roadways – Maximum depth of 1-ft at crown.
4. Pervious Area Slopes – Minimum – 1.0% (Less than 1.0% allowed with appropriate ground cover, eg., Bioswales). Maximum – 4H:1V is applicable to inside slopes of detention basins and individual lots, except that inside slopes below normal water level may be 2H:1V. (MCSMO Article V.E.2.i.) Temporary earthen embankments, grade transitions and berms shall be constructed with side slopes no steeper than 3H:1V, unless permanent structural measures are incorporated into the design.
5. Permission is granted from Village to waive adherence to Public Act 86-616 on municipal street systems. HWL of basin shall be located no closer than 10-feet to ROW on municipal street systems. Toe of berms may start at ROW so long as there is a minimum of 5 feet between toe of berm and edge of sidewalk, edge of bike path, or edge of pedestrian path.
6. Minimum pond depth of 4-feet for open water/wet-bottom basins (no minimum pond depth for wetland basins).
7. Live storage depth within detention basins shall not be restricted.
8. Direct connection of storm services to the storm sewer is required where hookup is efficient and economical. On lots where this cannot be accomplished, sump pumps may be permitted to discharge at grade adjacent to residence in rear yard. Services for lots adjacent to a pond shall be taken directly to the pond unless a storm sewer is available and practical for connection.
9. PondPack may be used as a hydrologic model for stormwater and floodplain management design.

B. Variations.

In MPD's, where the development of the property is anticipated to occur in phases over more than a one year period, the following variations shall be granted from the McHenry County Stormwater Management Ordinance (MCSMO) at the request of the Developer:

1. To the extent permitted by law, time limitations on permits issued under the MCSMO shall be extended until such time as the property has been completely developed.
2. Offsite wetland mitigation within the same sub-watershed shall be allowed as requested by the Developer.
3. Mass grading of lots and development areas will be permitted in accordance with an approved grading plan.

C. Non-applicability of other ordinances.

To the extent permitted by law, no other Village Ordinances related to stormwater, floodplain or erosion control shall apply in an MPD with the exception of the McHenry County Stormwater

Management Ordinance, which the Village has adopted. Specifically, neither the following ordinances nor any successor or similar ordinances shall apply in an MPD:

1. 180 Storm and Wetland Protection Ordinance and Establishment of a Lowland Conservancy Overlay District.
2. 181 Soil Erosion and Sediment Control Ordinance
3. 182 Stormwater Drainage and Detention Ordinance
4. 257 Floodplain Ordinance
5. 051 Control of Soil Erosion and Sediment from Areas undergoing Development
6. 072 Regulating Development in Special Flood Hazard Areas.

804.7 Requirements for Dedication of School, Library and Municipal Sites or Fees in MPDs

The provisions of Article 10 (Requirements for Dedication of School, Library and Municipal Sites or Fees) shall apply with the following departures allowed in an MPD:

- A. Add a footnote to the table in Section 1002.3 as follows:
In MPDs, if an indoor recreational facility is provided that is greater in size than 5,000 square feet, one recreational point shall be allowed for every 25 square feet of indoor recreational space provided.

- B. Add Section 1002.8

1002.8 Credit for Offsite Improvements

A developer is entitled to credits for points for the installation of improvements on sites other than property within the MPD at the same rate as if the site were located within the MPD.

804.8 Additional Departures from the Subdivision Ordinance in MPDs

Additional departures from the provisions of Subdivision Ordinance may be granted in an MPD in order to enhance design creativity. Moreover, additional departures may be authorized by the Village in an annexation agreement which applies to any portion of the MPD property.

SECTION III: Appendix G shall be amended with the following:

APPENDIX "G" FOR MPD's IN WONDER LAKE

Approved Material List for Water Systems, Wastewater Systems, and Stormwater Systems

Water Main Pipe:

1. Ductile Iron per AWWA C-151 and C-104
 - a. Class 52 for 12" diameter and smaller
 - b. Pressure Class 350 for larger than 12"
 - c. Restrained joints
 1. TR Flex or equal

2. Megalug for Ductile Iron
 3. Field Lok gaskets or equal
 - d. Bedding and Initial Backfill to springline: FA6, FA2 or on-site material with recommendation of soils engineer and approval in writing by village engineer
2. PVC per AWWA C-900 and C-905
 - a. DR18 class
 - b. Locator wire: #6 AWG non insulated copper wire
 - c. Restrained joints
 1. CertaLok or similar system as approved in writing by village engineer
 2. Megalug for PVC
 - d. Bedding and initial backfill to 12" over top of pipe: FA6, FA2 or on-site material with recommendation of soils engineer and approval in writing by village engineer
 3. HDPE. Wall thickness to be approved in writing by village engineer.
 4. Other materials of equal specification and quality may be allowed as approved in writing by the village engineer.

Raw Water Main Pipe: Same as Water Main Pipe.

Water Main, Raw Water Main and Sanitary Force Main Fittings:

1. Ductile iron, compact, mechanical joint per AWWA C-151
2. Cor-Ten T-bolts
3. Other materials of equal specification and quality may be allowed as approved in writing by the village engineer.

Gate Valves:

Per AWWA C-509 with MJ joints, open "right", stainless steel fasteners

1. Mueller
2. Waterous
3. Other materials of equal specification and quality may be allowed as approved in writing by the village engineer.

Hydrant:

Per AWWA C-502.

1. Mueller "Centurion"
2. Waterous "Pacer"
3. Other materials of equal specification and quality may be allowed as approved in writing by the village engineer.

Specifications:

- a. 6' cover
- b. MJ inlet
- c. Separate auxiliary valve with box
- d. open "right"
- e. "anchor" tee allowed

Water Services:

All residential services to be 1" Type K soft copper or as approved in writing by village engineer, continuous main to curb stop.

- a. Direct tap on ductile up to 1 1/2"
- b. Saddle on PVC and Ductile Iron (over 1 1/2") to be full wrap around double stainless steel straps or other saddle as approved in writing by the village engineer.

- c. Corporations: cc threads x flair Mueller or Ford
- d. Curb stop: flair x flair Mueller or Ford
- e. Curb box: Cast iron, Minneapolis pattern, 5'-6" cover, 1 1/4" upper section
- f. Bedding and initial backfill to 6" over top of copper pipe: FA2, FA6 or on-site material with recommendation of soils engineer and approval in writing by village engineer

Tapping Saddles and Valves:

1. Ductile iron, split sleeve, mechanical joint
2. Stainless steel, full wrap around with removable bolts
3. Other materials of equal specification and quality may be allowed as approved in writing by the village engineer.
4. Tapping valves per "Gate Valve" Section, flanged by MJ

Valve Vaults:

Precast concrete with integral bottom (loose bottom for tapping valve) per IDOT Sec. 602 with plastic coated steel steps. Joint sealing with preformed mastic. Frames to be Neenah 1713 or East Jordan 1050 with "Water" on lid. Openings for water mains to be provided with water tight boots.

Sanitary Sewer Pipe:

1. PVC per ASTM D-3034 for pipe and fittings. Minimum of SDR26 for pipe and fittings. Pipe thickness determined by depth.
2. Ductile iron, Class thickness determined by depth.
3. HDPE, thickness as approved in writing by village engineer.
4. PVC C-900, minimum of DR25. Thickness determined by depth
5. PVC per ASTM D-2241 for pipe and fittings. Minimum of SDR 26. Pipe thickness determined by depth.
6. Other materials of equal specification and quality may be allowed as approved in writing by the village engineer.
7. Bedding and initial backfill to 12" over top of pipe: CA6, CA7 or CA11 or as approved in writing by village engineer

Sanitary Sewer Manholes:

Precast concrete sections (ASTM C-478) with integral base and plant installed flow bench or other materials of equal specification and quality may be allowed as approved in writing by the village engineer. Joint sealing with preformed mastic. All penetrations to be cored and sealed with a snap-in boot secured to pipe with stainless steel strap. Frames to be Neenah 1713 or East Jordan 1050. Lid to have self sealing gasket with concealed pick holes and have "Sanitary" on the lid. External chimney seals to be Cretex. Other materials of equal specification and quality may be allowed as approved by the village engineer. Steps to be plastic coated steel. Shallow manholes to include adjusting ring cast into flat top.

Sanitary Force Main Pipe: Same as "Water Main Pipe". All air release and/or vacuum relief devices to be attached to main thru saddles (see "Water Services") and valved.

Storm Sewer Pipe:

1. Reinforced Concrete Pipe, ASTM C76 with gasketed joints. Bedding and initial backfill to springline.
2. PVC SDR26 Pipe, ASTM D3034. Bedding and initial backfill to 12" over top of pipe.
3. Ductile iron. Bedding and initial backfill to springline.
4. Other materials of equal specification and quality may be allowed as approved in writing by the village engineer.
5. Bedding and initial backfill: CA6, CA11 or CA7.

6. All pipe classes to be determined by load and depth.

Storm Sewer Structures:

Precast concrete sections (ASTM C-478) with preformed penetration holes for sewers (cored and booted for PVC). Joint sealing with preformed mastic. Steps to be plastic coated steel. Manhole frames to be Neenah 1713 or East Jordan 1050 with solid lids marked "Storm" or open type "D" lid. Bases to be integral. Inlet frame/grates in B6.12 curb to be East Jordan 7210 with vane grate or Neenah R3281AL or R3281AR. Inlet frame/grates in M3.12 curb to be Neenah R3501TR or R3501TL or East Jordan 7525 with vane grate. "Beehive" grates to be IDOT Type 8. All inlets to be cast with a "fish" symbol or marked "no waste dumping". Other materials of equal specification and quality for storm sewer structures may be allowed as approved in writing by the village engineer.

Trench Backfill for all utilities: FA-6, FA-2, CA-6, on-site granular material with recommendation of soils engineer and approval of the village engineer or other materials of equal specification and quality may be allowed as approved in writing by the village engineer.

Sewage Pumping Stations:

1. Pumps and Controls

- a. Hydromatic as represented by Metropolitan Industries
- b. ABS as represented by Flow-Technics
- c. Flygt as represented by ITT Flygt Illinois.
- d. Other manufacturers/distributors of equal specification and quality may be allowed as approved in writing by the village engineer

2. Standby Generator

- a. Caterpillar "Olympian"
- b. Kohler
- c. Cummins
- d. Other manufacturers of equal specification and quality may be allowed as approved in writing by village engineer

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION V: That all Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

AYES: Anderson, Heger, Learman, Naatz, Peters, Reinhard

NAYS: None

ABSENT: None

PASSED this 6th day of June, 2007.

APPROVED this 6th day of June, 2007.

APPROVED:


PRESIDENT

ATTEST:


VILLAGE CLERK

VILLAGE OF WONDER LAKE

CERTIFICATION

I, JO ELLEN McINTOSH, certify that I am the Village Clerk of the VILLAGE OF WONDER LAKE, McHenry County, Illinois.

I further certify that on June 6, 2007, the Corporate Authorities of such municipality passed and approved Ordinance No.097/A2, entitled AN ORDINANCE AMENDING ORDINANCE NO. 097 OF THE VILLAGE OF WONDER LAKE, ILLINOIS, a true and correct copy of which Ordinance is attached hereto.

Ordinance No. 097/A2, including the Ordinance and a cover sheet thereof, was published in pamphlet form, and a copy of such Ordinance was posted in the Village Hall, commencing on June 6, 2007, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

I further certify that I recorded the attached Ordinance in a book used exclusively for such purposes in accordance with Illinois Compiled Statutes, 65 ILCS 5/1-2-5, on June 6, 2007.

Dated at Wonder Lake, Illinois this 6th day of June, 2007.



Jo Ellen McIntosh
VILLAGE CLERK

Village of Wonder Lake, Illinois

Ordinance No. 097/A/1

AN ORDNANCE AMENDING ORDINANCE NO. 097

AMENDING ARTICLE 2 - GENERAL PROVISIONS
OF THE SUBDIVISION ORDINANCE
OF THE VILLAGE OF WONDER LAKE, ILLINOIS

Passed by the Board of Trustees

and

Approved by the Acting President

This 19 day of January, 2005

Published in pamphlet form by the authority of the Acting President and Village Board of Trustees
of the Village of Wonder Lake, Illinois.

ATTEST:



VILLAGE CLERK

VILLAGE OF WONDER LAKE ORDINANCE NO. 097/A/1

**ORDINANCE AMENDING ORDINANCE 097
AMENDING ARTICLE 2 - GENERAL PROVISIONS
OF THE SUBDIVISION ORDINANCE
OF THE VILLAGE OF WONDER LAKE, ILLINOIS**

BE IT ORDAINED BY THE ACTING PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WONDER LAKE as follows:

SECTION I: That SECTION 210 shall be added as follows:

210 All required improvements in Articles 6, 7 and 8 shall be installed in accordance with design standards specified and the engineering standards and specifications contained within the Village of Wonder Lake Subdivision Ordinance, Village of Wonder Lake Zoning Ordinance, Village of Wonder Lake Building Code and Village of Wonder Lake Municipal Ordinances. Where specific standards and specifications have not been adopted, improvements shall be made in accordance with sound engineering practices, as determined and approved by the Village Engineer. In determining sound engineering practice, the Village Engineer shall consider standards promulgated by:

1. American Public Works Association (APWA)
2. Illinois Department of Transportation (IDOT)
3. Illinois Department of Natural Resources (IDNR)
4. Illinois Environmental Protection Agency (IEPA)
5. Other federal or state agencies.

All appeals from determinations by the Village Engineer may be appealed to the Village Board which shall consider such appeal upon the receipt of a recommendation thereon by the Planning and Zoning Commission.

SECTION II: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION III: That all Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

AYES: Anderson, Grey, Heger, Peters, Reinhard, Topf

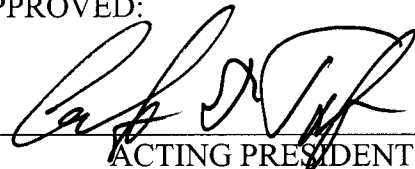
NAYS: None

ABSENT: None

PASSED this 19 day of January, 2005.

APPROVED this 19 day of January, 2005.

APPROVED:



ACTING PRESIDENT

ATTEST:



VILLAGE CLERK

VILLAGE OF WONDER LAKE

CERTIFICATION

I, SUSAN M. WEIR, certify that I am the Village Clerk of the VILLAGE OF WONDER LAKE, McHenry County, Illinois.

I further certify that on 1-19, 2005, the Corporate Authorities of such municipality passed and approved Ordinance No. 097/A11, entitled AN ORDINANCE AMENDING ORDINANCE NO. 097 AMENDING ARTICLE 2 - GENERAL PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE VILLAGE OF WONDER LAKE, ILLINOIS, a true and correct copy of which Ordinance is attached hereto.

Ordinance No. 097/A11, including the Ordinance and a cover sheet thereof, was published in pamphlet form, and a copy of such Ordinance was posted in the Village Hall, commencing on Jan 19, 2005, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

I further certify that I recorded the attached Ordinance in a book used exclusively for such purposes in accordance with Illinois Compiled Statutes, 65 ILCS 5/1-2-5, on Jan 19, 2005.

Dated at Wonder Lake, Illinois this 19 day of January, 2005.

Susan Weir
VILLAGE CLERK

(SEAL)

Village of Wonder Lake, Illinois

Ordinance No. 097

**An Ordinance Amending the Subdivision and Platting of Land
and Providing for Installation of Subdivision Improvements**

Passed by the Board of Trustees

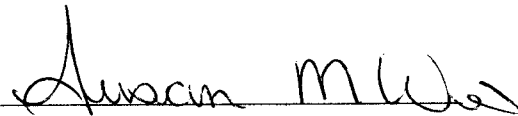
and

Approved by the President

this 5th day of June, 1996

Published in pamphlet form by the authority of the Acting
President and the Village Board of Trustees of the Village
of Wonder Lake.

ATTEST:



Village Clerk

SECTION 4. OF VALIDITY

If any section, subsection, sentence, clause, or phrase of this ordinance is adjudged to be void, such decision shall not affect the validity of the remaining portions.

SECTION 5 OF REPEAL

All articles, sections, subsections, or parts thereof, in conflict with the provisions of this ordinance, be and the same are hereby repealed to the extent of such conflict.

SECTION 6 OF PUBLICATION

Publication of this ordinance No. 097 shall be published in pamphlet form, by and under the authority of the Board of Trustees of the Village of Wonder Lake, McHenry County, Illinois.

SECTION 7 RECORD OF ADOPTION

This Ordinance No. 097 shall be in effect with full force from and after the date of its passage, approval, and publication according to the law.

PASSED this 5th day of June, 1996 A.D. by:

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED this 5th day of June, 1996 A.D.

Catherine H. Topf
Catherine H. Topf, Village President

ATTEST:

Susan M. Weir
Susan M. Weir, Village Clerk

(SEAL)

VILLAGE OF WONDER LAKE
CERTIFICATION

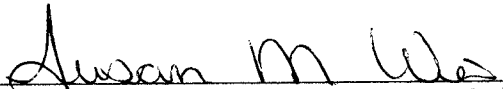
I, **SUSAN M. WEIR**, certify that I am the Village Clerk of the VILLAGE OF WONDER LAKE, McHenry County, Illinois.

I further certify that on **June 5, 1996**, the Corporate Authorities of such municipality passed and approved **Ordinance No. 09727**, entitled **An Ordinance Amending the Subdivision and Platting of Land and Providing for Installation of Subdivision Improvements** a true and correct copy of which Ordinance is attached hereto.

Ordinance No. 097 including the Ordinance and cover sheet thereof, was published in pamphlet form, and a copy of each Ordinance was posted in the Village Hall, commencing on **June 5, 1996**, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

I further certify that I recorded the attached Ordinance in a book used exclusively for such purposes in accordance with Illinois Compiled Statutes, 65 ILCS 5/1-2-5, on **June 5, 1996**.

Dated at Wonder Lake, Illinois, this **fifth day of June, 1996**.



Susan M. Weir
Village Clerk

(SEAL)

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Subdivision Ordinance

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Subdivision Ordinance

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Article

1

Title and Purposes

101 Title

This Ordinance shall be known as and may be cited as "The Village of Wonder Lake Subdivision Ordinance."

102 Purposes

In the subdivision and resubdivision of land, a developer is required to comply with certain procedures outlined in the *Illinois Compiled Statutes*. This Ordinance establishes additional procedures and requirements governing the platting of land in the Village, and is adopted for the following purposes:

- A. To establish reasonable design standards and procedures for subdivision and resubdivision of land;
- B. To provide for an orderly subdivision process and promote continuity with existing developments;
- C. To encourage development which is compatible with the natural features of a particular site;
- D. To establish guidelines for the dedication, use and continuing maintenance of common areas;
- E. To establish a single document to serve as a guide in providing an adequate street system; a means of sewage disposal and other utilities; surface drainage and stormwater control; and other services related to the use of subdivided land; and
- F. To protect and provide for the public health, safety and general welfare of the citizens of the Village.

General Provisions

201 Authority

This Subdivision Ordinance regulating the subdivision of land implements and is hereby made a part of the official *Comprehensive Plan* of the Village. It is intended to provide for the harmonious development of the Village and its environs; for the location and width of proposed streets within new subdivisions with other existing or planned streets; for the dedication and acceptance of land for public use; for the installation and construction of utilities, roadways and other improvements essential to service the subdivided lands; for the dedication and acceptance of land acquired for schools, parks, playgrounds and other public uses; for the preparation of subdivision plans and the procedure for the submittal, approval and recording of subdivision plats in and about the Village, and in accordance with the authority vested in the municipality under the provisions of the *Illinois Compiled Statutes*.

202 Jurisdiction

This Ordinance shall apply to any subdivision or dividing of any parcel of land made within the borders of the Village as well as to any subdivision or dividing of any parcel of land within 1.5 miles of the corporate limits of the Village. Except as otherwise provided in this Ordinance, all standards herein shall apply equally to subdivisions both in the Village and within its 1.5 mile planning jurisdiction.

203 Repeal of Existing Ordinance

The existing Subdivision Ordinance of the Village, entitled *An Ordinance for the Subdivision and Platting of Land and Providing for Jurisdiction of*

Subdivision Improvements, adopted March 24, 1977, as amended, is hereby repealed. The adoption of this Ordinance shall not affect nor prevent any pending or future prosecution of, or action to abate, any existing violation of the rules and procedures covering plat and dedication in the Village, if the violation is also a violation of this Ordinance.

204 Interpretation and Separability

204.1 Interpretation. When interpreting and applying the provisions of this Ordinance, the standards of this Ordinance shall be held to be the minimum requirements throughout the Village.

204.2 Conflicts of Law. Where this Ordinance imposes greater restrictions or requirements than are imposed or required by other provisions of the law or rules, regulations, covenants or other agreements, the provisions of this Ordinance shall control. However, nothing herein shall interfere with or be construed to abrogate or annul any easements, covenants, deed restrictions or agreements between parties which impose restrictions greater than those imposed by this Ordinance.

204.3 Invalidity. If any section, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

205 Implementation and Enforcement

205.1 Review Authority. The Village of Wonder Lake Board of Trustees grants the Village Engineer and the Village Attorney the power and authority to review and recommend approval or disapproval of plats for the subdivision of land within its jurisdiction.

205.2 Law Compliance. All laws of the State of Illinois are made a part hereof, the same as if fully set forth herein, and all officers and employees of the Village are directed to compel compliance with such laws of the State of Illinois.

205.3 Plat Approval. No Plat of Subdivision shall be approved which does not comply with all of the provisions of this Ordinance.

205.4 Recording of Plat. The Recorder shall not record any subdivision plat within the Village or its 1.5 mile planning jurisdiction unless it has been approved by the Village of Wonder Lake Board of Trustees.

205.5 Plat Violations. Whenever it shall come to the knowledge of the Recorder that any provisions of the State law governing plats have been violated, it shall be the Recorder's duty to notify the Village Attorney, who shall take appropriate action.

205.6 Ordinance Enforcement. It shall be the duty of the Village Engineer, Village Attorney and the Building Commissioner to enforce this Ordinance; to bring to the attention of the Board of Trustees any violations or lack of compliance with this Ordinance; and to take appropriate action in the case of violations.

206 Violations and Penalties

206.1 Illegal to Transfer. No owner or agent of the owner of any land located in a proposed subdivision shall transfer, sell, lease or offer for sale or lease any such land before a Final Plat of such subdivision has been approved in accordance with the provisions of this Ordinance and recorded. Whoever shall sell or lease, or offer for sale or lease, any lot or block in any subdivision before complying with all of the requirements of these regulations shall be subject to a fine of up to \$500 for each lot so disposed or offered. Each day that sales or leasing, or offers to sell or lease, continue in violation of these regulations shall constitute a separate offense, subject to the penalty of this subsection.

206.2 No Metes and Bounds. The subdivision of any lot or any parcel of land by the use of metes and bounds descriptions for the purpose of sale, transfer or lease, with the intent of evading these regulations, shall not be permitted. All such described subdivisions shall be subject to all of the requirements in this Ordinance.

207 Variations and Exceptions

The Plan Commission may recommend variations from these requirements in specific cases which, in its opinion, do not affect the general plan or the spirit of this Ordinance. Such recommendations shall be communicated to the Village Board of Trustees or the governing County authorities in writing with the reasons therefor. The Village Board of Trustees or the County authorities may then approve variations from these requirements in specific cases which, in its opinion, do not affect the general plan or the spirit of this Ordinance.

208 Maintenance of Public Facilities

The Village agrees to accept and maintain the streets in the subdivision only when and if annexed to the Village, otherwise said roads or streets must be maintained by the Township or by the County.

209 Separate Publication

This Ordinance shall be published in pamphlet form by and under the authority of the Village of Wonder Lake.

Definitions

301 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.

302 Listing of Definitions

Adverse Impacts. Any deleterious impact on water resources or wetlands affecting their beneficial uses including recreation, aesthetics, aquatic habitat, quality, and quantity.

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

Applicant. Any person, firm, or governmental agency who executes the necessary forms to procure official approval of a development or permit to carry out construction of a development from the Village of Wonder Lake.

Base Flood Elevation. The elevation at all locations delineating the level of flooding resulting from the 100-year frequency flood event.

Board of Trustees. The Village Board of the Village of Wonder Lake.

Building Inspector/Commissioner. The current building official of the Village of Wonder Lake.

Bypass Flows. Stormwater runoff from upstream properties tributary to a property's drainage system but not under its control.

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.

Channel. Any river, stream, creek, brook, branch, natural or artificial depression, ponded area, flowage, slough, ditch, conduit, culvert, gully, ravine, wash, or natural or manmade drainageway, which has a definite bed and bank or shoreline, in or into which surface or groundwater flows perennially or intermittently.

Channel Modification. Alteration of a channel by changing the physical dimensions or materials of its bed or banks. Channel modification includes damming, riprapping (or other armoring), widening, deepening, straightening, relocating, lining, and significant removal of bottom or woody rooted vegetation. Channel modification does not include the clearing of debris or removal of trash.

Clerk. The duly elected Clerk of the Village of Wonder Lake.

Community Water or Sewer System. A system serving more than one dwelling unit, principal use or lot and owned and operated by a utility, homeowners association or similar entity.

Compensatory Storage. An artificially excavated, hydraulically equivalent volume of storage within the floodplain used to balance the loss of natural flood storage capacity when fill or structures are placed within the floodplain.

Conduit. Any channel, pipe, sewer or culvert used for the conveyance or movement of water, whether open or closed.

Congressional Survey Township. An area approximately 6 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 are 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 wastewater treatment.

Cul-de-sac. Cul-de-sac is a publicly dedicated, minor residential street with a single outlet which is permanently terminated by a vehicle turnaround which is nearly circular in shape and which meets the standards set out in *Section 608 and 609* of this Ordinance.

Date of Completed Application. The date the applicant submits the application, or the date the applicant submits the last item of substantial supporting data, whichever date is later.

Design Requirements. The *Schedule of Minimum Design Requirements for Subdivision Streets* in the Village of Wonder Lake (*Section 608* of this Ordinance).

Detention Basin. A facility constructed or modified to provide for the temporary storage of stormwater runoff and the controlled release by gravity of this runoff at a prescribed rate during and after a flood or storm.

Detention Time. The mean residence time of stormwater in a detention basin.

Developer. The owner or entity proposing to develop the property.

Development. Any man-made change to real estate, including:

- A. Preparation of a plat of subdivision;
- B. Construction, reconstruction or placement of a building or any addition to a building;
- C. Installation of a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer on a site for more than 180 days;
- D. Construction of streets, bridges, or similar projects;

- E. Redevelopment of a site;
- F. Filling, dredging, grading, clearing, excavating, paving, or other non-agricultural alterations of the ground surface;
- G. Storage of materials or deposit of solid or liquid waste;
- H. Any other activity that might alter the magnitude, frequency, deviation, direction, or velocity of stormwater flows from a property.

Drainage Plan. A plan, including engineering drawings and supporting calculations, which describes the existing stormwater drainage system and environmental features, as well as the drainage system and environmental features which are proposed after development of a property.

Dry Basin. A detention basin designed to drain completely after temporary storage of stormwater flows and to normally be dry over the majority of its bottom area.

Erosion. The general process whereby earth is removed by flowing water or wave action.

Fee in Lieu. A cash contribution paid by a developer in lieu of providing facilities required of development under this Ordinance.

Excess Stormwater Runoff. The volume and rate of flow of stormwater discharged from an urbanized drainage area which is or will be in excess of that volume and rate which pertained before urbanization.

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 Wonder Lake Fire Protection District or Woodstock Fire Protection District.

Flood Fringe. That portion of the floodplain outside of the regulatory floodway.

Floodplain. That land adjacent to a body of water with ground surface elevations at or below the base flood or the 100-year frequency flood elevation. The floodplain is also known as the Special Flood Hazard Area (SFHA).

Floodway. The channel and that portion of the floodplain adjacent to a stream or water course which is needed to store and convey the anticipated existing and future 100-year frequency flood discharge with no more than a 0.1 foot increase in stage due to any loss of flood conveyance or storage and no more than a 10 percent increase in velocities.

Health Department. The McHenry County Department of Health.

Highway Department. The McHenry County Highway Department.

Homeowners Association. An association of property owners, whether residential or nonresidential, formed to address the ownership and maintenance of facilities owned in common or jointly by persons who own lots in the subdivision.

Hydrograph. A graph showing for a given location on a stream or conduit, the flow-rate with respect to time.

IDOT. The Illinois Department of Transportation.

Infiltration. The passage or movement of water into the soil surfaces.

Major Drainage System. That portion of a drainage system needed to store and convey flows beyond the capacity of the minor drainage system.

Minor Drainage System. That portion of a drainage system designed for the convenience of the public. It consists of street gutters, storm sewers, small open channels, and swales. A man-made system is usually designed to handle the 10-year runoff event.

Mitigation. Mitigation includes those measures necessary to minimize the negative effects which stormwater drainage and development activities might have on the public health, safety and welfare. Examples of mitigation include compensatory storage, soil erosion and sedimentation control, and channel restoration.

Natural. Conditions resulting from physical, chemical and biological processes without intervention by man.

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.

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."

100-Year Event. A rainfall, runoff, or flood event having a one percent chance of occurring in any given year.

Open Space. Open space is an area lacking in any man-made structures and surfaces, other than those used for public park and recreational uses.

Owner. The owner of a piece of property (or the beneficiary if title is held in a trust) and his designated representative such as developers, engineers, surveyors and other agents.

Peak Flow. The maximum rate of flow of water at a given point in a channel or conduit.

Plan Commission. The Plan Commission of the Village of Wonder Lake.

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 Wonder Lake 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.

Positive Drainage. Provision for overland paths for all areas of a property including depressional areas that may also be drained by storm sewer.

President. The duly elected or appointed President of the Village of Wonder Lake.

Property. A parcel of real estate.

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]).

Regulatory Floodway. The channel, including on-stream lakes, and that portion of the floodplain adjacent to a stream or watercourse as designated by the U. S. Department of Housing and Urban Development (HUD) which is needed to store and convey the existing and anticipated future 100-year frequency flood discharge with no more than a 0.1 foot increase in stage due to the loss of flood conveyance or storage, and no more than a 10 percent increase in velocities. The regulatory floodways for selected water bodies, for areas in the Village and within its planning jurisdiction, are designated on the Flood Boundary and Floodway Maps prepared by HUD, panel 170976 0001C, dated August 15, 1983, and panels 170732 0070, 0090, 0095, 185, 210 and 225 dated September 30, 1981. To locate the regulatory floodway boundary on any site, topographic elevations should be used where they are recited, otherwise, the regulatory floodway boundary should be scaled off the regulatory floodway map and located on a site plan, using reference marks common to both maps. Where interpretation is needed to determine the exact location of the regulatory floodway boundary, the Illinois Department of Natural Resources, Office of Water Resources should be contacted for the interpretation.

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.

Retention Basin. A facility designed to completely retain a specified amount of stormwater runoff without release except by means of evaporation, infiltration, emergency bypass or pumping.

Road Commissioner. The McHenry County Highway Commissioner.

Sedimentation. The process that deposits soils, debris, and other materials either on other ground surfaces or in bodies of water or stormwater drainage systems.

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 practice 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 Committee. A committee consisting of the Village President, representatives appointed by the Village President, the Chairperson of the Zoning Board of Appeals, the Chairperson of the Plan Commission, the Village Attorney, and the Village Engineer.

Standard Specifications. The *Standard Specifications for Road and Bridge Construction* adopted July 1, 1994 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.

Storm Sewer. A closed conduit for conveying collected stormwater.

Stormwater Drainage System. All means, natural or man-made, used for conducting stormwater to, through or from a drainage area to the point of final outlet from a property. The stormwater drainage system includes, but is not limited to, any of the following: conduits and appurtenance features, canals, channels, ditches, streams, culverts, streets, storm sewers, detention basins, swales and pumping stations.

Stormwater Runoff. The waters derived from melting snow or rain falling within a tributary drainage basin which are in excess of the infiltration capacity of the soils of that basin, which flow over the surface of the ground, or are collected in channels or conduits.

Street. The term "street" and "road" are used interchangeably and mean the same. Street classifications are set out in *Section 603*.

Street Frontage. Street frontage is the side of a lot abutting a public or dedicated street right-of-way to which it proposes to have direct ingress and egress.

Street Numbering Resolution. A resolution to officially name all public streets in Wonder Lake and to adopt the county-wide system of square block numbers to more easily and definitively establish rural resident locations, adopted by the Village of Wonder Lake.

Subdivision. A subdivision is the division of land into two or more parts any of which is less than 5 acres 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 division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;

- B. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
- C. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- D. The conveyance of parcels of land or interests therein for use as a right-of-way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- E. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- F. 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;
- G. Conveyances made to correct descriptions in prior conveyances; and
- H. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

Suitable Soil. Undisturbed soil materials as determined by an 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.

Preliminary 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 Preliminary Plat will also indicate soil classifications and wetness categories used to determine suitability of various areas for the septic systems (also known as "Tentative Plat").

Time of Concentration. The elapsed time for stormwater to flow from the most hydraulically remote point in a drainage basin to a particular point of interest in that watershed.

Tributary Watershed. All of the land surface area that contributes runoff to a given point.

2-Year Event. A runoff, rainfall, or flood event having a 50 percent chance of occurring in any given year.

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 Wonder Lake, McHenry County, Illinois.

Village Attorney. The current Village Attorney of the Village of Wonder Lake.

Village Engineer. The current Village Engineer of the Village who shall at all times act as an adviser to the Plan Commission.

Wet Basin. A detention basin designed to maintain a permanent pool of water after the temporary storage of stormwater runoff.

Zoning Enforcement Officer. The appointed head of the Building Department of the Village of Wonder Lake.

Zoning Ordinance. The Village of Wonder Lake Zoning Ordinance.

Subdivision Review Procedure

401 General Review Procedure

The following procedure applies to a Subdivision Plat review in the Village. Any plat, other than one for a residential subdivision of four lots or less, or for a Plat of Vacation shall be subject to a three step review procedure by the Staff and Plan Commission as established by this Ordinance. A Plat of Vacation will require a one step review (*Section 406*). A residential subdivision of four lots or less shall be subject to a two step review process wherein the Preliminary Plat review is merged into the Final Plat review. The Plan Commission shall normally meet as needed to consider sketches, plats, drawings and reports. The Clerk shall be responsible for coordinating the process and arranging meeting dates and times.

402 Sketch Plan

402.1 Submittal. Prior to submitting a Preliminary Plat for approval, the developer shall submit to the Village 10 copies of a Sketch Plan and post a retained personnel fee as required by ordinance. The Village Clerk shall not accept a Sketch Plan for review unless the property is appropriately zoned for the intended use and density, or unless a petition to amend the Zoning Ordinance or map has been filed which, if adopted, would have the same effect.

402.2 Calendaring. The Village Clerk shall calendar a meeting of the Staff Review Committee at a time at least 17 days from the date of filing

and notify the members. The Staff Review Committee shall consist of such members as set out in Article 3 of this Ordinance.

402.3 Village Engineer's Report. At least five days prior to the meeting date, the Village Engineer shall file a preliminary report with the Village Clerk who shall distribute copies to the other members of the Committee.

402.4 Meeting. The developer shall meet with the Staff Review Committee and participate in evaluating the proposed Sketch Plan and alternatives to it. Among other things, the Sketch Plan shall consider the future development potential of the surrounding area, especially the extension of streets and utilities, and how this proposal should relate to it.

402.5 Action. The Staff Review Committee's actions shall be informal in nature. The Committee members may discuss potential problems with the development, apparent violations of existing ordinances, and suggest changes to the Sketch Plan, including the desire for alternative designs. The Committee shall not take action other than to determine that the review is complete or that additional information or alternative sketches are needed for its review. Review of the Sketch Plan does not relieve the developer from compliance with any changes in the Village Ordinances or regulations made after review of the Sketch Plan and prior to approval of a Preliminary Plat by the Board of Trustees.

402.6 Endangered and Threatened Plant and Animal Species. In compliance with *520 ILCS 10/1 et seq.*, a reply from the submittal of an Endangered Species Consultation Agency Action Report to the Illinois Department of Conservation (IDOC) is required. An example of the report can be found in *Appendix C*.

- A. In the event a Detailed Action Report is received from the IDOC, a copy of that report shall be submitted with the Sketch Plan.
- B. In the event the IDOC biological opinion concludes there will be an adverse impact, the petitioner shall attempt to avoid, minimize or compensate for the impacts, outlining what alternatives in the IDOC Detailed Action recommendations will be adopted. The required written report to IDOC shall also be submitted to the Village.

402.7 Minutes. In the event that the Staff Review Committee files a report, the Village Clerk will distribute the same to the Village Board and Plan Commission.

403 Preliminary Plat

403.1 Submittal. The developer shall submit 20 copies of a Preliminary Plat to the Village within one year of completion of review of the Sketch Plan by the Staff Review Committee, and post the required retained personnel fee. If septic systems are to be used in the proposed subdivision, the developer shall submit a soils report with each copy of the Preliminary Plat. The Preliminary Plat must be received at least 17 days prior to the Plan Commission meeting at which it is to be heard.

403.2 Calendaring and Notice. The Village Clerk shall calendar a meeting of the Plan Commission and notify the members. The Village Clerk shall distribute a copy of the Preliminary Plat to the President of the Village Board of Trustees, each member of the Plan Commission, the Village Engineer and the Village Attorney. The Clerk shall distribute six of the remaining copies to the Village Board of Trustees upon the matter being submitted to it for review. The developer shall notify the individuals and organizations, set out in *Subsection 404.2* of this Ordinance, not less than 15 days prior to the proposed meeting of the date and time of the meeting. The developer shall provide the Village Clerk and Village Attorney with an affidavit stating that he notified each of the above by U.S. Mail, and stating the address to which the notice was sent.

403.3 Village Engineer's Report. The Village Engineer shall file a staff report with the Village Clerk at least five days prior to the Plan Commission meeting. The Clerk will distribute copies to the other members of the Commission, the developer, Village Attorney, President and Village Board of Trustees.

403.4 Owner's Presence. The owner or his designated representative is required to be present when the Plan Commission reviews the Preliminary Plat.

403.5 Meeting Minutes Distribution. After the Preliminary Plat has been evaluated at a scheduled Plan Commission meeting, minutes from that meeting shall be prepared by the Plan Commission Secretary. A copy of the minutes shall be sent to the owner or his technical representative, Village Engineer, Village Attorney, Plan Commission members, President and Board of Trustees, Village Clerk and other parties requesting copies of the minutes.

403.6 Approval or Disapproval of Preliminary Plat by Plan Commission.

- A. The Plan Commission shall approve or disapprove the application for Preliminary Plat approval within 90 days from the date of the application or the filing by the applicant of the last item of supporting data, whichever date is later, unless such time is extended by mutual consent. If the Preliminary Plat is disapproved, then within said 90 days, the Plan Commission shall furnish to the developer in writing a statement setting forth the reason for the disapproval and specifying with particularity the aspects in which the proposed Plat fails to conform to the ordinances and the official map.
- B. In the event that the Plan Commission approves the Preliminary Plat, the developer may request that the Plat be submitted to the Village Board of Trustees for its acceptance or rejection of the Plan Commission's decision. The Village Clerk shall process the request as complete upon the submission by the developer of (1) 15 copies of a revised Plat addressing conditions placed on approval by the Plan Commission, if appropriate, (2) a letter from each affected School District indicating whether they request the dedication of a school site, or a cash donation in lieu of land, and (3) payment of the subdivision review fee. The Village Clerk shall calendar the meeting to review the Plat at a time at least seven days from the date of submission of a completed application and request. Where the Plat has been substantially revised, the Village Clerk shall increase the above time to 14 days. In the event of a substantial revision, the Village Engineer shall submit his report within five days of the meeting. The Village Board shall accept or reject the Preliminary Plat within 30 days after its next regular stated meeting.
- C. In the event that the Plan Commission denies the Preliminary Plat, the developer may appeal the decision to the Village Board of Trustees. Where the developer fails to accept the conditions of approval of the Plan Commission, the review by the Village Board of Trustees shall be in the nature of an appeal. The notice of appeal shall be effective upon (1) submittal of a letter from each affected School District indicating whether they request the dedication of a school site, or a cash donation in lieu of land, and (2) payment of the subdivision review fee. In the event that the developer rejects any of the conditions of approval set out by the Plan

Commission, he may elect to revise the submitted drawings to adopt those conditions which are not being appealed. The Village Board shall approve or disapprove the Preliminary Plat within 30 days after its next regularly scheduled meeting. In the event of a conditional approval, the Board should require the developer to resubmit the Plat showing the changes required.

- D. Approval of the Preliminary Plat shall expire one year from the date of acceptance or approval by the Village Board of Trustees. Where approval has expired, the entire process must begin anew.

404 Final Plat

404.1 Submittal. The Final Plat shall be submitted to the Village Clerk within one year after action by the Village Board of Trustees in affirming the decision of the Plan Commission or approving the Preliminary Plat. Where the Preliminary Plat shows the development to be phased, then the Final Plat for each phase shall be submitted within one year of approval of the Final Plat for the previous phase. The developer shall submit to the Village Clerk 20 copies of the Final Plat and 3 copies of the Engineering Drawings and reports prepared in accordance with *Appendix A* and post the required retained personnel fee.

404.2 Calendaring and Notice. The Village Clerk shall identify the regular meeting of the Village Board of Trustees at which the matter can be reviewed, and confer with the Chairperson of the Plan Commission to identify when the Plan Commission can review the matter. The meetings should be arranged so as to allow a reasonable time for the developer to make changes to the drawings and for their distribution following resubmittal. The Clerk shall distribute copies of the above to the members of the Village Board of Trustees, the members of the Plan Commission, the Village Attorney and the Village Engineer. Final Plats and required Engineering Drawings and Reports must be received at least 21 days prior to the Plan Commission meeting at which they are to be considered.

In the event the developer should elect to modify his Plat or Drawings following the Plan Commission review, the developer shall notify the Village Clerk in writing of his intent and resubmit any new or revised Drawings and Reports within 14 days of said notice. The Village Clerk shall establish a new date for review by the Village Board and notify the developer. Final Plats and required Engineering Drawings must be received at least 17 days prior to the Village Board of Trustees meeting at which they are to be considered. In the event the developer elects to

modify his drawings, the developer shall submit to the Village Clerk 15 copies of the modified Final Plat and 3 copies of the Engineering Drawings and Reports.

The developer will notify the following individuals and organizations of the date, time and place of the meeting when the Final Plat will be considered. He shall furthermore provide the Village Clerk and Village Attorney with an affidavit stating that each of the following individuals and organizations was notified by U.S. Mail and indicating the address to which each notice was sent:

- A. Village Attorney;
- B. Village Engineer;
- C. Fire Protection District;
- D. Homeowners Association (any which have indicated an interest in the review of the subdivision);
- E. Plan Commission Members;
- F. School District(s);
- G. Township Road Commissioner (if annexation is being considered);
- H. Township Supervisor (if annexation is being considered);
- I. Utility Company Representatives;
 - 1. Cable Television,
 - 2. Electric,
 - 3. Gas,
 - 4. Telephone,
 - 5. Sewer and Water Utility(s);
- J. U. S. Postmaster for the Village of Wonder Lake;
- K. Illinois Department of Conservation, Endangered Species Notification;
- L. Illinois Department of Transportation (if a driveway and/or access permit is needed to enter any State road); and
- M. McHenry County Highway Department (if a driveway and/or access permit is needed to enter any County road).

404.3 Review of Final Plat. The owner or his designated representative is required to be present when the Plan Commission reviews the Final Plat.

404.4 Meeting Minutes Distribution. After the Final Plat has been evaluated at a scheduled Plan Commission meeting, minutes from that meeting shall be prepared by the Plan Commission Secretary. A copy of the minutes shall be sent to the owner or his technical representative, Village Engineer, Village Attorney, Plan Commission members, President

and Board of Trustees, Clerk and other parties requesting copies of the minutes.

404.5 Approval or Disapproval of the Final Plat.

- A. The Final Plat shall be consistent with the Preliminary Plat and meet all applicable Village requirements.
- B. The Plan Commission shall recommend to the Village Board of Trustees that the Final Plat be approved or disapproved. Such a recommendation shall be made within a time period that will allow the Village Board of Trustees to hear the application at a regular meeting occurring within 60 days from the date of the completed application. The parties may extend the period of review by mutual consent.
- C. The Village Board of Trustees shall hear the application for Final Plat approval within 60 days from the date of the filing of a completed application, unless such time is extended by mutual consent, and approve or disapprove the same. If the proposed Plat is approved, the Village Clerk shall attach a certified copy of the order or resolution of approval to a copy of the Plat. If the proposed Plat is disapproved, the order or resolution shall state the reasons for the disapproval.

In the event that the developer should elect to make a substantial change to a Preliminary or Final Plat while these Plats are under review of the Plan Commission or the Village Board, the modification shall be filed at least ten days prior to the meeting. If such time does not exist, the developer shall request that the meeting be continued or rescheduled.

405 Review by Board of Trustees and Recording

405.1 Signature on Final Plat. After a Final Plat has been approved by the Board of Trustees, it shall be in the custody of the Clerk, who shall obtain the signature of the President and attest to that signature on the Plat.

405.2 Recording of Final Plat. When all signatures required on the Plat have been obtained, the Land Surveyor shall obtain the Final Plat from the Clerk and present it to the Recorder for recording.

405.3 Distribution of Copies of the Recorded Final Plat. After the developer has recorded the Final Plat, he shall distribute one copy of the same to the Building Inspector and the Village Engineer. The Building Inspector may refuse to issue a building permit for any lot in a subdivision until he has received a copy of said Plat.

405.4 Identification of Flood Hazard Area. A Final Plat may not be presented for recording without indicating whether any part is located within a flood hazard area as identified by the Federal Emergency Management Agency (see *Certificate, Section 903.5*).

405.5 Six Month Validity of Final Plat. A Final Plat which has not been recorded within six months after its approval by the Board of Trustees shall have no validity and shall not thereafter be recorded.

406 Plats of Vacation

406.1 Submission of Plats of Vacation.

- A. A developer wishing to vacate all or part of an existing Plat shall submit 12 copies of the Plat to the Clerk, who shall deliver one copy directly to the Village Attorney and the Village Engineer, and post the required retained personnel fee.
- B. A Plat must be received at least 15 calendar days prior to the Plan Commission meeting at which it is to be considered.

406.2 Plat of Vacation Distribution. The Clerk shall distribute a copy of the Plat of Vacation and meeting agenda to each member of the Plan Commission. The following individuals and organizations shall also be notified by the developer of the meeting date and time at which the Plat of Vacation will be considered. The developer shall provide the Clerk and the Village Attorney with an affidavit stating that each of the following individuals has been notified by U.S. Mail and indicating the address to which each notice was sent:

- A. Village Attorney;
- B. Village Engineer;
- C. Fire Protection District;
- D. Homeowners Associations (any which have indicated an interest in the review of the vacation);
- E. School District(s);
- F. Township Road Commissioner (if annexation is being considered);
- G. Township Supervisor (if annexation is being considered); and

H. Utility company representatives:

1. Cable television;
2. Electric;
3. Gas;
4. Telephone and
5. Sewer and water utility(s).

406.3 Owner's Presence. The owner or his designated representative is required to be present when the Plan Commission reviews and evaluates the Plat of Vacation.

406.4 Meeting Minutes Distribution. After the Plat of Vacation has been evaluated at a scheduled Plan Commission meeting, minutes from that meeting shall be prepared by the Plan Commission Secretary. A copy of the minutes shall be sent to the owner or his technical representative, Village Engineer, Village Attorney, Plan Commission members, President and Board of Trustees, Village Clerk and other parties requesting copies of the minutes.

406.5 Approval of the Plat of Vacation by Plan Commission. Approval of the Plat of Vacation by the Plan Commission is required prior to submission of the Plat to the Board of Trustees.

406.6 Approval of Plat of Vacation Expiration. Approval of a Plat of Vacation by the Plan Commission shall expire one year from the date of approval. When such approval has expired, the Plan Commission must again review and approve the Plat of Vacation before submission of the Plat to the Board of Trustees.

406.7 Written Approval of Easements. It shall be the developer's responsibility to contact the utility companies and the CATV company to obtain their written approval of any vacation of utility easements.

406.8 Approval of Plat of Vacation by Plan Commission.

- A. Approval of the Plat of Vacation by the Plan Commission is required prior to submission of the Plat to the Board of Trustees.
- B. It shall be the developer's responsibility to request the Clerk to submit the Plat, as approved by the Plan Commission, to the Board of Trustees. However, if a Plat has been conditionally approved by the Plan Commission, all conditions of approval must be met before the Plat of Vacation may be submitted to the Board of Trustees.

- C. The owner or his designated representative is required to be present when the Plan Commission reviews the Plat of Vacation.
- D. The Plat of Vacation must be approved by the Plan Commission before it can be submitted to the Board of Trustees for consideration.

406.9 Review by the Board of Trustees and Recording.

- A. Approval of the Plat of Vacation by the Plan Commission is required prior to consideration of the Plat by the Board of Trustees.
- B. Following its approval by the Plan Commission, a Plat of Vacation may be scheduled for approval by the Board of Trustees in accordance with its adopted agenda procedures.
- C. After a Plat of Vacation has been approved by the Board of Trustees, it shall be in the custody of the Clerk, who shall obtain the signature of the Village President and attest to that signature on the Plat.
- D. When all signatures required on the Plat have been obtained, the Land Surveyor shall obtain the Plat of Vacation from the Clerk and present it to the Recorder for recording.
- E. After a Plat of Vacation has been recorded and photographed, the developer shall obtain the number of copies specified by the Building Inspector and deliver them to him.
- F. A Plat of Vacation which has not been recorded within six months after its approval by the Board of Trustees shall have no validity, and shall not thereafter be recorded.

***General Platting
Requirements and
Procedures for
Resubdivision, Dedication
and Vacation***

501 General Provisions

501.1 Benchmark, Monuments and Triangulation Stations. All federal, state, county and other official benchmarks, 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 benchmark, monument or triangulation station, the authority having jurisdiction shall be notified and given sufficient time to take appropriate action.

501.2 Resurvey. All dimensions, linear, curvilinear and angular necessary to properly resurvey shall be shown, with linear dimensions in feet and decimals of a foot.

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

502 Design Considerations

502.1 Lot Arrangement. The lot arrangement shall be such that there will be no foreseeable difficulties in securing building permits to build on any lot, except those marked "undevelopable" or "not proposed for development," in compliance with the Zoning Ordinance and the McHenry County Health Department regulations, if applicable.

502.2 Lot Dimensions. Lot dimensions, areas and building setback lines within the Village shall conform to the requirements of the Zoning Ordinance. Lot dimensions outside the Village, but within the 1.5 mile planning jurisdiction, shall, consistent with State law, meet the requirements of the E1 District. Additional width or length shall be provided for lots abutting a collector or arterial, a flood hazard area, wetlands, stream or other similar feature.

502.3 Side Lot Lines. Side lot lines shall be approximately at right angles to the street.

502.4 Flood Hazard Area. 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 street 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.

502.5 Critical Soils. 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.

502.6 Natural Features. In subdividing any land for residential purposes within the Village, and within the 1.5 mile planning jurisdiction, due regard shall be shown for all natural features, such as tree growth, water courses, historic sites and conditions, which, if preserved, will add attractiveness and value to the proposed development.

502.7 Reverse Frontage. Whenever a development proposes to lay out one or more lots that are adjacent to a collector or arterial street, those lots shall, whenever possible, have frontage on a local or minor street. In the event that such reverse frontage is not possible, the developer shall undertake other measures to reduce the number of entrances and exits onto the collector or arterial street, including but not limited to requiring shared driveways and limiting direct access to the street.

503 Blocks

503.1 General. Blocks must fit easily into the overall plan of the subdivision, and its design must show evidence and consideration of typography, natural constraints, adjacent uses and development, the transportation system, parks and recreation, and community facilities.

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

- A. Needs for convenient access and circulation of emergency vehicles and the general public with due regard to the safety of vehicular and pedestrian traffic;
- B. Limitations and capabilities of topography, soils, drainage and other natural features; and
- C. The density of the proposed development.

The following distances between intersecting streets are generally recommended:

| Average Lot Size in Development | Distance Between Intersection Streets |
|---------------------------------|---------------------------------------|
| 5 acre | 2,500 |
| 3 acre | 2,000 |
| 2 acre | 1,250 |
| 1 acre | 1,250 |
| less than 1 acre | 1,000 |

504 .Reserved

505 Easements

505.1 Easements. The following easements shall be required where applicable.

- A. **Utility Easements.** Easements shall be provided for utility services including but not limited to sanitary sewer, storm sewer, water, gas, telephone and electric.
- B. **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.
- C. **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.
- D. **Storm Water Retention and Detention Easements.** All permanent drainage retention and detention features for subdivisions shall be protected by drainage and/or maintenance easements.
- E. **Street Construction and Maintenance Easements.** Street construction and maintenance easements shall be provided adjacent to dedicated streets whenever additional width is necessary to meet the maximum earth slope requirements contained in the *Schedule of Minimum Design Requirements for Subdivision Streets* in Village of Wonder Lake (*Section 608*). Street construction and maintenance easements shall be separate and distinct from utility easements and the two shall not be combined. See *Section 903* for certification required on Final Plat to permit crossing of other easements.
- F. **Greenway and Pedestrian Path Easement.** Where a development includes or proposes to include a greenway and/or pedestrian path easement, the developer shall, if the property is not dedicated to the Village, or a public or quasi-public entity which accepts the same, provide an easement to allow the Village and/or County to maintain the space in the event that it is not properly maintained and to charge the benefited properties in a manner consistent with *Section 603A* of this Ordinance.

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

- A. 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.
- B. Drainage easements must be separate and distinct from utility easements and the two shall not be combined.
- C. A septic limitation line shall be shown in conjunction with each drainage and stormwater retention or detention easement demarcation line.

505.3 Maintenance of Easements.

- A. 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.
- B. Pedestrian way easements shall be maintained to permit their continued use.
- C. Provisions shall be made through a homeowners association, deed restrictions, covenants or other acceptable means to maintain all easements in accordance with *Sections 505.3A and 505.3B*.

506 Procedure for Resubdivision

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

507 Plat Corrections and Addenda

All Plat corrections and addenda shall be reviewed by the Village Engineer before being presented for recording.

508 Plan Consistency

508.1 Comprehensive Plan. The official map is the Future Land Use Map in the *Village of Wonder Lake Comprehensive Plan*. The policies in that *Plan* are a clarification, refinement and explanation of that map. Developments shall be consistent with the maps and policies in that *Plan*. Without limiting the above, streets and greenways shall be aligned, located and designed consistent with the *Future Land Use Map* in that *Plan*. Areas classified as Public/Semi-Public on the aforementioned map should be set aside for school and park sites provided the "set aside" would not constitute a taking of land in violation of the 5th Amendment to the United States Constitution. Areas classified as "Natural Resources" should similarly be left or improved in open space and non-structural uses.

508.2 Zoning Ordinance. Every development shall meet all applicable standards of the Village of Wonder Lake Zoning Ordinance. Such standards are incorporated in this Ordinance by reference and shall have the same effect as if fully set out herein.

508.3 Building Permit. No building permit shall be issued by any governing official, Village or County, for the construction of any building, structure or improvement to the land of any lot created after this Ordinance becomes effective unless that lot was created consistent with this Ordinance, or the lot existed prior to the effective date of this Ordinance.

508.4 Occupancy Permit. No occupancy permit shall be granted by any governing official, Village or County, for the use of any structure within the subdivision approved for platting or replatting until required utility facilities have been installed and made ready to service the lots, and that roadways providing access to the subject lots have been constructed or guarantees to provide the same have been made.

508.5 Other Ordinances. The following standards from other ordinances in the Village are hereby incorporated into this Ordinance as if fully set out herein: *Village of Wonder Lake Ordinance No. 51, Ordinance Providing for the Control of Soil Erosion and Sediment from Areas Undergoing Development*, as amended, and *Village of Wonder Lake Ordinance No. 072, Ordinance Regulating Development in Special Flood Hazard Areas*, as amended.

***Requirements for Design
and Construction of
Streets and Related
Facilities***

601 General Requirements

The owner shall grade, drain, surface and otherwise improve the roadway of all streets shown on his Plat so as to provide reasonable access for vehicular traffic to each developable or buildable lot of the subdivision in accordance with the requirements of this Article.

602 Standard Specifications and Design Requirements

Wherever reference is made to *Standard Specifications*, it shall mean the *Standard Specifications for Road and Bridge Construction*, adopted July 1, 1994 by the Illinois Department of Transportation (IDOT), as amended.

Whenever reference is made to the *IDOT Local Roads Manual*, it shall mean *Federal Aid Procedures for Local Highway Improvement* (latest edition).

Wherever reference is made to *Design Requirements*, it shall mean the *Schedule of Minimum Design Requirements for Subdivision Streets in the Village of Wonder Lake* (Section 608 of this Article).

603 Classification of Streets

The developer shall classify each street shown on the Plat of Subdivision as to its functional use as follows.

603.1 Arterial Street. An arterial street is a major street that serves to circulate traffic into, out of, or around the Village, and which carries, or is intended to carry high volumes of traffic. It shall be presumed that an arterial street carries between 4,000 and 24,000 trips per day.

603.2 Collector Street. A collector street is a street that serves to carry traffic from local and minor streets to other collectors or arterial streets. It may provide limited access to some abutting properties. It shall be presumed that a collector street carries between 1,000 and 3,999 trips per day.

603.3 Local Street. A local street is a street whose primary function is to provide access to abutting properties. It shall be presumed that a local street carries between 100 and 999 trips per day.

603.4 Minor Street. A minor street is a street whose sole function is to provide access to abutting properties. It shall be presumed that a minor street carries less than 100 trips per day.

603.5 Business Access and Industrial Access Streets. Streets providing access to commercial or industrial property shall be classified as "Business Access Streets" or "Industrial Access Streets," respectively.

604 Specifications for Subdivision Street Construction

The following specifications shall govern subdivision street construction in the Village of Wonder Lake and its 1.5 mile planning jurisdiction.

604.1 Excavation and Grading. Streets within the subdivision shall be excavated true to line and grade in accordance with applicable articles of *Section 202 of the Standard Specifications*. Whenever unsuitable material is encountered in the subgrade, it shall be removed and replaced with pitrun gravel or other acceptable granular material. The Village Engineer shall inspect and approve the subgrade prior to construction of the aggregate surface course. This shall be accomplished by use of a "proof roll" or other methods required by the Village Engineer.

604.2 Base Courses. Base courses shall be constructed of a type, width and compacted thickness shown on the *Design Requirements* and in accordance with the following:

- A. **Bituminous Base Course** shall be constructed in accordance with *Section 355* of the *Standard Specifications*.
- B. **Aggregate Base Course Type B** shall be constructed in accordance with *Section 311* of the *Standard Specifications*, and the material used shall meet the requirements of *Subsection 704.04* of the *Standard Specifications* gradation CA-6 Crushed Gravel.

604.3 Bituminous Surface Courses. Bituminous surfaces shall be constructed of a type, width and compacted thickness shown on the *Design Requirements* and in accordance with the following:

- A. **Bituminous Surface Plant Mix Class B** shall be constructed in accordance with *Section 405* of the *Standard Specifications*.
- B. **Bituminous Concrete Binder and Surface Courses Class I** shall be constructed in accordance with *Section 406* of the *Standard Specifications*.

604.4 Bituminous Surface. Bituminous surface on an aggregate base shall not be constructed until the aggregate base has been completed and in place on the street for one winter season. This requirement may be waived by the Village Engineer, and the bituminous binder course may be constructed under the following conditions:

- A. The aggregate base is sufficiently compacted as demonstrated by use of a "proof roll" or other methods required by the Village Engineer.
- B. The developer agrees to repair, to the satisfaction of the Village Engineer, any areas of the binder course which show evidence of distress or failure prior to construction of the surface course.

In any case, immediately prior to placing the binder and surface courses, the aggregate base course shall be prepared in accordance with *Section 358* of the *Standard Specifications*. The Village Engineer shall inspect and approve the base course prior to placement of the binder and surface courses. This may be accomplished by "proof rolling" or other methods required by the Village Engineer.

Where "Swale Sections" are utilized, the bituminous surface course shall be edged with tapered aggregate shoulders, 4 feet in width, and constructed in accordance with applicable articles of *Section 481* of the *Standard Specification*.

604.5 Concrete Pavement. Concrete pavement shall be constructed to a width and thickness shown on the *Design Requirements* and in accordance with applicable articles of *Section 420* of the *Standard Specifications*.

604.6 Curb and Gutter. The developer shall, where practical, provide curbing along the radius of the curve and along the length of any acceleration or deceleration lane at the entrance to his subdivision. The Village may require the developer to provide curb and gutter elsewhere in the development as desirable to protect the public health, safety or welfare or otherwise further the goals of this Ordinance. The developer may provide curb and gutter elsewhere in his subdivision.

In the event that the Village requires or the developer elects to provide curb and gutter, the Schedule of Minimum Design Requirements is modified by deleting the pavement width, roadway ditches and maximum earth slope requirements and replacing it with the following standards:

- ♦ Combination concrete curb and gutter shall be the State of Illinois Standard Type M-6.12 or B-6.12, and shall be constructed in accordance with *Section 606* of the *Standard Specifications*;
- ♦ Pavement widths for streets shall be as set out in *Design Requirements*. Widths are measured from back of curb to back of curb.

604.7 Sidewalks and Pedestrian Trails. Concrete sidewalks 5 feet wide shall be installed as per IDOT specifications on both sides of any arterial or as otherwise required by the Village to provide an opportunity to form networks leading to schools, churches, parks, residential subdivisions, commercial areas, etc. The developer shall provide one or more pedestrian trails, constructed to the standards set out for trails in greenways in *Section 601A.3*, which will directly serve 70 percent of the lots in the subdivision.

604.8 Drainage. Streets with a "swale section" will generally have an "open" drainage system consisting of roadside ditches and culverts; while streets with a "curb and gutter section" will generally have a "closed" drainage system consisting of storm sewer and curb inlets. All ditches, culverts and storm sewers shall be sized and inlet spacing determined on the basis of calculations required in Article 7 of this Ordinance or as

hereinafter specified. All drainage structures shall be in place before surfacing material is installed.

- A. **Open Drainage System.** Cross-road culverts shall have a minimum diameter of 18 inches or equivalent, with metal end sections, and shall run from ditch line to ditch line. Driveway culverts shall have a minimum diameter of 15 inches or equivalent, with metal end sections, and be of such length so as to adequately span the driveway. Culverts shall meet the requirements of *Appendix F* of this Ordinance and shall be installed in accordance with *Section 542* of the *Standard Specifications*.
- B. **Closed Drainage System.** Storm sewers shall have a minimum diameter of 12 inches, shall meet the requirements of *Appendix F* of this Ordinance and shall be installed in accordance with *Section 550* of the *Standard Specifications*. Inlets, manholes and catch basins shall be constructed in accordance with *Section 602* of the *Standard Specifications*. These drainage structures shall be of such diameter so as to adequately accommodate the number and configuration of pipes entering and leaving the structure. Frames and grates shall meet the requirements of *Appendix F* of this Ordinance.

604.9 Topsoil and Seeding. Prior to acceptance of any street, topsoil shall be placed on all unpaved areas within the right-of-way, in accordance with *Article 211.04* of the *Standard Specifications*. Prior to acceptance of any street, any disturbed area within the right-of-way shall be smoothed by dragging, and planted with a seed mixture appropriate to the time of year in accordance with the recommendations of the USDA, Soil Conservation Service.

604.10 Signs. The developer shall furnish and erect all necessary signs, including street signs, as designated by the Village Engineer and Police Department. All signs shall be of a type approved by the Village Engineer and Police Department. The developer will submit a signage plan to be included with the final engineering plans which fully addresses the above.

604.11 Landscaping.

- A. **Street Trees.** Along each side of any newly created street, the developer shall either plant or retain sufficient trees so that between the paved portion of the street and a line running parallel to and 25 feet from the paved portion of the street, there is for every 40 feet of street frontage at least one Type A tree or two Type B trees. If due to the presence of special

topographical features, the location of driveways, or compliance with other standards in this Ordinance, the developer cannot reasonably plant a tree or trees within the distance set out above, he may comply with the intent of the above standard by adding the deficient plantings to street trees required elsewhere on the same street.

The developer shall select trees that are appropriate for the location. Trees set out in *Appendix E* and entitled *Recommended Street Trees* are presumed to be appropriate; while those entitled *Not Recommended Street Trees* are presumed inappropriate. In selecting trees that are not on the list, the developer shall consider (1) the general suitability for the climate and soil conditions of this area, especially its hardiness and growth rate, (2) the ease of maintenance and resistance to pests and diseases, (3) the tolerance of urban conditions, particularly road salt and air pollution, (4) the suitability of its branching and foliage, especially the potential for low branching that might interfere with use of the streets by motor vehicles, and (5) the availability from local nurseries. Type B trees should be planted under overhead electric lines.

Type A and single trunk Type B trees shall have a minimum caliper at a height of 1 foot above the ground of at least 2.5 inches and 1.5 inches respectively. Multiclumped Type B trees shall have a minimum height of 8 feet. Except where the Village consents, the developer shall not plant trees within the street right-of-way. Nor shall he plant trees within any utility or municipal easement which prohibits planting, nor within areas needed for site distance.

Existing trees shall be protected and maintained, and new trees shall be planted and maintained in a manner consistent with standard horticultural and construction practices related to protecting trees in this area. Some guidelines are set out in *Appendix E*. Trees in the right-of way that die or are severely damaged prior to the street being accepted for dedication by the Village or other governmental entity shall be replaced by the developer. Trees that are placed outside the right-of-way that die or are severely damaged shall be replaced by the property owner.

- B. **Tree Type.** A Type A tree is a large deciduous tree; one that should have, when fully mature, a height of at least 45 feet. A Type B tree is a small deciduous tree; one that should have, when fully mature, a height of at least 20 feet.
- C. **Retention of Existing Trees.** The developer shall retain to the maximum extent practical existing trees whose width is 18 inches and greater and significant clusters of trees with widths of 4 inches and greater.
- D. **Tree Survey.** For the purpose of complying with the above requirements, the developer shall submit with his Preliminary Plat a tree survey showing trees that meet the above requirements. Where the number of trees that would meet the above requirement is so extensive as to impose an unfair burden on the developer, the developer may indicate the wooded areas by showing the approximate perimeter of the trunks constituting such an area and listing the types and sizes of trees within that perimeter. In any event the developer will clearly note any trees that meet the standards set out in (C) above and that lie within 25 feet of any right-of-way or within any utility easement.

604.12 Street Lighting. Every development shall provide street lighting in accordance with a plan designed by the utility company, or using the below guidelines promulgated by the Illuminating Engineering Society of North America, as set out in the *IES Lighting Handbook -- Application Handbook* (New York, NY: IES, 1987).

| Street Hierarchy | Commercial | | Mixed Uses | | Residential | |
|------------------------------|------------|-----|------------|----|-------------|----|
| | Lux | FC | Lux | FC | Lux | FC |
| Arterial Streets | 12 | 1 | 9 | 1 | 6 | 1 |
| Collector Streets | 8 | 1 | 6 | 1 | 4 | 0 |
| Local Streets | 6 | 0.6 | 5 | 1 | 3 | 3 |
| Minor Streets | 6 | 0.6 | 5 | 1 | 3 | 3 |
| Business & Industrial Access | 8 | 1 | 6 | 1 | 4 | 0 |

FC means foot-candles

Notwithstanding the above, every street intersection shall have at least one streetlight placed in such a manner as to adequately light the intersection. Furthermore, whenever blocks exceed 600 feet in length, an additional streetlight shall be provided.

Unless otherwise approved by the Village, all street lighting shall be installed and maintained by ComEd using standard ComEd fixtures and poles. Where there is a choice of poles, fixtures and size of luminaire, the Village shall make the final selection. All costs associated with the installation of the ComEd street lighting equipment shall be paid by the developer.

All streetlights shall be on at dusk and off at dawn. Streetlights shall be controlled by a photo cell mounted on top of the luminaire. The height and shielding of lighting standards shall provide proper lighting without hazard to drivers or nuisance to residents, and the design of lighting standards shall be of a type appropriate to the municipality. Streetlight standards shall be installed at least 10 feet from the edge of pavement for a swale section, or 30 inches behind the back of curb for a curb and gutter section.

Lighting for safety shall be provided along walkways, between buildings and in parking areas that have or could be expected to have significant night traffic. Spotlights, if used, shall be placed on standards pointing toward the building and positioned so as not to interfere with the use of adjacent properties.

605 Reserved

606 Reserved

607 Reserved

608 Schedule of Minimum Design Requirements for Subdivision Streets

The following minimum design requirements shall apply to subdivision streets in the Village.

Explanatory Notes:

¹All numbers are minimum unless stated differently.

²Developer may elect to build minor street to local street standard.

³The right-of-way for Wondermere Road and Thompson Road shall be 80 feet.

⁴BBC - Bituminous Base Course.

⁵Minimum pavement requirements are based on a subsoil Illinois Bearing Ratio (IBR) value of 3.0. The Village Engineer may reduce the requirements where soil tests show higher subsoil IBR values.

⁶Provided shoulder width is increased to 8 feet on the side with parking.

**Schedule of Minimum Design Requirements for Subdivision Streets¹
Curb and Gutter Sections**

| Access | Arterial | Collector | Local | Minor² | Business & Industrial Access |
|--|-----------------|---|---|---|---|
| Right-of-way ³ | Not allowed | 70' | 60' | 60' | 70' |
| Horizontal Alignment (Centerline Radius) | Not allowed | 467' | 250' | 250' | 467' |
| Vertical Alignment (Maximum/Minimum) | Not allowed | 8%/ .5% | 8%/ .5% | 8%/ .5% | 6%/ .5% |
| Pavement Width (Edge to Edge) | Not allowed | 39' | 35' | 27' | 39' |
| Pavement Structure ⁵ | Not allowed | 8" BBC ⁴ base, 3" Class I surface, or 8" PC concrete with wire fabric, or 17" aggregate base, Type B (100% crushed), 3" Class I surface (1-1/2" binder and 1-1/2" surface) | 7" BBC base, 2" Class B surface, or 6" PC concrete, or 12" aggregate base, Type B (100% crushed), 2-1/2" Class I surface (1-1/2" binder and 1" surface) | 6" BBC base, 2" Class B surface, or 6" PC concrete, or 10" aggregate base, Type B (100% crushed), 2-1/2" Class I surface (1-1/2" binder and 1" surface) | 9" BBC base, 3" Class I surface (1-1/2" binder and 1-1/2" surface) (if industrial area, 8" PC concrete with wire fabric, 4" granular subbase) |
| Curb & Gutter | Not allowed | M-6.12; B-6.12 | M-6.12; B-6.12 | M-6.12; B-6.12 | M-6.12; B-6.12 |
| Sidewalk | Not allowed | Paths required to directly serve 70% of lots | Paths required to directly serve 70% of lots | Paths required to directly serve 70% of lots | Paths required to directly serve 70% of lots |
| Landscape Area (Both Sides) | Not allowed | As necessary to meet <i>Subsection 604.11</i> standards | As necessary to meet <i>Subsection 604.11</i> standards | As necessary to meet <i>Subsection 604.11</i> standards | As necessary to meet <i>Subsection 604.11</i> standards |
| Cul-de-sacs | Not allowed | Not allowed | Not allowed | 140' diameter right-of-way, 100' pavement width | Not allowed |
| Parking | Not allowed | Not allowed | One side 8' | Not allowed | Not allowed |

See "Explanatory Notes" at beginning of *Section 608*.

**Schedule of Minimum Design Requirements for Subdivision Streets¹
Swale Sections**

| Access | Arterial | Collector | Local | Minor² | Business & Industrial Access |
|--|--|--|---|---|---|
| Right-of-way ³ | 100' | 90' | 70' | 70' | 90' |
| Horizontal Alignment (Centerline Radius) | 467' | 467' | 250' | 250' | 467' |
| Vertical Alignment (Maximum/Minimum) | 6%/ .5% | 8%/ .5% | 8%/ .5% | 8%/ .5% | 6%/ .5% |
| Pavement Width (Face to Face) | 36' | 36' | 24' | 24' | 33' |
| Pavement Structure ⁵ (Base course to be 2' wider than pavement width) | 9" BBC ⁴ base, 3" Class I surface (1-1/2" binder and 1-1/2" surface) (if industrial area, 8" PC concrete with wire fabric, 4" granular subbase) | 8" BBC base, 3" Class I surface (1-1/2" binder and 1-1/2" surface), or 8" PC concrete with wire fabric, or 17" aggregate base, Type B (100% crushed), 3" Class I surface | 7" BBC base, 2" Class B surface, or 6" PC concrete, or 12" aggregate base, Type B (100% crushed), 2-1/2" Class I surface (1-1/2" binder and 1" surface) | 6" BBC base, 2" Class B surface, or 6" PC concrete, or 10" aggregate base, Type B (100% crushed), 2-1/2" Class I surface (1-1/2" binder and 1" surface) | 9" BBC base, 3" Class I surface (1-1/2" binder and 1-1/2" surface) (if industrial area, 8" PC concrete with wire fabric, 4" granular subbase) |
| Sidewalk | Both sides 5' wide | Paths as required | Paths as required | Paths as required | Paths as required |
| Landscape Area (Both Sides) | As necessary to meet Section 606.10 standards | As necessary to meet Section 606.10 standards | As necessary to meet Section 606.10 standards | As necessary to meet Section 606.10 standards | As necessary to meet Section 606.10 standards |
| Cul-de-sacs | Not allowed | Not allowed | Not allowed | 140' dia. right-of-way 100' pavement width | Not allowed |
| Shoulder Width (Both Sides) | 6' each | 6' each | 4' each | 2' each | 6' each |
| Roadway Ditches (Both Sides) | 2' depth | 2' depth | 2' depth | 2' depth | 2' depth |
| Maximum Earth Slopes (Front, Back) | 3:1, 4:1 | 3:1, 3:1 | 3:1, 3:1 | 3:1, 3:1 | 3:1, 3:1 |
| Parking | Not allowed | Not allowed | One side ⁶ | Not allowed | Not allowed |

See "Explanatory Notes" at beginning of Section 608.

609 Special Standards

609.1 Topography and Layout. Streets shall be approximately related to the topography. Local and minor streets shall be curved, whenever possible, to avoid conformity of lot appearance. Grades of streets shall conform, to extent practical, to original contours.

609.2 Street Frontage. Any lot created after the effective date of this Ordinance shall have a minimum street frontage on a publicly dedicated street or private street built to public street standards as set out below.

| District | Minimum Frontage (Ft) |
|------------|-----------------------|
| E1, E2, E3 | 90 |
| All Others | 75 |

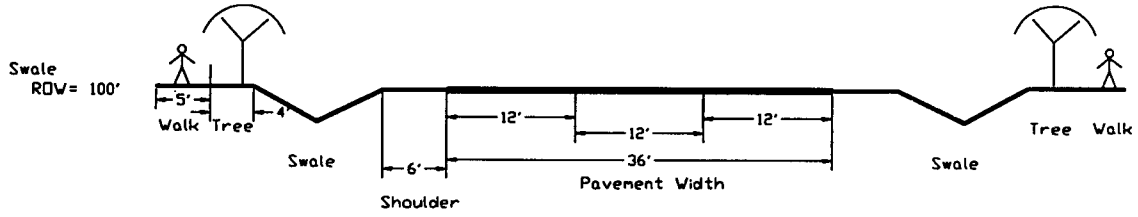
The minimum street frontage may be reduced along the outside curve of streets and along cul-de-sacs with the following radius by the following percentage:

| Radius of Curve Along Right-of-way | Percent Reduction |
|------------------------------------|-------------------|
| Over 4,000 feet | 0 |
| 2,199 to 4,000 feet | 10 |
| 1,101 to 2,000 feet | 15 |
| 826 to 1,100 feet | 20 |
| 651 to 825 feet | 25 |
| 526 to 650 feet | 30 |
| 431 to 525 feet | 35 |
| 361 to 430 feet | 40 |
| 301 to 360 feet | 45 |
| Under 300 feet | 50 |
| Cul-de-sacs | 50 |

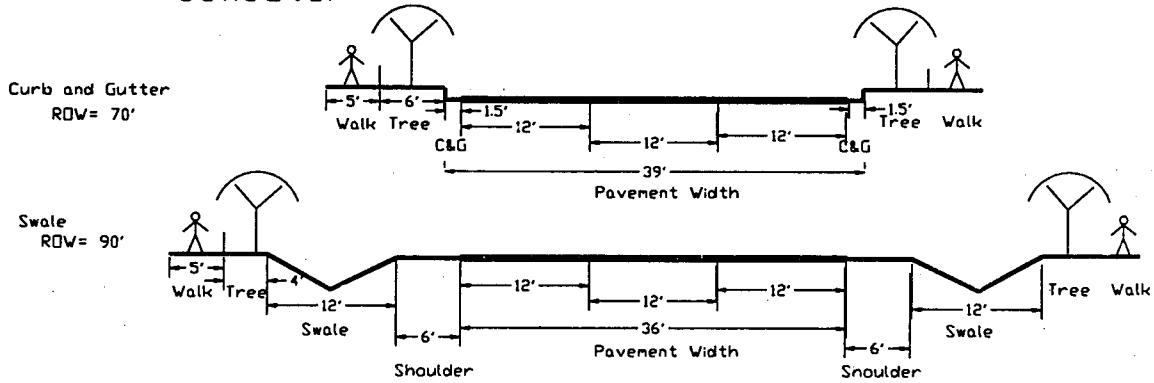
609.3 Street Jogs. No new street will intersect a collector or arterial street at a distance closer than 660 feet from the next parallel intersecting street. No new street will intersect a local or minor street at a distance closer than 440 feet from the next parallel intersecting street.

Street Cross-sections

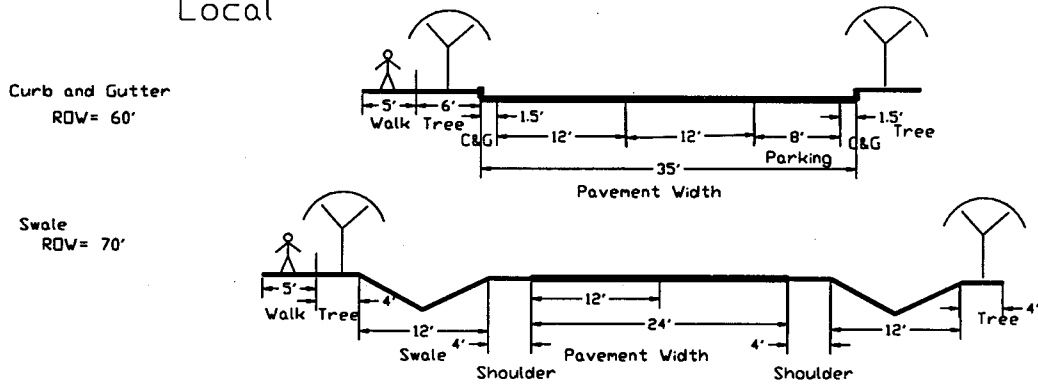
Arterial



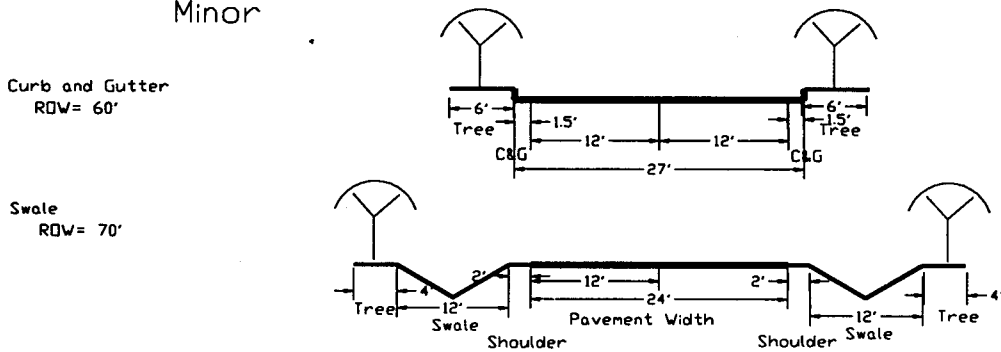
Collector



Local



Minor



609.4 Private Streets. Private streets shall meet and be designed to public street standards as set out in this Article. Unless a street is identified as "Private" on the Plat, it shall be presumed to be public. Streets required to be built to collector or arterial standards, or which should be continued to serve undeveloped property shall be public streets.

609.5 Access to Adjacent Property. Every development shall provide access to the adjacent development (in the nature of stub-outs to those developments) where the access is necessary or desirable to provide an adequate system of streets in the general area of which the development is a part. Without restricting the above principle, access shall be required for adjacent properties whenever the boundary of any side of a tract of land proposed for development exceeds 1,500 feet in length. However, access shall not be required on a side of a tract where physical barriers would prevent a street from practically being continued, as where the boundary of the tract is a creek which could be crossed only with a bridge, or a steep slope which could not be graded to an acceptable slope for the street intended. For purposes of applying this standard, sides of the tract shall be combined to constructively create a four-sided figure.

609.6 Continuing Streets. To the extent practical and consistent with other standards in this Article, existing streets shall be continued into the development tract.

609.7 Half Streets. Half streets are prohibited.

609.8 Medians. The developer may elect to build streets, or portions thereof, with a landscaped median. Any median shall be at least 12 feet in width. Cross-sections shall be widened as necessary.

609.9 Reverse Curves. Reverse curves will be separated by a straight roadway section consistent with standards set out in *IDOT Local Road Manual*.

609.10 Sight Distances. Sight distances shall be consistent with *IDOT Local Road Manual*.

609.11 Cul-de-sacs. Since cul-de-sacs are difficult and expensive to maintain, their use should be minimized. The maximum length for a cul-de-sac shall be 450 feet as measured from the centerline of the intersection at the origin to the center of the cul-de-sac circle.

609.12 Return Radii at Intersections and Corner Lots. 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.

609.13 Alleys. Alleys are not required. Lots cannot front on an alley. Where alleys are provided, they shall not be less than 20 feet wide and shall conform to construction standards for parking lots as set out in the Zoning Ordinance.

609.14 Street Names. All streets shall be named, and in the case of branching streets, the line of departure from one street to another shall be shown. Each street shall have a unique name which will not duplicate any other in the same or adjoining township. The use of continuing streets with the same name differentiated only by compass direction or different name shall not be permitted. A loop street shall have only one street name for the entire loop.

610 Electric, Telephone and Other

610.1 New Development. All electric, telephone, television and other communication lines, both main and service connections servicing new developments, shall be provided by underground wiring within easements or dedicated public rights-of-way, installed in accordance with the prevailing standards and practices of the utility or other companies providing such services. Conduits and/or cables shall be placed within the easements or dedicated public ways in a manner which will not conflict with other underground services. All transformer boxes shall be located so as not to be unsightly or hazardous to the public.

610.2 Existing Streets and Service. Lots that abut existing easements or public rights-of-way, where overhead electric or telephone distribution supply lines and service connections have previously been installed, may be supplied with electric and telephone service from those overhead lines, but the service connections from the utilities' overhead lines shall be installed underground. In the case of existing overhead utilities, should a street widening, or an extension of service, or other such condition occur as a result of the subdivision and necessitate the replacement or relocation of such utilities, such replacement or relocation shall be underground.

610.3 Pole Placement. Whenever overhead lines are permitted, consistent with or as an exception to the above standards, the placement and alignment of poles shall be designed to lessen the visual impact of overhead lines. Alignments and pole locations shall be carefully routed to avoid locations along horizons; clearing swaths through wooded areas shall be avoided by selective cutting and a staggered alignment; trees shall

be planted in open areas and at key locations to minimize the view of the poles and the alignments; and alignments shall follow rear lot lines and other alignments.

610.4 Coordination of Utility and CATV Companies. It is recommended that the developer keep all utility and CATV companies apprised of progress on the subdivision, and coordinate his construction activities with those of the utility and CATV companies.

610.5 Restoration of Ditches and Turf. If underground utility installation cannot be completed prior to final grading and seeding, it shall be the responsibility of the developer to restore the ditches and turf following installation of underground utilities.

610.6 Replacement of Aggregate Surface Course. Utility companies shall not dig trenches across any streets after placement of the aggregate surface course unless complete restoration, meeting the approval of the Village Engineer, is provided.

610.7 Permits for Utility Services. Permits must be obtained from the governing body for the installation of communication, electric power, gas and other utility services, before any installation is started, and the Village is to be informed in writing of above. Installation of all utilities must fully comply with all utility ordinances of the Village.

***Requirements for
Greenways, Landscape
Berms and Other Common
Open Space***

601A Character of the Open Space

601A.1 Greenways. The developer shall design and construct along any "Greenway or Pedestrian Path," shown on aforementioned *Plan*, a greenway and pedestrian trail with the following specifications.

601A.2 Widths. The greenway shall have an average width of at least 40 feet and a minimum width of at least 25 feet which, except for the trail and areas set aside for parks, shall be retained or planted as a wooded or densely vegetated natural area in trees or shrubs.

601A.3 Pedestrian Trail. The pedestrian trail shall follow the general direction of the stream or drainage area incorporated by the greenway. The trail shall be located in a place that optimizes privacy and security. It shall lie within a 10 foot cleared area which shall wind through the greenway in such a manner as to avoid to the maximum practical extent removing large trees. The trail shall be a minimum of 6 feet in width, and shall be constructed by stripping out the topsoil to a depth of 8 inches and replacing it with 4 inches of stone and 4 inches of crushed limestone. In areas where the trail's slope exceeds 5 percent or it is likely to be washed out, the developer shall construct 6 inches of course granular and 2 inches of asphalt. Cross slopes shall be less than 2 percent. Appropriate ditching

and drainage shall be provided to handle drainage ditches crossed by the trail.

601A.4 Landscape Berms. The developer shall design and construct any landscape berms along collectors and arterials to the following specifications. Berms shall be a minimum of 10 feet in width. Berms shall be constructed of materials that will compact and develop stability. No sod, frozen material or other material, which by decay or otherwise might cause settlement, shall be placed or allowed to remain in the berm. When embankments are constructed of crushed material, stones, or rocks and earth, such materials shall be well distributed, and sufficient earth, or other fine material, shall be incorporated with them to fill the interstices and provide solid embankment. No rocks or stones more than 4 inches in diameter shall be permitted within a vertical distance of 12 inches from the surface of the finished earth grade. Berms shall be contoured in an undulating manner with valleys of not less than 2 feet and peaks of not greater than 8 feet in height. Slopes shall not exceed 1 foot in height for each 4 feet in width. At least 50 percent of the berm area shall be landscaped in grass via sodding or hydroseeding. Grassed areas shall be continuous with a minimum width of 4 feet. Up to 50 percent may be placed in shrub and tree pockets. Pockets should be "kidney-bean" shaped or other irregular but flowing shape on rolling sides of the berms. Trees and shrubs shall be planted in clusters in the pockets.

Acceptable plantings include street trees that meet the standards set out in *Subsection 604.11* and shrubs and plants which are hardy to the area.

602A Ownership of Open Space

In the event that the open space is provided and is not dedicated to the Village, the developer shall, with the Village's approval, dedicate the land to another public jurisdiction or agency willing to accept the ownership, a quasi-public organization willing to accept the same, or a homeowners association with an agreement approved by the Village, or by individual lot owners with an access and use easement given to the public. Lands set aside for open space shall contain appropriate covenants and deed restrictions approved by the Village Attorney ensuring that (1) the open space area will not be further subdivided in the future, (2) the use of the open space will continue in perpetuity for the purpose specified, (3) appropriate provisions will be made for the maintenance of the open space,

and (4) common undeveloped open space shall not be turned into a commercial enterprise admitting the general public for a fee.¹

603A Maintenance of the Open Space

Property shall be properly maintained for the purpose for which it was created. Where the open space is held by a homeowners association, the association documents shall provide that in the event that the open space is not properly maintained, the Village may after due notice undertake the maintenance and charge any costs to the association, and that any unpaid costs shall become a lien on the individual properties that form the association. Where the open space is held by property owners directly with a public access easement, the easement shall provide that in the event that the open space is not properly maintained by the property owner, that the Village may after due notice undertake the maintenance and charge any costs to the property owner, and that any unpaid costs shall become a lien on the properties benefited.

¹ Where land is proposed to be placed in a special service area pursuant to *Ill. Rev. Stat. 1991, Ch. 120, par. 1300*, the land should be dedicated to the Village and a petition initiated by the Village when the Final Plat is approved.

Water and Wastewater Systems

601B Water Supply

601B.1 General. Any new development and any lot created pursuant to this Ordinance shall be served with a properly approved and functioning water supply system. Water supply may be provided by connection to an acceptable community water source, through dedication of a public water source or through private wells. If the Village should provide public water service, any new development or any lot created pursuant to this Ordinance within the Village and its 1.5 mile planning jurisdiction shall be required to connect to it.

Whenever a development proposes to comply with this Ordinance by service from a community water source, the system shall be designed to public specifications as set out in this Article. Whenever a development is not required to connect to the Village water system, and does not propose to connect to the same or provide service through a community water system, the developer shall provide service from individual wells in accordance with McHenry County Department of Health regulations and *Sections 601B.2 through 601B.4* do not apply.

Any proposals for new public community water supplies or extensions to existing public water systems, or use of wells, and other water sources, shall be approved by the appropriate governmental entities.

601B.2 Capacity. The water supply system shall be adequate to handle the necessary flow based on complete development. The demand rates for all uses shall be considered in computing the total system demand. Where fire protection is provided, the system shall be capable of providing the required fire demand plus the required domestic demand.

The average daily residential and nonresidential demand shall be computed in accordance with the type of residential housing unit or nonresidential use and size data shown in the following tables.

Residential

| Housing Type and Size | Number of Residents | Water Demand (gpd) |
|---|---------------------|--------------------|
| <i>Single family detached</i> | | |
| 2 bedrooms | 1.98 | 198 |
| 3 bedrooms | 2.80 | 280 |
| 4 or more bedrooms | 3.63 | 363 |
| <i>Single family attached and multifamily dwellings</i> | | |
| 1 bedroom | 1.75 | 175 |
| 2 bedrooms | 1.82 | 182 |
| 3 or more bedrooms | 3.02 | 302 |

Nonresidential

| Type Use | Unit of Measurement | Range (gpd) | Typical (gpd) |
|---------------------|---------------------|-------------|---------------|
| Office | Employee | 8-16 | 14 |
| Motel | Person | 22-37 | 30 |
| Retail, general | Employee | 8-12 | 10 |
| | Toilet room | 420-620 | 520 |
| Shopping center | Employee | 8-12 | 10 |
| Bar | Employee | 10-15 | 12 |
| Laundromat | Machine | 450-650 | 540 |
| Service station | Employee | 9-16 | 12 |
| Industrial | Employee | 8-16 | 13 |
| School, Elementary | Student | 10-20 | 15 |
| School, High School | Student | 15-32 | 20 |
| Nursing Home | Resident | 50-110 | 85 |
| Hospital | Bed | 120-235 | 160 |

Fire protection shall be furnished for any development connected to a community or municipal water supply system. At a minimum, the water supply shall be designed to furnish water in a quantity sufficient to provide each dwelling unit with 400 gallons of water in a 12 hour period.

The water system shall be designed to carry peak-hour flows and be capable of delivering the peak hourly demands indicated in the table below.

| Dwelling Units Served | Peak Hourly Rate |
|-----------------------|------------------|
| 1-5 | 8.00 |
| 6-10 | 5.00 |
| 11-50 | 3.00 |
| 51-100 | 2.00 |
| 101-250 | 1.30 |
| More than 250 | 1.00 |

Single family residential developments may use the following method for calculating fire flow:

| Distance Between Buildings | Minimum Fire Flow |
|----------------------------|-------------------|
| Over 100 feet | 500 gpm |
| 31-100 feet | 750 - 1,000 gpm |
| 11-30 feet | 1,000 - 1,500 gpm |
| 10 feet or less | 1,500 gpm |

601B.3 System Design.

- A. **General.** System design and placement shall comply with the construction specifications set forth in the *Standard Specifications for Water and Sewer Main Construction in Illinois, May 1986, as amended, by ISPE, CECI, Illinois Municipal League and AGE of Illinois, referred to in this Article as the Standard Specifications for Water and Sewer Main Construction.*
- B. **Specific.**
 - The water distribution system shall be designed to provide water meeting or exceeding the following minimum flows in the following districts while maintaining at least 20 pounds per square inch of residual pressure.

| Area | Water Flow |
|-------------------|------------|
| Residential areas | 500 gpm |
| Commercial areas | 1,000 gpm |
| Industrial areas | 1,000 gpm |

- No water main shall be installed with less than 8 inches in diameter.
- Water mains shall whenever practical be located between the sidewalk and the curb on the north or west side of the street with the top of pipe at least 6 feet from the finished grade.
- Right-hand closing valves shall be provided in such locations, not more than 1,000 feet apart, to allow the system to be shut down.
- Valve vaults, of a type specified in the *Standard Specifications for Water and Sewer Main Construction*, shall be provided for all valves except fire hydrant auxiliary valves.
- The word "Water" shall be permanently imprinted on the face of the valve box and valve vault covers.
- Notwithstanding anything to the contrary, the size, type and installation of any water-main materials shall meet the specifications set out in the Village of Wonder Lake Water Main and Sanitary Sewer Materials List in *Appendix G*.

601B.4 Fire Hydrants. Hydrants shall be spaced to provide necessary fire flow. Hydrants shall be placed not more than 300 feet apart. Hydrants shall be located at the ends of lines, and valves of full line size shall be provided after hydrant tees at the end of all dead end lines that may be extended in the future.

Notwithstanding anything to the contrary, the size, type and installation of any hydrant shall meet the specifications set out in the Village of Wonder Lake Water Main and Sanitary Sewer Materials List in *Appendix G*.

602B Sanitary Sewers

602B.1 General. Any new development and any lot created pursuant to this Ordinance shall be served with a properly approved and functioning wastewater disposal system. Wastewater disposal may be provided by connection to a community sanitary sewer system, through dedication of a public sanitary sewer system or connection to the same if one exists, or

through individual subsurface disposal systems. If the Village should provide public sanitary sewer service, any development or any lot created pursuant to this Ordinance within the Village or its 1.5 mile planning jurisdiction shall be required to connect to it.

Whenever a development is not required to connect to the Village sanitary sewer system, but proposes to comply with this Ordinance by service from a community sewer source, the system shall be designed to public standards consistent with this Article.

Whenever a development is not required to connect to the Village sewer system, and does not propose to connect to the same or provide service through a community sewer system, the developer shall provide individual subsurface disposal system in accordance with McHenry County Department of Health regulations, and *Section 602B.2* does not apply.

All proposals for new public sanitary sewer systems, or extensions to existing public sewer systems, or the use of community sanitary sewer system or individual subsurface disposal systems, shall be approved by the appropriate government entities.

602B.2 Sanitary Design and Placement.

- A. **General.** The sanitary sewer system shall be adequate to handle the necessary flow based on complete development.
 - Average and peak residential sewer flow shall be calculated by multiplying the water demand as shown in the table in *Section 601B.2* by 0.75 and 3.67 respectively.
 - Average and peak nonresidential sewer flow shall be calculated on a base-by-case basis. System design and placement shall comply with the specification set forth in the *Standard Specifications for Water and Sewer Main Construction*.
 - The sewers shall be designed in such a way as to insure a minimum velocity of flow of 2 feet per second and a maximum velocity of flow of 8 feet per second.
 - Sanitary sewers shall whenever practical be located in the center of the street right-of-way.
- B. **Sewer Pipe Materials.** Notwithstanding anything to the contrary, sanitary sewer pipe materials shall meet the standards set out in the *Village of Wonder Lake Water Main and Sanitary Sewer Materials List*.

- C. **Manholes.** Manholes shall be provided at all changes in direction or pipe size and be not than 400 feet apart. Manholes shall be Type A as specified in the *Standard Specifications for Road and Bridge Construction*. Drop manholes shall be required where invert elevations differ by more than 2 feet. The manhole cover shall have the word "Sanitary" permanently imprinted on the face of the cover.
- D. **Lift Stations.** Whenever a development proposes to use a lift station to serve part or all of the lots in the development, the lift station shall be designed to the satisfaction of the Village and offered to it for dedication. The Village may refuse to accept the dedication where it finds that the development will probably be served without the use of the lift station at some time during the planning period. Any lift station shall be housed in a building which is compatible in design with the nearby uses and which is large enough to accommodate any required equipment. Every lift station shall include an emergency backup power supply using diesel or natural gas, and an extra pump. Each station shall be connected to the Village in such a manner that the Village is electronically notified if the pumps are not functioning.
- E. **Materials List.** Notwithstanding anything to the contrary, the size, type and installation of any water-main materials shall meet the specifications set out in the Village of Wonder Lake Water Main and Sanitary Sewer Materials List in *Appendix G*.

603B Oversizing Water and Sewer Facilities

The Village may require the developer to size water and sanitary sewer facilities to address future development consistent with the Comprehensive Plan. Where appropriate, the Village may enter into an agreement with the developer to provide reimbursement from future developments for any required increase in size.

Stormwater Control

701 Purpose

The purpose of this Article is to diminish threats to public health, safety and welfare caused by the runoff of excessive stormwater from new development. Among the adverse impacts sought to be avoided are the inundation of damageable properties, the erosion and destabilization of downstream channels, and the pollution of valuable stream and lake resources.

More specifically, these regulations are intended to:

- A. Assure that new development does not increase the drainage or flood hazards to others, or create unstable conditions susceptible to erosion;
- B. Protect new buildings and major improvements to buildings from flood damage due to increased stormwater runoff;
- C. Protect human life and health from the hazards of increased flooding on a watershed basis;
- D. Lessen the burden on the taxpayer for flood control projects, repairs to flood-damaged public facilities and utilities, correction of channel erosion problems, and flood rescue and relief operations caused by increased stormwater runoff quantities from new development;
- E. Protect, conserve, and promote the orderly development of land and water resources;
- F. Preserve the natural hydrologic and hydraulic functions of watercourses and floodplains and to protect water quality and aquatic habitats; and

- G. Preserve the natural characteristics of stream corridors in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits, and enhance community and economic development.

702 Methods

702.1 Design Methodologies. The developer may design major and minor conveyance systems for areas up to 10 acres using the rational method. He may also design the sizing of the minor drainage system for larger sites of less than 100 acres using the same method; otherwise, the developer shall use one of the runoff hydrograph methods set out below. Notwithstanding the above, the developer shall design any detention basin using the runoff hydrograph method.

702.2 Runoff Hydrograph Method. The developer will provide runoff hydrographs using the following assumptions concerning rainfall and antecedent moisture. The developer will use one of the following models to generate all hydrographs: *HEC-1*, *TR-20* or *TR-55*.

702.3 Rainfall. The developer shall base the design rainfall events upon *Table 13* of the *Illinois State Water Survey Bulletin 70, Bulletin 71* from the Midwest Climate Center, or upon a continuous simulation model acceptable to the municipality. The developer shall design the conveyance systems and detention basins using rainfall distributions that correspond to the following critical durations as set out in *Table 37* of that Bulletin, or in accord with the SCS Type II distribution as built into the *TR-55* Model.

| Rainfall Distribution | Critical Duration |
|-----------------------|-------------------|
| 1st Quartile Point | 0-12 hours |
| 3rd Quartile Point | 13-24 hours |
| 4th Quartile Point | 25 or more hours |

702.4 Antecedent Moisture. Computations of runoff hydrographs which do not rely on a continuous accounting of antecedent moisture conditions shall, at a minimum, assume a conservative wet antecedent moisture condition.

703 Detention Basin Design

703.1 Release Rates. The developer shall design the drainage system for the property proposed for development to control the peak rate of discharge from the property for the 2-year, 24-hour and 100-year, 24-hour events to levels which will not cause an increase in flooding or channel instability downstream when considered in aggregate with other developed properties and downstream drainage capacities. The peak discharge from events less than or equal to the 2-year event shall not be greater than 0.04 cfs per acre of property drained. The peak 100-year discharge shall not be greater than 0.15 cfs per acre of property drained. In determining the release rate, the developer shall exclude from his calculations the runoff from any land which, in its predevelopment condition, was collected and contained in an on-site depressional area.

703.2 Detention Storage Requirements. The developer shall base the maximum design storage in a detention basin on the runoff from the 100-year, 24-hour event and reservoir (also called modified puls or level pool) routing. The developer shall compute detention storage using the hydrograph methods as described in this subsection. Longer storm durations as set out below shall be used whenever the developer proposes to construct a retention pond, or a detention pond that flows through field tiles or other severely restricted means of release downstream. (A flow capacity below 0.05 cfs/ac is considered severely restricted.)

- A. **Depressional Areas.** The developer shall analyze all retention ponds for the 2, 3, 5 and 10-day events. He shall provide storage for the event that requires the most storage. He shall determine and label on the drainage plan any place where a retention pond will overflow off-site. Except as provided in (C) below, any overflow shall not exceed the release rates calculated in *Section 703* above. Release into the ground through drywells, underdrain or permeable surface soils may be included in the reservoir routing calculations provided that the subsurface release rate is determined by a registered professional engineer specializing in soils engineering. The developer may, if he elects, provide 200 percent of the storage for the 100-year, 24-hour event, instead of calculating multi-day events as set out above.
- B. **Highwater Level.** The highwater level in any pond subject to this subsection resulting from all runoff, both on-site and off-site, must be calculated and contained within an easement.

- C. **Downstream Depressional Areas.** Within watersheds that drain to downstream depressional areas that do not drain overland or by adequately sized storm sewer (i.e., greater than or equal to 0.15 cfs/acre capacity) to a free flowing water course, the developer shall provide retention storage to prevent increased total volumes from leaving the site during the 100-year 10-day storm.
- D. **Substantial Off-site Flows.** In the event that a retention pond receives a significant amount of runoff from off-site, the overflow may exceed 0.15 cfs/ac provided that:
- Excess flow does not occur until the pond has reached its full design storage capacity; and
 - Overflows do not exceed existing overflow rates.
- E. **Dry Detention Basins Preferred.** Because of the safety hazards inherent in wet ponds, where the developer can accommodate his storm water detention requirements by use of dry versus wet ponds without incurring substantially more costs in development or losing a significant number of lots, the Village will require the use of dry ponds.

703.3 Wet Detention Basin Design. The developer shall design any proposed wet detention basin to remove stormwater pollutants, to be safe, to be aesthetically pleasing and, to extent feasible, to be usable for recreational use.

- A. **Depths.** The wet basin shall have a depth of at least 3 feet, excluding near shore banks and safety ledges. Where the wet basin will provide a fish habitat, at least 25 percent of the bottom area shall have a depth of at least 10 feet.
- B. **Shoreline Slopes.** The wet basin shall have a side slope at the normal pool elevation of less than 5 to 1 (horizontal to vertical).
- C. **Permanent Pool Volume.** The wet basin shall have a permanent pool volume at normal depth equal to or greater than the runoff volume from its watershed for the 2-year event.

703.4 Dry Detention Basin Design. The developer shall design any proposed dry detention basin to remove stormwater pollutants, to be safe, to be aesthetically pleasing and, to extent feasible, to be available for multiple uses, including recreational use.

- A. **Basin Drainage.** The basin shall be designed so that at least 80 percent of its bottom shall not have standing water for longer than 72 hours for any runoff event up to and including the 100-year event.
- B. **Velocity Dissipation.** The basin design will include velocity dissipation measures to minimize erosion at inlets and outlets and to minimize the resuspension of pollutants.
- C. **Minimum Bottom of Pond Slope.** Unless the pond is designed to be a manmade artificial wetland, the slope across the bottom of the pond to the outlet shall be at least 2 percent.

703.5 Basin Outlet Design.

- A. **Inlet and Outlet Orientation.** The developer shall locate detention outlets as far as feasible from detention inlets.
- B. **Minimum Detention Outlet Size.** Where the developer uses a single pipe outlet or orifice plate to control discharge, it shall have a minimum diameter of 4 inches unless a smaller diameter is required to comply with other provisions in this Article. In that event, the developer will use self-cleaning flow restrictors, such as perforated risers.
- C. **Effect of Backwater on Outlet.** In designing an outlet, the developer shall evaluate the effect of backwater on the outlet structure from the downstream drainage system.
- D. **Overflow Structures.** All stormwater detention basins shall be provided with an overflow structure capable of safely passing excess flows at a stage at least 1 foot below the lowest foundation grade in the vicinity of the detention basin. The design flow rate of the overflow structure shall be equivalent to the 100-year inflow rate.

703.6 Detention in Floodplains. The developer shall locate any detention basins, to the maximum extent feasible, outside the floodplain. Where, consistent with the above standard, the Village determines that the detention basin may be located in the floodplain, the developer shall meet the following additional requirements.

- A. **Detention in Flood Fringe Areas.** If any part of a detention facility is located within the flood fringe area, the developer shall provide compensatory storage for 1.5 times the volume below the base flood elevation occupied by the detention basin, including any berms. The release from the detention storage provided shall still be controlled consistent with this Article. The developer shall demonstrate its operation for all streamflow and floodplain backwater conditions. Excavations

for compensatory storage along watercourses shall be opposite or adjacent to the area occupied by detention. All floodplain storage lost below the 10-year flood elevation shall be replaced below the 10-year flood elevation. All floodplain storage lost above the existing 10-year flood elevation shall be replaced above the proposed 10-year flood elevation. All compensatory storage excavations shall be constructed to drain freely and openly to the watercourse.

B. **On-Stream Detention.** On-stream detention basins in the floodplain are allowable only where the developer lacks any feasible alternative, and where the facility would provide significant regional public benefits. The developer shall demonstrate that an on-stream detention:

- Shall not prevent the migration of indigenous fish species which require access to upstream areas as part of their life cycle;
- Shall not cause or contribute to the degradation of water quality or stream aquatic habitat;
- Shall include a design calling for gradual bank slopes, appropriate bank stabilization measures, and a pre-sedimentation basin;
- Shall not involve any stream channelization or the filling of wetlands;
- Shall require the implementation of an effective non-point source management program throughout the upstream watershed;
- Shall not occur downstream of a wastewater discharge; and
- Shall comply with *92 Illinois Administrative Code Parts 700, 704 and 708* and the *Village of Wonder Lake Floodplain Ordinance*.

703.7 Detention in Parking Lots. The maximum stormwater ponding depth in any parking area shall not exceed 6 inches and shall not cover the pavement for more than 4 hours.

704 Conveyance System Design

704.1 Drainage System Design and Evaluation. The developer should use the criteria in this Section to evaluate and design the drainage system. The underlying objective of the system is to provide capacity to pass the 10-year peak flow in the minor drainage system and an overload flow path for flows in excess of design capacity.

- A. **Positive Drainage.** The conveyance system shall include, where practical, an overland flow path that will pass the 100-year flow at a stage at least 1 foot below the lowest ground adjacent to any structure in the vicinity of the flow path. In the event that the developer designs the overland flow path to accept flows in excess of the minor drainage system capacity, he shall provide drainage easements to accommodate the flow. Street ponding flow depths shall not exceed curb heights by more than 1 inch.
- B. **Storm Sewer Design.** Storm sewers shall be designed by calculating an hydraulic grade line that accounts for hydraulic losses at structures. The flow velocity shall be between 2 fps and 8 fps under design flow.
- C. **Minimum Slopes.** The following design elements shall be constructed with the following minimum slopes: grass surface, 2 percent; ditch invert, 1 percent; parking lots and other paved surfaces, 1 percent.
- D. **Minimum Sizes.** The pipes and culverts in the conveyance system shall be designed consistent with this Section, however, in no event shall any of the following pipes or culverts be designed with a width that is less than the following: storm sewer, 12 inches; driveway culvert, 15 inches; and roadway culvert, 18 inches.
- E. **Materials.** Any pipe or culvert in the conveyance system shall be constructed of IDOT approved materials.

704.2 Streets. Whenever streets are used as part of the drainage system, ponding depths shall not exceed curb heights by more than 1 inch and shall not remain flooded for more than 8 hours for any event less than or equal to the 100-year event.

704.3 Culvert Street and Driveway Crossings. Sizing of culvert crossing shall consider entrance and exit losses as well as tailwater conditions on the culvert. The developer will size culverts under streets classified as collectors or arterials to pass without overflow the 50-year peak flow. He will size culverts for minor or local streets to pass the 25-year peak flow. Business and industrial access streets are classified under this subsection as collector streets.

704.4 Separate from Sanitary. The storm drainage system shall be separate from the sanitary system.

705 Drainage into Wetlands and Lake

705.1 Drainage into Wetlands. The developer shall protect the wetlands and Wonder Lake from any damaging modifications in runoff quality and quantity associated with the development.

705.2 Detention in Wetlands. The developer shall not use an existing wetland for stormwater detention unless the existing wetland is low in quality and the proposed modification would maintain or improve its ability to perform beneficial functions. The developer shall maintain the predevelopment volume of detention in depressional storage in the wetlands. The volume of existing storage in the wetlands must therefore be added to any storage required for development.

705.3 Sediment Control. The developer shall protect the wetlands and Wonder Lake during construction by appropriate soil and erosion control measures.

705.4 Alteration of Drainage Patterns. Site drainage shall not be altered to substantially decrease or increase the existing area tributary to the wetlands.

705.5 Detention/Sedimentation. All runoff from the development shall be routed through a preliminary detention/sedimentation basin designed to capture the 2-year, 24-hour event and hold it for at least 24 hours before being discharged to the wetlands and Wonder Lake. This basin shall be constructed before property grading begins.

705.6 Vegetated Buffer Strip. The developer shall establish a vegetated buffer strip of at least 25 feet in width around the periphery of the wetland or Wonder Lake. That strip shall remain undisturbed, except to the extent that it is necessary to construct streets, utilities, recreation and stormwater management facilities. Areas which are disturbed or which lack mature vegetation shall be planted or replanted with native plant species.

705.7 Best Management Practices. Every development which drains directly, or indirectly into Wonder Lake shall reduce the amount of pollutants exported from the site, particularly phosphorous and nitrogen, and entering the lake by 50 percent. For purposes of calculating the pollutant load and removal rates, the developer shall utilize rates from *Controlling Urban Run-off*, Thomas R. Schueler, 1987, or other technical study acceptable to the Village.

706 Safety

706.1 Safety Considerations. The developer shall incorporate into his design for the drainage system such features as necessary to protect the safety of children and adults that may come in contact with it. Such features should include at least the following:

- A. **Side Slopes and Safety Ledge.** Side slopes of any detention basin shall not exceed a slope of 4 to 1, horizontal to vertical. Wet detention basins shall have a level safety ledge at least 4 feet in width between 2 to 3 feet below the normal water depth.
- B. **Velocity.** Velocity throughout the surface drainage system shall not exceed safe levels. If the product of the velocity in feet per second and the depth in feet exceeds 4, the flow is presumed unsafe.

707 Maintenance

707.1 Maintenance Considerations. The developer shall design the stormwater drainage system to minimize and facilitate maintenance. The design will include an access way suitable for use by heavy equipment, and turfed sideslopes suitable for use by lawn mowing equipment. The design of wet basins shall include a statement concerning the method intended for sediment removal and such features as necessary to allow for the removal, including but not limited to alternate outflows to allow the complete drainage of the pool.

707.2 Maintenance Responsibility. The developer shall execute a maintenance agreement acceptable to the Village which will guarantee that future owners of the property on which the facility resides will maintain the facility in perpetuity, which will provide for the Village to enter the premises and undertake maintenance and repairs in the event the facility is not properly maintained by the owners, and which will provide the Village with a right of entry for purpose of inspection and maintenance. The agreement shall provide that the Village's right to undertake maintenance and repair shall be subject to the Village providing the property owner(s) with written notice of the problem and nature of the correction required and the passage of a 30 day period in which the property owner has not corrected the problem. The agreement will provide that if the Village complies with the notice provision, the costs of repair and maintenance shall constitute a lien on the property. The agreement shall include a schedule for maintenance.

708 Upstream Situations

708.1 Upstream Flows. The developer shall consider in his design stormwater runoff from areas tributary to the property. Whenever practicable, the developer should reroute flows from upstream areas, that are not intended to be detained in any detention facility he may provide, around that facility.

708.2 Upstream Areas Not Meeting Ordinance Requirements. In the event that upstream areas tributary to the developer's property do not meet the storage and release rates allowed under this Article, the developer shall fully explore regionalized detention for the above areas. Such an exploration will include the computation of the storage volume needed for the proposed development and that needed for a combination of upstream area and the proposed development using the rates and methods set out in *Section 702* above.

If tributary areas are not developed, the Village of Wonder Lake shall assume a land cover consistent with the *Village of Wonder Lake Zoning Ordinance* or the *Comprehensive Plan*, whichever would allow the more intensive land development.

Once the necessary storage is computed, the Village may choose to pay for oversizing the developer's basin to accommodate regional flows. In that event, the developer's responsibility will be limited to the storage for his property only. If the Village determines that the developer should construct a regional storage facility, the developer will implement the design produced consistent with the above standards. If the Village rejects regional storage, the developer shall bypass, to the extent practical, tributary area flows around his detention basin. If the developer must route upstream flows through his basin and the upstream areas exceed 1 square mile in size, the applicant must meet the provisions of *Section 703.6B* for on-stream detention.

708.3 Upstream Areas Meeting Ordinance Requirements. When upstream areas tributary to the development meet the storage and release rate requirements of this Article, the developer shall bypass the upstream flows around his detention basin or if that is not practical, route the flow through the basin. Storage needed for the development shall be computed as set out in *Section 708.2*. However, if the Village decides to route the tributary area flow through the developer's basin, the stormwater releases in the final design shall be based on the combined total of the development plus tributary areas. At no time shall the runoff rate from the development exceed the allowable release rate.

709 Miscellaneous

709.1 Infiltration Practices. Infiltration devices, including basins, trenches and porous pavement, shall be located on soils in hydrologic soils groups A or B as designated by the U. S. Soil Conservation Service. Where the devices are designed to recharge groundwater, they shall not be located within 75 feet of a water supply well or building foundation. The design of any infiltration basin shall incorporate a forebay (i.e., catch basin) for the settling of sediment to remove coarse sediment from stormwater flows. The bottom of the infiltration device shall be at least 4 feet above seasonally high groundwater and bedrock. Where applicable, IEPA requirements for Class 5 injection wells shall also be met.

709.2 Early Completion. Where the development includes storage areas for stormwater detention, the developer shall, unless otherwise approved by the Village, construct such areas in the first stage of his grading. In order to maintain the design capacity of the facilities, the developer shall remove any eroded sediment captured in these facilities.

709.3 Fee in Lieu of Detention. In the event that a single family residential development under 5 acres in size, or other development under 1 acre in size, is unable to reasonably provide detention which would be required under this Article, the Village may allow the developer to pay a reasonable fee in lieu of providing the storage. The Village will not allow a fee in lieu where to do so would expose the Village to damages from a downstream property owner. The Village may also allow the developer to pay a fee of \$5,000 per acre feet in lieu of storage where the property will discharge into the Village's storm sewer system.

In the event that the property drains into an off-site regional detention facility not constructed by the developer, the Village may allow the developer to pay the same fee in lieu of storage.

***Planned Unit
Developments
and Cluster Subdivisions***

801 Purpose

The purpose of this Article is to allow alternatives to the standard subdivision design, to further encourage the protection of environmentally sensitive lands, to allow for the creation of larger park and recreation areas, and to provide a mechanism to reduce infrastructure costs. The planned unit development style of development also provides a mechanism whereby developers may trade infrastructure improvements that benefit the Village for higher density.

802 Cluster Subdivisions

Cluster style development is not considered a use under the Zoning Ordinance. It is merely a means for reducing lot sizes and widths in exchange for greater areas being placed in open space. It is not intended to increase either the gross or net density of the development. The use of cluster does not in and of itself require a special use permit.

802.1 When Allowed. In any single family residential development with 15 or more lots, the developer may create some lots (the percentage as set out below) that are smaller in lot area and/or lot width or frontage than those required by this Ordinance or the Zoning Ordinance, provided qualifying lands are set aside for open space (as set out below).

| Percentage Reduction in Lot Area and Lot Width | Percentage of Predevelopment Tract Placed in Qualifying Open Space |
|--|--|
| Up to 25% of lots, 15% reduction | 10% |
| Up to 50% of lots, 15% reduction | 20% |
| Up to 25% of lots, 25% reduction | 20% |
| Up to 50% of lots, 25% reduction | 30% |

802.2 Qualifying Open Space. In order to qualify as open space under this Section, the proposed open space shall (1) adjoin at least 50 percent of the lots in the development, and (2) no more than 25 percent of the area shall be in floodway, water or wetlands. This open space cannot be used to satisfy park and recreation space requirements. Land set aside in open space must be held by either a homeowners association or other public entity willing to accept the maintenance of the facility.

803 Planned Developments

Through the use of a planned development, the developer may exchange more density, or freedom from selected design criteria for increased benefits to the public sector including, but not limited to, infrastructure improvements, open space, park and recreation space, and architectural control beyond that required by this Ordinance. Planned developments may pose a greater impact on surrounding developments and the development of the Village as a whole, than would be expected from conventional subdivisions. Since the *Comprehensive Plan* is predicated on development consistent with the existing Zoning Ordinance and the Future Land Use Plan, the Village should be careful in negotiating planned developments to recognize that the additional development potential from planned developments may cause the existing infrastructure capacity to be unexpectedly exceeded during the planning period.

Planned developments require a special use permit. The application for a special use permit should include the same level of detail that would be provided in the Preliminary Plat. Where the planned development will be a subdivision, the review process should be timed so that the review by the Zoning Board of Appeals of the special use permit and the Preliminary Plat are coordinated and simultaneous.

*Miscellaneous
Requirements - State Plane
Coordinate System Act, Plat
Certificates, and Tax Search*

901 State Plane Coordinate System Act

All Plats of Subdivision shall be submitted to the Village on a 24" x 36" mylar for recording purposes. It shall also be submitted to the Village Engineer in electronic format on a 3½" or 5¼" diskette which can be read by an IBM compatible computer in DWG (*AutoCAD*) format. All coordinates shall be based upon State Plane Coordinates and shall tie to existing monuments as set by McHenry County and referenced on Control Diagram, dated September 30, 1991 prepared by MSE Surveying. Specific electronic layers are required, and the Village Engineer should be contacted for more information before surveying and Plat preparation takes place.

902 Required Certificates - Preliminary Plats

902.1 Plan Commission Approval. The Preliminary Plat must be approved or disapproved by the Plan Commission. A certificate indicating such approval, to be signed by the Chairperson, shall be placed on the Plat. The following wording is suggested:

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

Preliminary Plat approved (or disapproved) by the Plan Commission of the Village of Wonder Lake this _____ day of (month), 19(year).

(signature)
Chairperson

902.2 Village Engineer's Approval. All Preliminary Plats must be approved by the Village Engineer. A certificate indicating such approval shall be placed on the Preliminary Plat. The following wording is suggested:

VILLAGE ENGINEER'S APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

My signature, as Village Engineer for the Village of Wonder Lake, certifies this Preliminary Plat meets all the requirements of Village Ordinances. Signed this _____ day of (month), 19(year).

(signature)
Village Engineer

902.3 Soil Classifier's Certification. The signature of the Soil Classifier who did the on-site investigation and prepared the soil map shall be affixed to both sheets of the Preliminary Plat. The following wording is suggested:

SOIL CLASSIFIER'S CERTIFICATE

I, _____ (name) _____ hereby certify that the soil mapping represented on Sheet 2 was done by me in accordance with the Village of Wonder Lake Subdivision Ordinance. I further certify that my qualifications to do that work comply with the requirements of Section 502.5 of the *Village of Wonder Lake Subdivision Ordinance*.

_____ (date) _____ (signature) _____

902.4 Board of Trustees' Approval. When a Preliminary Plat has been accepted by the Board of Trustees, the following statement will be placed on the Plat, dated and signed by the President:

APPROVAL OF PRELIMINARY PLAT

This Preliminary Plat was accepted by the Board of Trustees of the Village of Wonder Lake on the _____ day of _____ (month) _____, 19 (year) _____.

By _____
Village President

NOTE: This approved Preliminary Plat must be submitted with the Final Plat on or before the _____ day of _____ (month) _____, 19 (year) _____. Failure to submit Final Plat by, on, or before the above date will void this approval of Preliminary Plat.

903 Required Certificates - Final Plat

903.1 Certificate Indicating Approval by Plan Commission. The Plan Commission must make a recommendation to the Board of Trustees to approve or disapprove the Final Plat. A certificate indicating such recommendation, to be signed by the Chairperson, shall be placed on the Plat. The following wording shall be used:

APPROVAL BY THE PLAN COMMISSION

This plan was recommended for approval (or disapproval) by the Plan Commission of the Village of Wonder Lake this _____ day of _____ (month) _____, 19 (year) _____.

_____ (signature) _____
Chairperson

903.2 Developer Donation to School Districts. In accordance with *Article 10 of the Wonder Lake Subdivision Ordinance*, a developer may be required to make a land donation (or pay a fee in lieu thereof) to the School District in which the proposed subdivision is located. When payment or dedication of land is made to the School District, a document evidencing the donation shall be countersigned by the Regional Superintendent of Schools and recorded with the Recorder. A certificate referencing the signed agreement shall be placed on the Final Plat. The following wording is suggested:

SCHOOL DONATION

In accordance with *Article 10 of the Wonder Lake Subdivision Ordinance*, a land donation (or pay a fee in lieu of land thereof) has been made. A letter (or signed agreement) confirming this donation, signed by the Superintendent of Woodstock Community Unit District 200 and acknowledged by the Regional Superintendent of Schools has been recorded as Document # _____ in the Recorder's Office in McHenry County, Illinois.

County Recorder

903.3 Owner's Certificate and Notary Certificate. A certificate shall be placed on the Final Plat indicating the ownership of the land being subdivided. A notary certificate shall be placed beneath the owner's certificate in witness of the owner's signature. The following general wording of these two certificates is suggested:

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

This is to certify that the undersigned, _____ (list names) _____, is [are] the legal owner[s] of the land described on the Plat hereon drawn and shown hereon as subdivided; that he [they] has [have] caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purpose of having this Plat recorded as provided by law; and to the best of my [our] knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

In witness whereof I [we] have hereto set my [our] hand[s] and seal[s] this ___ day of _____ (month) _____, 19 (year).

_____ (Seal)

_____ (Seal)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that _____ of _____ personally known to me to be the same person or persons whose name or names are subscribed to the foregoing instrument as, _____ respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said company for the uses and purposes therein set forth and said secretary did also then and there acknowledge that he or she as custodian of the corporate seal of said company did affix the said corporate seal of said company to the said instrument as his or her own free voluntary act, and as the free and voluntary act of said company for the uses and purposes set forth.

Given under my hand and notarial seal, this ___ day of ___ month ___, 19 (year).

(Seal) _____
Notary Public

903.4 Surveyor's Certificate. The surveyor who prepared the Final Plat shall place thereon a certificate of substantially the following wording:

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

I, _____, an Illinois Registered Land Surveyor do hereby certify that I have surveyed and subdivided the following described property, and that the Plat hereon drawn is a correct representation thereof, all distances are shown in feet and decimal parts thereof.

(Insert Legal Description)

Containing total area, including R.O.W.'s: (in square feet and acres)

This is also to certify that upon completion of construction, concrete monuments, as shown, and iron pipes at all lot corners and points of change in alignment will be set, as required by the *Plat Act (765 ILCS 205/0.01 et seq.)*. This is also to certify that the property, as described in the annexed Plat, lies within the corporate limits of the Village of Wonder Lake, Illinois, which has adopted a comprehensive plan.

Given under my hand and seal at _____, Illinois this ___ day of
(month), 19 (year).

Illinois Registered Professional Land Surveyor No. _____

903.5 Certificate Regarding Flood Hazard. In accordance with the *Recorder's Act (55 ILCS 5/3-5001 et seq.)* the surveyor shall determine if any part of the proposed subdivision lies within a flood hazard area as identified by the Federal Emergency Management Agency. An appropriate certificate shall be placed on the Plat and signed by the surveyor. The following wording is suggested, depending on which situation exists.²

FLOOD HAZARD CERTIFICATE

I certify that none of the above described property is located in a flood hazard area as identified by the Federal Emergency Management Agency.

_____(signature)_____
Illinois Registered Land Surveyor

OR

I certify that none of the above described property as subdivided is located in a flood hazard area as identified by the Federal Emergency Management Agency except as indicated on FEMA Floodway Map, McHenry County, Illinois, Community Panel Number _____, effective date _____.

Given under my hand and seal at _____, Illinois this ___ day of
(month), 19 (year).

Illinois Registered Professional Land Surveyor No. _____

² Refer to *Section 903.14* for wording of a special certificate which is required if the subdivision borders or includes any public waters.

903.6 McHenry County Health Department Certificate. The *Plat Act*, as amended January 1, 1988, requires the local health department, if one exists, to sign a Plat with respect to sewage disposal systems if any lots will not be served by a public sewer system. The following wording is suggested:

HEALTH DEPARTMENT CERTIFICATE

No public sewer system exists to serve this subdivision. Septic system suitability has been determined for all platted lots in accordance with the pertinent sections of the McHenry County Subdivision Ordinance.

(signature)
Public Health Administrator

903.7 County Clerk's Certificate. The County Clerk shall make a tax search of the land being subdivided (see *Section 903*). A certificate is required on all Final Plats, indicating that any back taxes and the required Tax Search fee have been paid. The following wording is suggested:

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

I, _____, County Clerk in McHenry County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed Plat.

I further certify that I have received all statutory fees in connection with the annexed Plat.

Given under my hand and seal of the County at Woodstock, Illinois, this ____ day of _____ (month) , 19 (year).

(signature)
McHenry County Clerk

903.8 Village Engineer's Certificate. A certificate shall be placed on the Final Plat to indicate the approval of the Village Engineer. The following wording is suggested:

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

My signature, as Village Engineer for the Village of Wonder Lake, certifies that this Plat meets all the requirements of Village Ordinances. Approved this _____ day of _____ (month)_, 19 (year).

903.9 Board of Trustees' Certificate. A certificate shall be provided to indicate approval of the Final Plat by the Board of Trustees. Space for the signature of the Village President and the Clerk shall be provided. The following wording is suggested:

BOARD OF TRUSTEES' APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

This Plat and dedications shown hereon are hereby approved by the Village of Wonder Lake, Illinois, at a meeting held on the ___ day of _____ (month)_, 19 (year).

Village President

Attest: _____
Village Clerk

903.10 Recorder's Certificate. A certificate shall be placed on the Final Plat to indicate the date and time of recording, and the book and page on which recorded. The following wording is suggested:

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

This instrument filed for record in the Recorder's office of McHenry County, Illinois, on this _____ day of _____ (month)_, 19 (year), at _____ o'clock ___M. and recorded as Document Number _____.

County Recorder

903.11 Easement Crossing Certificate. A certificate shall be placed on the Final Plat to allow easement crossings. The following wording is suggested:

EASEMENT CROSSING PROVISIONS

All easements indicated as road construction and maintenance easements adjacent to road right-of-ways on this Plat are reserved for and granted to the Village of Wonder Lake, their successors and assigns, for road construction and maintenance including maintenance of drainage ditches and slopes. Said easements may be crossed perpendicularly by driveways and utilities and drainage or retention/detention easement with the consent of the grantor. Said grantor reserves the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon said property for all such purposes.

_____ Date: _____
Owner

903.12 Village Treasurer. A certificate shall be placed on the Final Plat indicating that there are no delinquent or unpaid obligations to the Village. The following general wording is suggested:

VILLAGE TREASURER'S CERTIFICATE

My signature, as Treasurer of the Village of Wonder Lake, certifies that there are no delinquent or unpaid, current or forfeited special assessments or any deferred installment thereof that has been apportioned against the land included in this Plat of Subdivision.

_____ Date: _____
Village Treasurer

903.13 Road Certificate(s). If interior subdivision streets or roads access upon a county, township or state road, the following certificate(s) shall be included on the Final Plat:

ROAD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

Approved this ___ day of __ (month) __, 19 (year) __, as to roadway access to
(County/State/Township) Highway No. ___ also known as _____.

(Signed)
County Superintendent of Highways
and/or
Illinois Department of Transportation
and/or
Township Highway Commissioner

905 Retained Personnel Fee

In the event the Village Clerk determines that it is necessary for the Village to obtain professional services including, but not limited to, attorneys, engineers, planners, architects, surveyors, traffic or drainage experts, or other consultants in connection with the review of a plat or plan subject to review under this Ordinance, the owner or petitioner shall jointly and severally be liable for the payment of such fees plus 5 percent to cover the Village Administration expenses. The owner or petitioner shall file a deposit in an amount as required by the Village Clerk as a credit against fees and costs incurred for these services.

***Dedication of School,
Library and Municipal
Sites or Fees***

1001 Dedication of School Site or Payment of Fees in Lieu

1001.1 Land Dedication/Cash Contribution. As a condition of approval of the Final Plat of subdivision of land, whether within the corporate limits or within the Village's 1.5 mile planning jurisdiction that is or will be placed in a residential zoning district or is likely to be developed for residential uses, the developer shall be required to dedicate land for school sites to serve the immediate and future needs of residents of the developments, or pay a fee in lieu of actual land dedication, at the option of the Village in accordance with the following criteria and formula in *Section 1001.2*.

1001.2 Criteria for Dedication of School Sites.

- A. **Requirement and Population Ratio.** The ultimate number of students to be generated by a subdivision shall bear directly upon the amount of land required to be dedicated for school sites. The land dedication requirement shall be determined by obtaining the ratio of the estimated number of children to be generated from the subdivision in each school classification (using the procedure set forth in *Section 1001.6*), to the maximum recommended number of students to be served in each school classification (using the criteria set forth in *Section 1001.6*), and then applying such ratio (by multiplying

it) to the minimum recommended number of acres of land for a school site of each such school classification as stated below.

The product thereof shall be an amount equal to the number of acres of land required to be dedicated to serve the estimated increased number of children in each such school classification.

B. School Classification and Size of School Sites. School classification and size of school sites within the Village shall be determined in accordance with the following criteria:

| School Classification | Number of Students | Minimum Number of Acres |
|-----------------------|--------------------|--|
| Elementary | 450 | 6 acres plus 1 acre for each 50 students Total - 15 acres |
| Junior High | 600 | 19 acres plus 1 acre for each 100 students Total - 25 acres |
| High School | 1,500 | 60 acres plus 1 acre for each 100 students Total - 75 acres |

C. Location. The *Comprehensive School Plan, Village Comprehensive Plan* and standards adopted by the affected School District shall be used as a guideline in locating sites.

D. Dedication. Such land shall be shown on the Final Plat and shall be deeded to the appropriate governmental body designed by law to hold title to school property after the Village's final acceptance of the Plat, but prior to recording of the Plat. Such time for deed may be extended upon application to the Village Board and upon good cause shown.

1001.3 Criteria for Requiring a Fee in Lieu of School Sites.

Where the subdivision or development is small, and the resulting site is too small to be practical, or when the available land is inappropriate for a school site, or when the School District(s) does not accept the site, the Village shall require the subdivider or developer to pay a fee of \$2,600.00 per dwelling unit in lieu of the land dedication required. For the purposes of this paragraph, a subdivision or development with an estimated total population of less than 300 elementary, junior high and high school students shall be deemed impractical for land dedication.

The fee in lieu of dedication of land for school sites, shall be payable to the Village at the time a permit for construction of a residential dwelling unit is issued by the Village.

1001.4 Fee in Lieu of Dedication to School District. The Village shall remit any fee in lieu of land for school donation to the School District on a periodic basis no less frequently than semi-annually. Such fees shall be held in a special fund by the School District and disbursed by the School District for use in the acquisition of land for a school site to serve the immediate or future needs of children from that subdivision or development or for the improvement to any existing school facilities which will serve such needs. Upon request, and at least annually, the School District shall provide an accounting to the Village on the use and status of these funds. Before expending funds attributable to the Village, the School District shall give the Village 60 days notice of the proposed expenditure.

1001.5 More Than One School District. If the subject property is served by more than one School District, the school districts shall determine among themselves how the funds shall be allocated.

1001.6 Table of Estimated Ultimate School Population. The *Table of Estimated Ultimate School Population Per Dwelling Unit* prepared by Associated Municipal Consultants, Inc., 1993 revision, or hereafter amended, is generally indicative of current and short-range projected trends in family size for new construction. Said table, which shall be known as *Appendix B* of the *Subdivision Code*, shall be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof unless a written objection is filed thereto by the subdivider or developer.

In the event a subdivider or developer files a written objection to the *Table of Estimated Ultimate School Population* listed herein, he shall submit to the School District and the Plan Commission his own demographic study showing the estimated additional population to be generated from the subdivision; and in that event, final calculations shall be made by the Plan Commission for final approval by the Board of Trustees, based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted by the Plan Commission.

It is recognized that population density, age distribution and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein, is subject to periodic review and amendment if necessary.

1001.7 Developer's Prerequisites. Prior to conveyance of the land, the developer or owner, at his sole expense, shall furnish the Village and the School District with a survey of the land and a commitment for a title

insurance from a title insurance company licensed to do business in the State of Illinois in the amount of the fair market value of the land.

If within 30 days of receipt of the commitment the Village or School District objects in writing to defects in the title, the developer or owner shall have an additional 30 days to cure such defects.

At the time of transfer of ownership, a school site shall be improved at the expense of the owner or developer with those facilities and services required as a condition of approval of the Plat of the whole subdivision, including, but not limited to, and as required therein, water (if available), sewer (if available), storm sewer, other storm drainage facilities, street curb, gutter, sidewalk, gas and electrical facilities.

If the required facilities and services are not completed prior to the time of transfer of ownership, the owner or developer shall enter into an escrow or trust agreement with a bank doing business in the State of Illinois and shall deposit an amount equal to 125 percent of the estimated cost of the required land improvements.

The topography and geology of the dedicated site, as well as its surroundings, must be suitable for its intended purpose, and must be of such condition that a permit to construct a school building thereon could be issued if applied therefor. Grading on sites dedicated shall be consistent with those purposes.

1001.8 Dedication of Land. In the event there is to be a dedication of land, a copy of the Preliminary Plan showing such intended school site shall be furnished to the School District. The School District shall have 30 days to submit a report to the Plan Commission recommending approval or disapproval of the site shown, or stating that a public school site is not required within the proposed subdivision. Final determination as to said school site shall in all cases be made by the Board of Trustees.

1001.9 Accepting Fee in Lieu of Dedication by School District. By accepting any donations under this *Section 1001*, the School District(s) specifically agrees to be bound by the terms of the applicable agreement regarding the receipt of developer contributions, the district(s) and the Village.

1002 Dedication of Park and Recreation Space and Facilities or Payment of Fees in Lieu

1002.1 General Requirement. The Village has declared that future developments have the duty and responsibility to address and provide for park and recreation space and facilities necessary or desirable to meet the health, safety and general welfare of their residents. To that end, every residential development shall provide park and recreation space and facilities, or pay a fee in lieu thereof, consistent with this Section. The amount and type of park and recreation space and facilities which a development is required to provide is determined by calculating recreation points associated with demand for various housing types (*Section 1002.4*); the credit for qualifying space and facilities provided is determined by reference to the subsection assigning points to different types of facilities (*Section 1002.3*).

1002.2 Facility Standard. The Village hereby adopts the following park and recreation space and facility standards. These standards were used to measure the future needs of the Village and the costs of providing future park and recreation space and facilities.

| Type Facility | Standard |
|---------------------------|----------------------|
| Baseball, softball fields | 1 per 750 persons |
| Soccer, football | 1 per 1,250 persons |
| Tennis | 1 per 1,250 persons |
| Basketball | 1 per 1,250 persons |
| Swimming pool | 1 per 10,000 persons |
| Play equipment | 1 per 1,000 persons |
| Trails (in miles) | 1 per 1,250 persons |

1002.3 Recreation Points. A recreation point is a unit of measurement that allows various types of park and recreation space and facilities to be compared with one another. The principal criterion upon which recreation points are based is the costs associated with developing the facility. In order to determine the number of points to be assigned or awarded to a particular park and recreation proposal, the Village must evaluate the space and facilities proposed to determine the land needed for the facility and the costs of the facility. For purpose of these calculations, dry, flat, well-drained land which is highly suitable for more intensive park and recreation facilities is valued at \$50,000 per acre when served with infrastructure, whereas land with floodplain or other constraints but still usable for park and recreation space is valued at \$20,000 per acre. In assigning recreation points for park land, the Village should disregard land

not suitable for park and recreation space or not necessary for park facilities.

The following table provides recreation points for a number of typical facilities that may be provided in development. Where the developer proposes facilities of a substantially different size or with unusual specifications, these points will need to be adjusted.

| Type of Facility | Typical Size (sq. ft.) | Recreation Points |
|------------------------|------------------------|-------------------|
| Adult baseball | 90,000 | 118 |
| Youth baseball | 67,500 | 92 |
| Soccer, football field | 64,000 | 91 |
| Tennis court | 6,000 | 25 |
| Basketball court | 6,000 | 22 |
| Volleyball court | 1,800 | 5 |
| Bicycle trail | 132,000 | 129 |
| Walking trail | 132,000 | 92 |
| Shelter | 900 | 19 |
| Swimming pool | 13,500 | 92 |
| Play equipment | 2,800 | 22 |

Trails assume a 25 foot greenway with a 6 to 8 foot trail; shelters assume 400 square feet of roofed structure.

Trails or paths constructed to meet sidewalk requirements cannot be used to meet the requirements of this Article.

1002.4 Recreation Points Required. The minimum number of recreation points required of any development shall equal the sum of the recreation points needed for each potential dwelling unit in the development as calculated using the following table. (Population is based on Appendix B.)

| Type Dwelling Unit | Persons Per Household | Points Required Per Unit |
|---|-----------------------|--------------------------|
| <i>Multifamily and Single Family Attached</i> | | |
| 1 bedroom | 1.75 | 0.60 |
| 2 bedroom | 1.82 | 0.63 |
| 3 bedroom | 3.02 | 1.04 |
| <i>Single Family Detached</i> | | |
| 1 or 2 bedroom | 1.98 | 0.68 |
| 3 bedroom | 2.8 | 0.96 |
| 4 or more bedrooms | 3.63 | 1.25 |

Where a platted lot is large enough to accommodate more than one dwelling unit and where it is not limited by restrictive covenants or declarations on the plat which would prevent future subdivision, the number of dwelling units shall be deemed to be the highest number of dwelling units which could be built under the applicable zoning ordinance.

1002.5 Design. Parks and recreation space and facilities shall be located with due regard to the type facilities proposed in one of the type of parks set out below. Facilities should be located on land that is suitable for the intended use. The size of the tract should be sufficient to accommodate the facilities. The Village may accept a park for a tract smaller than required where it finds that the size will probably be met through dedications of adjoining tracts or through combination with adjacent previously dedicated parcels.

| Park Type | Suitable Facilities | Minimum Size |
|-------------------------|---|---|
| Play lot, playground | Picnic shelter, play equipment | 10,000 sq. ft. |
| Linear park | Walking trail, bicycle trail | If not part of designated greenway, 1,250 feet |
| Neighborhood park | Picnic shelter, play equipment, walking trail, bicycle trail, baseball and softball fields, tennis court and basketball courts | 5 acres |
| Community park | Picnic shelter, play equipment, walking trail, bicycle trail, bicycle trail, baseball and softball fields, tennis court and basketball courts, swimming pool, golf course, community center | 20 acres |

1002.6 Ownership. Parks shall be either dedicated to the Village, or if the Village consents, may be placed in a homeowners association with a public access easement provided to the residents of the Village.

1002.7 Fee in Lieu. Any development may meet the park and recreation space and facility requirements by paying a fee with the Village equal to \$1,000 for each recreation point required under this section in lieu of providing the park and recreation space and facilities. A developer may choose to provide a combination of a park facilities and a fee. The developer is allowed a credit in assigned recreation points for facilities provided against the total number of points required.

1003 Village Hall Donation

1003.1 Developer Donation. As a condition of approval of the Final Plat of Subdivision in the Village, each developer shall donate, for municipal purposes to serve the immediate and future needs of the development, \$150 for each lot created.

1004 Administration

1004.1 Right to Hearing. If any developer objects to the basis of calculation under this Article in *Sections 1002 or 1003*, he shall make a written request to the Board of Trustees for a hearing on said issue. The Board of Trustees shall schedule a hearing before it or any designated commission or committee of the Board within a reasonable time of said request. The Board of Trustees shall cause notice of said hearing to be sent to any affected other public entity not less than 15 days before the hearing. After the hearing, the Board of Trustees, at its regularly scheduled meeting next following the final hearing, shall make appropriate findings and may waive part or all the fees.

1004.2 Payment of Fee. The developer may elect to pay any fee or donation required under this Article at the time the Final Plat is recorded or at the time a building permit is issued by the Village. This election shall be indicated on the Final Plat.

Engineering Drawings and Guarantees

1101 Purpose

This Article is intended to address the preparation of Engineering Drawings, the timing of infrastructure and guarantees.

1102 Engineering Drawings

Prior to the Plan Commission's approval of the Final Plat, the developer shall submit Engineering Drawings demonstrating that any proposed street, water or sewer line and related facility, stormwater drainage facility and/or other engineered facility complies with the standards in this Ordinance and with good engineering practices.

1103 Construction Supervision

The developer shall employ a registered engineer who shall be responsible for overseeing the project to assure that construction of the engineering improvements substantially complies with the approved plans and specifications. No improvements shall be started until the Final Plat has been approved by the Village, guarantees posted and the Plat recorded.

1104 Maintenance of Improvements

The developer shall be responsible for maintaining all improvements until they are accepted by the appropriate governmental entity. Maintenance shall include snow plowing of streets to ensure adequate access to any lots that have been sold.

1105 Estimate of Costs

Prior to the Plan Commission's approval of the Final Plat, the developer shall prepare an estimate of costs of any improvements proposed or otherwise related to the Final Plat, including off-site improvements. These improvements shall include any streets, water or sewer facilities, storm drainage facilities, park and recreation facilities, landscaping, and other facilities which will be dedicated or set aside for a public or quasi-public use. Such an estimate will be provided by a person or persons qualified to design the facilities, and particularly in the case of street, water, sewer and storm water facilities shall be provided by a registered engineer.

1106 Amount of Performance Guarantee

The developer shall provide a performance guarantee in a manner as set out below in an amount sufficient to address 125 percent of the estimate of costs. The purpose of the performance guarantee is to ensure the adequate completion of the improvements in a manner shown on the Final Plat and Engineering Drawings. In the event that some or all of the improvements will be covered by a performance guarantee to another government agency, no guarantee will be required for such improvements. Any guarantee shall be in effect for one year, and the developer may automatically renew the bond upon notice for one additional year. Additional renewals may be allowed with the consent of the Village.

1107 Partial Release

Upon substantial completion of part or all of the required improvements, the developer may request in writing a release from those improvements. The Village Engineer shall inspect the improvements of which such notice has been given and shall determine whether the improvements were completed in accordance with approved plans. The Village Board shall review the Village Engineer's recommendation and shall determine whether to allow the guarantee to be reduced by the amount in the estimate which is reflected by the successfully completed improvements.

1108 Complete Release

Upon completion of the all improvements, the developer shall submit to the Village and the Village Engineer an "as-built" Plat and Engineering Drawings. The Village Engineer shall review the same and determine whether the improvements are consistent with the drawings. The Village Board shall review the same and determine whether to accept, or in the case of facilities not dedicated to the public, approve the facilities. If the Village Board accepts or approves the improvements, the Village shall allow the guarantee to be reduced to 15 percent of the performance guarantee amount, the remaining amount constituting a maintenance guarantee for a period of two years.

1109 Types of Guarantees

Performance and maintenance guarantees shall be provided by a variety of means including, but not limited to, the following:

- A. **Security Bond.** The developer may obtain a security bond from a surety bonding company authorized to do business in the State.
- B. **Letter of Credit.** The developer may provide an irrevocable Letter of Credit from a bank or other reputable institution.
- C. **Escrow Account.** The developer may deposit cash or their instruments readily convertible into cash at face value with the municipality.
- D. **Property.** The applicant may provide as a guarantee land or other property.

Engineering Report Checklist

A-1 General

All street and utility plans submitted in conjunction with a Final Plat shall include Engineering Drawings consistent with this Appendix.

A-2 Signature and Seal of Engineer Required

All street and utility plans shall be prepared by a registered professional engineer and bear his signature, seal and the date.

A-3 Minimum Data Required

Street plans must be complete in all respects and must include at least the following minimum data:

- ♦ Plan and profile (to suitable scale) of all roads to be improved.
- ♦ Cross-sections (to suitable scale) at 100 foot (minimum).
- ♦ Size, length and invert elevation of all drainage structures.
(Calculations must be furnished to justify all structures 24 inches and larger.)
- ♦ Plan and profile (to suitable scale), cross-sections (if appropriate) and typical section of all off-site drainage within 300 feet and all on-site drainage in drainage easements.
- ♦ Typical road section or sections as appropriate.
- ♦ Details of all structures and special construction of any nature.
- ♦ Typical or specific details at road intersections, cul-de-sacs, "T" turn-arounds, etc.

- ♦ Street construction and maintenance easements, drainage easements and lot lines.
- ♦ Street plans to the same topographic datum as the Preliminary Plat, and a permanent bench mark.
- ♦ Street lighting as required by *Section 604.12*.
- ♦ Sidewalks as required by *Section 604.7*.

A-4 Cost Estimate, Security and Preconstruction Requirements

A complete and detailed estimate of cost, prepared and signed by a Registered Professional Engineer, must accompany the plans. A certificate of insurance shall be filed with the Village. A preconstruction conference with the representatives of the developer and the Village will be required before the contractor proceeds with construction.

A-5 Good Engineering Practice and Compliance with Ordinance Required

Review and approval of street and utility plans does not relieve the design engineer of the responsibility for an adequate design in accordance with good engineering practice and meeting the requirements of this Ordinance.

Appendix

B

Table of Estimated Ultimate Population Per Dwelling Unit

| Type Unit | Children Per Unit | | | | Adults Per Unit | | | Total Per Unit |
|-------------------------------|-------------------|--------------------------|---------------------------|---------------------|----------------------------|-------|-------|----------------|
| | Pre-School | Elementary Grades K-5 | Junior High Grades 6-8 | Total Grades K-8 | High School Grades 9-12 | | | |
| <i>Detached Single Family</i> | | | | | | | | |
| 2 bedroom | 0.102 | 0.122 | 0.041 | 0.163 | 0.020 | 1.694 | 1.979 | |
| 3 bedroom | 0.254 | 0.346 | 0.138 | 0.484 | 0.142 | 1.921 | 2.801 | |
| 4 bedroom | 0.413 | 0.470 | 0.303 | 0.773 | 0.303 | 2.142 | 3.631 | |
| 5 bedroom | 0.236 | 0.314 | 0.231 | 0.545 | 0.212 | 2.637 | 3.630 | |
| <i>Attached Single Family</i> | | | | | | | | |
| 1 bedroom | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 1.068 | 1.068 | |
| 2 bedroom | 0.092 | 0.095 | 0.077 | 0.172 | 0.037 | 1.776 | 2.077 | |
| 3 bedroom | 0.231 | 0.237 | 0.064 | 0.301 | 0.066 | 1.805 | 2.403 | |
| 4 bedroom | 0.332 | 0.345 | 0.155 | 0.500 | 0.168 | 2.243 | 3.243 | |
| <i>Apartments</i> | | | | | | | | |
| Efficiency | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 1.360 | 1.360 | |
| 1 bedroom | 0.000 | 0.002 | 0.001 | 0.003 | 0.001 | 1.749 | 1.753 | |
| 2 bedroom | 0.042 | 0.082 | 0.041 | 0.123 | 0.042 | 1.614 | 1.821 | |
| 3 bedroom | 0.050 | 0.230 | 0.123 | 0.353 | 0.116 | 2.499 | 3.018 | |

Endangered Species Consultation Agency Action Report

Date Submitted: _____ (Office Use Only)
Project Code: _____
Date Due: _____

Agency Name: _____
Contact Person: _____
Phone: _____
Agency Address: _____

DESCRIBE PRECISE LOCATION OF PROPOSED ACTION

County (ies): _____

City/Town: _____

Township/Range/Section: _____

U.S.G.S. Quad Map Name (s): _____

Brief Description of the Proposed Action:

Please enclose a map delineating the location of the proposed action.

For Natural Heritage Use Only

QUADCODE(S): _____

Are there threatened/endangered species or natural areas located within the vicinity of the project?
[Yes] [No] If yes, the consultation process should continue. If no, the consultation process is terminated.

Evaluation approved by:

Endangered & Threatened Species Program Manager Date

Submit to: Natural Heritage Division, Ill. Department of Conservation
524 S. Second Street, Room 485
Springfield, IL 62701-1787

Security Requirements

D-1 General

The following forms are acceptable for meeting the guarantees required by this ordinance.

D-2 Form of Letter of Credit

IRREVOCABLE LETTER OF CREDIT

Date: _____

Irrevocable Letter of Credit No.: _____

Beneficiary

Village of Wonder Lake
4200 Thompson Road
Wonder Lake, IL 60097
Attention: Village Clerk

Applicant

(Party Requesting
Letter of Credit)
(Address)

Amount

USD \$ (Amount) _____

Expiration Date _____

The undersigned, _____ (Bank) _____, of _____ (City/State) _____, hereby issues to the Village of Wonder Lake, Illinois 60050 (the "Village"), this irrevocable Letter of Credit in the initial amount of \$ _____, which amount is subject to reduction in accordance with the provisions hereof, and which amount, as in effect on the date hereof or as so reduced hereafter, is hereinafter referred to as the "Stated Amount." The undersigned represents and warrants that the undersigned has full power and authority to issue this Letter of Credit, and that all conditions precedent to the issuance of the Letter of Credit have been satisfied.

1. **Draws.** Credit may be drawn by the Village by means of presentation to the undersigned of the Village's sight draft substantially in the form of Annex 1.

Draws on said Letter of Credit must also be accompanied by the certificate of the Village substantially in the form of Annex 2 certifying either: (1) that said Letter of Credit is about to expire and has not been renewed; or (2) that work has not been completed in accordance with the plans, specifications and agreements (including any amendments thereof) for the following project (the "Project"):

(Description of Project)

Draws in an amount less than the Stated Amount are permitted. There is no limit on the number of draws the Village may take under this Letter of Credit.

2. **Reduction Of Stated Amount.** The Stated Amount may be reduced upon presentation by the Village of this Letter of Credit and of a certificate substantially in the form of Annex 3. Such certificate shall be appropriately completed, and shall be delivered to the undersigned at the address above along with the original Letter of Credit. Upon receipt of the certificate and the Letter of Credit, the undersigned shall immediately note the reduced amount on the face of the Letter of Credit, or cancel this Letter of Credit and simultaneously reissue a Letter of Credit identical to this Letter of Credit for the reduced Stated Amount.

3. **Amendment of Project Description.** The Project may be amended upon presentation by the Village of this Letter of Credit and of a certificate substantially in the form of Annex 4. Such certificate shall be appropriately completed, and shall be delivered to the undersigned at the address above along with the original Letter of Credit. Upon receipt of the certificate and the Letter of Credit, the undersigned shall immediately note the amendment to the Project description on the face of this Letter of Credit or cancel this Letter of Credit and simultaneously reissue a Letter of Credit identical to this Letter of Credit with the amended Project description.

4. **Expiration.** This irrevocable Letter of Credit shall expire on _____ (Date/Year) _____; provided, however, the undersigned shall notify the Village, by certified mail, return receipt requested, at least 35 days prior to said expiration date, that said Letter of Credit is about to expire. In no event shall this irrevocable Letter of Credit or the obligations contained herein expire except upon said prior written notice, it being expressly agreed by the undersigned that the above expiration date shall be extended and shall be required to comply with this notice provision. Notice shall be made to the Village of Wonder Lake, 4200 Thompson Road, Wonder Lake, Illinois 60097, Attention: Village Clerk.

The undersigned further agrees that this irrevocable Letter of Credit shall remain in full force and effect and pertain to any and all amendments or modifications which may be made from time to time to the plans, specifications and agreements for the project, with or without notice from the Village of such amendments or modifications.

5. **Payment.** _____ (Name of Bank) _____ hereby undertakes and engages that all demands made in conformity with this irrevocable Letter of Credit will be duly honored and payment shall be made in immediately available funds upon presentation. If, within 10 days of the date any demand (made in conformity with this irrevocable Letter of Credit) is presented, the undersigned fails to honor same, the undersigned agrees to pay all attorney's fees, Court costs and other expenses incurred by the Village in enforcing the terms of this Letter of Credit.

6. **Governing Law.** This Letter of Credit, and each provision hereof, shall be governed by and construed in accordance with the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce, Publication No. 400 (the "Uniform Customs"). This Letter of Credit shall be deemed a contract made under the laws of the State of Illinois and shall, as to matters not governed by the Uniform Customs, be governed by and construed in accordance with such laws. The undersigned agrees that venue for any actions brought with respect to this Letter of Credit shall be in the 19th Judicial Circuit, McHenry County, Illinois.

(Name of Bank)

By: _____ Attest: _____

Title: _____ Title: _____

Form of Certificate for Reduction of Stated Amount

The undersigned, the Clerk of the Village of Wonder Lake, Illinois (the "Village"), with full authority to bind the Village, as beneficiary (the "Beneficiary") under the Letter of Credit referred to below, hereby certifies, with reference to its Irrevocable Letter of Credit No. _____ issued by _____ ("Bank") (the "Bank"), in favor of the Beneficiary (the "Letter of Credit"), that:

1. Pursuant to the Agreement entered into by and between the Village and _____ (the "Company"), dated (month) , 19 (year) , the amount available to be drawn under the Letter of Credit (the "Stated Amount"), is reduced by \$ _____, and effective on your receipt hereof, the Stated Amount shall be reduced to \$ _____, and such amount shall thereafter constitute the entire Stated Amount of the Letter of Credit.
2. The undersigned hereby certifies (i) that he or she is authorized to sign this Certificate relating to the Letter of Credit on behalf of the Beneficiary, and (ii) that the Beneficiary has, with the written consent of the Company, reduced the Stated Amount of the Letter of Credit.

Capitalized terms used herein and not otherwise defined are used as defined in the Letter of Credit.

IN WITNESS WHEREOF, the Beneficiary has executed and delivered this certificate as of the day of (month) , 19 (year) .

Village of Wonder Lake, Illinois

By: _____

Title: Village Clerk

Form of Certificate for Amendment of Project Description

The undersigned, the Clerk of the Village of Wonder Lake, Illinois (the "Village"), with full authority to bind the Village, as beneficiary (the "Beneficiary") under the Letter of Credit referred to below, hereby certifies, with reference to its Irrevocable Letter of Credit No. _____ issued by _____ (Bank) (the "Bank"), in favor of the Beneficiary (the "Letter of Credit"), that:

1. Pursuant to the Agreement entered into by and between the Village and _____ (the "Company"), dated _____ (month), 19 (year), the description of the project as contained in paragraph 1 of the Letter of Credit shall be amended upon the undersigned's receipt of this certificate and the original Letter of Credit. After giving effect to the amendment, the description of the Project shall be as follows:

(Description of Project)

and such Project description shall constitute the Project description for the Letter of Credit unless further amended.

2. The undersigned hereby certifies (i) that he or she is authorized to sign this Certificate relating to the Letter of Credit on behalf of the Beneficiary, and (ii) that the Beneficiary has, with the written consent of the Company, amended the Project description contained in the Letter of Credit.

Capitalized terms used herein and not otherwise defined are used as defined in the Letter of Credit.

IN WITNESS WHEREOF, the Beneficiary has executed and delivered this certificate as of the ___ day of _____ (month), 19 (year).

Village of Wonder Lake, Illinois

By: _____

Title: Village Clerk

Guide for Landscaping

E-1 Recommended Street Trees

| <i>Type A</i> | <i>Type B</i> |
|------------------------|----------------------------|
| Ash, Blue | Birch, Japanese Whitespire |
| Ash, Green | Birch, River |
| Ash, White | Crab Apple* |
| Gingko (male) | Cherry, Sargent |
| Coffeetree, Kentucky | Golden Raintree |
| Honeylocust, Thornless | Hawthorn, Washington* |
| Linden, American* | Hawthorn, Winter King* |
| Linden, Littleleaf* | Hornbeam, European* |
| London Planetree | Plum, Purpleleaf |
| Maple, Norway | Redbud, Eastern* |
| Maple, Red* | Serviceberry |
| Maple, Sugar* | Serviceberry, Apple |
| Oak, English | Sourwood |
| Oak, Pin | |
| Oak, Red | |
| Pagodatree, Japanese | |
| Pear, Callery | |
| Sourgum | |
| Sweetgum | |
| Sycamore | |

* Species that are sensitive to salt (from snow plowing) and which should not be planted on major residential streets.

E-2 Not Recommended Street Trees

| <i>Type A</i> | <i>Type B</i> |
|--------------------|--------------------|
| Beech | Alder |
| Catalpa | Birch, Gray |
| Hackberry | Birch, Paper |
| Larch | Birch, White |
| Locust, Black | Box Elder |
| Maple, Silver | Cherry, Choke |
| Mulberry | Cherry, Sweet |
| Poplar, Cottonwood | Cherry, Wild Black |
| Poplar, White | Poplar, Lombardy |
| Tulip Tree | Russian Olive |
| Walnut, Black | |

E-3 Guidelines for Protecting Existing Trees

To better ensure the survival of existing trees, the developer should follow standard horticultural and construction practices in the area for the protection of existing trees. The following guidelines are a minimum summary of those practices:

- ◆ Protect trees with fencing and armoring during the entire construction period. The fence should enclose an area with a 10 foot radius with the tree at the center.
- ◆ Avoid compacting the soil around existing trees with heavy equipment. Do not pile dirt or construction materials or waste beneath the crown of the tree.
- ◆ Keep fires and sources of extreme heat away from existing trees.
- ◆ Repair damaged roots and branches immediately. Exposed roots should be covered with topsoil. Severed limbs and roots should be painted. Whenever roots are destroyed, a proportional amount of branches should be pruned so the tree does not transpire more water than it takes in. Injured trees must be thoroughly watered during the next year.

E-4 Guidelines for Planting Trees

The trees on the recommended list have minimal maintenance requirements. However, all trees must receive some care, especially during and immediately after planting. To ensure survival of newly planted trees, the developer should follow standard horticultural and construction practices in the area for the protection of existing trees. The following guidelines are a minimum summary of those practices:

- ♦ The best times for planting are early spring and early fall. Trees planted in the summer run the risk of dehydration.
- ♦ Dig the tree pit at least 2 feet wider than the root ball and at least 6 inches deeper than the ball's depth. Loosen the soil within another 1 foot of the pits circumference.
- ♦ If the soil has become compacted, loosen the bottom of the pit with a pick ax or shovel.
- ♦ Backfill with good soil. Water backfill as it is placed in the pit. Completely cover all roots.
- ♦ Immediately after planting support the tree with stakes and wires to hold it firmly in place as its root system begins to develop. Remove support after one year.
- ♦ Spread at least 3 inches of mulch over entire excavation to retain moisture and control weeds. Add 3 more inches of mulch in a basin shape immediately around the tree.
- ♦ Wrap the lower trunks of new trees with burlap or paper to prevent evaporation and sun scald. Remove after one year.
- ♦ Water the tree during extended dry periods and before the first hard frost for the first year.

Appendix

F

Village of Wonder Lake Water Main Materials List

| | |
|--|--|
| Water Main Pipe | Ductile Iron Pipe, Class 52 in accordance with AWWA standard C-151 and C-104, as manufactured by Clow Water Systems or approved equal. |
| Gate Valve (Less than 12" diameter) | Gate Valves shall be cast iron in accordance with AWWA standard C-509, and as manufactured by Mueller Company Model No. A 2370-20 or approved equal. |
| Butterfly Valve (12" diameter & larger) | Butterfly Valves shall be cast iron in accordance with AWWA standard C-504, and as manufactured by Mueller Company Model No. B 3211-20 or approved equal. |
| Valve Vault | Precast reinforced concrete, in accordance with <i>Article 602.02</i> and <i>743.01</i> of the <i>Standard Specifications</i> . |
| Valve Vault Frame & Lid (In pavement) | In accordance with <i>Section 604</i> of the <i>Standard Specifications</i> and as manufactured by Neenah Foundry Co. (R-1712) or East Jordan Iron Works, Inc. (No. 1050), Type M1 cover and marked "Water." |
| Valve Vault Frame & Lid (In parkway) | In accordance with <i>Section 604</i> of the <i>Standard Specifications</i> and as manufactured by Neenah Foundry Co. (R-1772) or East Jordan Iron Works, Inc. (No. 1022), Type M1 cover and marked "Water." |
| Fire Hydrant | Fire Hydrants shall be cast iron in accordance with AWWA standard C-502, and as manufactured by Mueller Company Model No. A423 Centurion or approved equal. A compact mechanical joint hydrant tee as manufactured by Griffic Pipe Products may be used. |
| Water Main Fittings | Water Main Fittings shall be ductile iron mechanical joint in accordance with AWWA standard C-153, and shall be manufactured in the United States. |
| Water Services | Water Services shall be Type K copper, 1" - 2" diameter. |
| Corporation Stop | Corporation Stops shall be brass, copper outlet, as manufactured by Mueller Company Model No. H-15008 (1" diameter) or Model No. H-15013 (1 1/2" and 2" diameter) or approved equal. |
| Water Service Saddle | Water Service Saddles shall be manufactured by Smith Blair Model No. 317 or approved equal. |

Appendix

F

Village of Wonder Lake Water Main and Sanitary Sewer Materials List

| Item | Material | Part No. | Manufacturer | Model |
|---------------------|--------------------------------|--------------------------------------|---------------------|------------------------------------|
| Water main pipe | Ductile iron pipe Cl 52 | AWWA C-151 | Clow Corp. | Cement Lined AWWA C-104 |
| Gate valve | Cast iron | AWWA C-509 | Mueller Co. | A 2370-20 |
| Butterfly valve | Cast iron | AWWA C-504 | Mueller Co. | B3211-20 |
| Vault frame | Cast iron | ASTM A-48 | Neenah | R-1030 |
| Vault lid | Cast iron | ASTM A-48 | Neenah | Type B; Lid marked "Water" |
| Hydrants | Cast iron | AWWA C-502 | Mueller Co. | Model #423 Centurion |
| Fittings | Ductile iron | AWWA C-153 | American made only | |
| Corp. stop | Brass | H-150008 (.75-1" H-15013 (1.5-2") | Mueller Co. | Copper outlet |
| Curb stop | Brass | H-15209 (1.5-2") H-1504 (.75-1") | Mueller Co. | Minneapolis Pattern |
| Curb box | Cast iron 6" | H-10306 (.75-1") H-10386 (1.5-2") | Mueller Co. | Cap marked "Water" |
| Services | 0.75-2" copper, type K | | | |
| Joints | M.J. or Pushon | AWWA C-111 | | Lead tips or serr. brass wedges |
| Trench backfill | Type C granular | Section 20-2.21C | CA-6 (100% crushed) | Standard specifications |
| Valve box | Cast iron | | American made only | GG4S |
| Tapping sleeve | Cast iron | | Mueller Co. | H615 |
| Tapping valve | Cast iron | | Mueller Co. | H687 or A2370-16 |
| Residential meters | .63-.75" | | Badger | M25 |
| Sanitary sewer pipe | PVC SDR 26, PVC "Ultra-rib" | ASTM D-3034 ASTM F-794-89a | ETI, Inc. | |
| Manhole covers | Cast iron | ASTM A-48 | Neenah | R-1020 off road R-1050 in road |

Appendix F (Continued)

Village of Wonder Lake Sanitary Sewer Materials List

| | |
|--------------------|--|
| Curb Valve | Curb Valves shall be brass, as manufactured by Mueller Company Model No. H 1504-2 (1" diameter) or Model No. H-15209 (1 1/2" and 2" diameter) or approved equal. |
| Curb Box | Curb boxes shall be cast iron, 6' bury and with a 39" rod, as manufactured by Mueller Company Model No. H-10306 (1" diameter) or Model No. H-10386 (1 1/2" and 2" diameter) or approved equal. |
| Residential Meters | Residential Meters shall be 0.75" diameter and as manufactured by Badger Co. Model No. M25 or approved equal. |
| Tapping Sleeve | Tapping Sleeves shall be cast iron and mechanical joint, as manufactured by Mueller Company Model No. H615 or approved equal. |
| Tapping Valve | Tapping Valves shall be cast iron as manufactured by Mueller Company Model No. H687 or A 2360-16 (resilient wedge valve), or approved equal. |