

### **Meeting Held Electronically**

Due to the current COVID-19 pandemic, Village Board meetings will be conducted live remotely via telecommunications to help prevent the spread of COVID-19. The public is invited to attend the board meeting remotely via telecommunications. The Village Board meeting will be conducted on Zoom. The public can access the meeting as follows:

**Website Address:** <https://us02web.zoom.us/j/84732698231>

**Meeting ID:** 847 3269 8231

**Dial In:** +1 312 626 6799

This procedure is being followed pursuant to the Illinois Open Meetings Act (5 ILCS 120/2.01 et seq.) as amended by Public Act 101-0640.

#### **SERVICES COMMITTEE MEETING AGENDA**



**MEETING DATE:** Monday, December 21, 2020

**MEETING TIME:** 6:00 p.m.

**MEETING LOCATION:** Online via Zoom

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **AUDIENCE COMMENTS**

#### **APPROVAL OF MINUTES**

1. Approval of the Services Committee Minutes dated October 19, 2020

#### **NEW BUSINESS**

1. CERT EMA/Code Designation
2. Municipal Code Changes – Village Engineer

#### **OLD BUSINESS**

#### **OTHER INFORMATION**

#### **TRUSTEE COMMENTS**

#### **ADJOURN**

Initials

**VILLAGE OF NORTH AURORA  
SERVICES COMMITTEE MEETING AGENDA  
OCTOBER 19, 2020**

Due to the COVID-19 pandemic, the Services Committee meeting was conducted live remotely via telecommunications.

**CALL TO ORDER**

Trustee Mark Gaffino called the meeting to order.

**ROLL CALL**

**In attendance:** Trustee Mark Gaffino, Trustee Michael Lowery, Trustee Tao Martinez, Mayor Dale Berman, Village Administrator Steve Bosco, GIS Analyst David Hansen, IT Administrator Dave Arndt

**AUDIENCE COMMENTS** - None

**APPROVAL OF MINUTES**

**1. Approval of the Services Committee Minutes dated September 21, 2020**

Motion for approval made by Trustee Lowery and seconded by Trustee Martinez. All in favor. **Motion approved.**

**NEW BUSINESS**

**1. Waste Hauler Contract Discussion**

Village Administrator Steve Bosco explained that the Village is currently in a waste hauler contract with Waste Management that will be expiring on May 31, 2021, and the Village is looking for feedback on whether to renew with the new proposals under Waste Management or to look for other potential waste hauler options. Administrator Bosco explained the process to switch waste hauler companies can take several months between going through the proposals and then several more months to change the program out, which is why it was coming before the Services Committee at this time.

Under the current Waste Management program, Village residents can either chose to rent a 96-gallon toter for a flat fee of about \$24/month or pay for a sticker program of about \$4/sticker. Recycling is free and there are two amnesty days included that allow for free bulk item pick up. Otherwise bulk item pickup throughout the year requires one sticker for an item 50 pounds or less or four stickers for over 50 pounds. Yard waste bags also require a sticker per bag and for two months in the fall leaves are picked up for free. The Village is also serviced entirely on one day, Friday, rather than broken up into multiple days. Administrator Bosco said the Village has looked at other towns' programs, but noted towns could not be directly compared as every program is different and different items can raise or lower the cost of services.

For the new proposal, Waste Management has kept the sticker and toter program; however, the sticker program will also have a flat fee of \$9.60 charged per month on top of the sticker costs, which Administrator Bosco said was a little steep. One bulk item would be picked up for free weekly, but white good items would now cost \$40 per item. Yard waste and free leaf pickup for two months would remain the same, but there would no longer be any amnesty days. Village Trustee Lowery expressed concern about the cost increase, in particular of the sticker program, and he thought the proposal justified looking into other vendors. Trustee Martinez said the same and said the Village could look into offering multiple days of pick up. Administrator Bosco further added that larger companies with more trucks can do a town in one day, but smaller companies generally don't have that number of vehicles and spread collection out over several days, and by allowing more days for collection that historically more proposals are received. He said he'd recommend letting the companies dictate the regions to divide the town by day, but the Village could also negotiate that if the break up did not make sense.

Trustee Gaffino said he would like to see the Village keep a hybrid model of stickers and toters. He said the Village did not need two amnesty days, especially if they sought a free bulk item weekly, and had no issue with splitting the town up to pull in additional companies and cost negotiations.

The committee discussed the idea of adding a free yard waste pick up in the spring and all were very in favor of seeing that program implemented, in addition to keeping the free leaf pick up in two of the autumn months. Leaf volume is one of the largest collections the waste hauler companies undertake. Administrator Bosco said the Village would look to request proposals, rather than bids, as this way it allowed companies to submit different items – like how they would handle amnesty days, leaf pick ups, number of days of pick up, etc. – and the Village did not have to select the lowest dollar amount as they do with bids.

The Services Committee instructed Staff to seek out further proposals for the Village's waste hauler program.

**OLD BUSINESS** - None

**OTHER INFORMATION** - None

**TRUSTEE COMMENTS** - None

### **ADJOURNMENT**

Motion to adjourn made by Trustee Lowery and seconded by Trustee Martinez. All in favor. **Motion approved.**

Respectfully Submitted,

Natalie F. Stevens  
Deputy Village Clerk

# Memorandum

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To: Mayor Berman & Trustees

CC: David Fisher, Chief of Police

From: Scott Buziecki, Deputy Chief of Police/Emergency Management Coordinator

Date: December 21, 2020

Re: Operation under EMA name

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## **Issue**

Over the past few years, the operations of the North Aurora Community Emergency Response Team (CERT) have expanded beyond the original scope of the Federal Emergency Management Agency (FEMA) designed training program. The issue is should some of our volunteers continue to serve the Village under the title of Emergency Management Specialist and return the CERT program to a neighborhood organization, as it was originally intended?

## **Discussion**

The CERT program, under the training program designed by FEMA, focuses on disasters through these topical areas: Disaster Preparedness, Fire Safety, Disaster Medical Operations, Light (building) Search & Rescue Operations, CERT Organization, and Disaster Psychology. All of our volunteers have been trained in these areas and we do disaster simulation exercises at least annually (outside of postponements due to COVID).

But our community and first responders have additional needs on a routine basis that can be served by volunteers, such as traffic control, ground search & rescue, severe weather monitoring, and public sheltering, which are all core functions of traditional emergency management. We've already expanded into traffic control and ground search & rescue and have begun plans to do severe weather monitoring and public sheltering. The reasons are simple: (1) our community has a need for these functions, and (2) we are preparing our people to work in a potential future disaster by seasoning them working on routine incidents and emergencies. By doing so, they get experience by working under the Incident Command System, working with others first responders and emergency management agencies, and using radio communications assets, which are all immensely valuable skills for working in a disaster.

Because the CERT training program does not cover traffic control, ground search & rescue, severe weather monitoring, or public sheltering, we have provided appropriate training & practice for our volunteers and do not push them to perform a task they are not ready for.

Since these outside-of-CERT functions take up the majority of our time, I feel that we should use the appropriate name for them: Emergency Management. This would provide several benefits:

- Would bring us in line with industry norms as our nearby peers and we would operate under a name that matches the functions that we most often perform.
- Would allow us to tailor training for our volunteers for the job that they will do: Traffic & Crowd Control, Ground Search & Rescue, Shelter Operations, and Severe Weather Monitoring, which are all functions that are specified in our current & proposed EMA ordinance. Doing this would give us greater flexibility to recruit volunteers. For instance, we could recruit volunteers for shelter operations who are willing to take the one day course but not commit to the 7 week CERT course.
- Would be simpler for the public to understand what we do. Emergency Management is intuitively understandable but most people don't know what CERT means until you explain it.
- Finally, liability protections are written into Illinois Statute for emergency management. While I would argue this also currently applies to CERT activities, I feel more comfortable not having to explain what CERT is or how this section applies to our program.
  - *20 ILCS 3305/15 Immunity. Neither the State, any political subdivision of the state . . . or the agents, employees, or representatives of any of them, engaged in any emergency management response or recovery activities, while complying with or attempting to comply with this Act or any rule or regulations promulgated pursuant to this Act is liable for the death of or any injury to persons, or damage to property, as a result of such activity.*

As far as costs of such as change, in my judgement it would be minimal and could be absorbed into our existing budget. These are the initial costs:

- "Emergency Management" t-shirts & hats -- \$400
- Restriping the CERT car to say "Emergency Management" -- \$650

Not all existing CERT volunteers would become Emergency Management Specialists. Initial transfers would be those volunteers who are most active and perform core emergency management functions routinely, probably around ten. The other volunteers would remain in the CERT program as described below until they are more active and are performing core emergency management on more routine basis.

If we make this change, we would keep the CERT program, which would be our secondary group of volunteer responders, at the neighborhood level. We would continue to offer the training class and begin efforts to organize graduates into a neighborhood-level program. Going forward, we would offer quarterly training and the disaster exercise each year for our CERT volunteers and our current monthly CERT training would continue as emergency management training.

On October 28, 2020, the North Aurora Citizen Corps Council discussed this proposal and voted to move it to the Services Committee.

### **Conclusion**

It is staff's recommendation to operate under the Emergency Management title and move the CERT program to a neighborhood program.

# Memorandum

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To: Mayor Berman & Trustees

CC: David Fisher, Chief of Police

From: Scott Buziecki, Deputy Chief of Police/Emergency Management Coordinator

Date: December 21, 2020

Re: EMA Ordinance update

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## **Issue**

The Village ordinance that governs emergency management and the intergovernmental agreement with the North Aurora Fire Protection District are outdated and in need of updating to match our current operations.

## **Discussion**

Ordinance 97-12 established a joint Emergency Services Management Agency with the North Aurora Fire Protection District. Essentially that ordinance and subsequent intergovernmental agreement established that emergency management functions for the Village would be coordinated by the Fire District, headquartered at Fire District facilities. In addition, they specified that the Emergency Management Coordinator (EMC) position would be chosen by the Mayor, after consultation with the Fire Chief.

In the subsequent decade, the duties of the EMC were neglected and little, if any, progress in the area of emergency management was made. In late 2011, I was chosen as the new EMC, reporting to the Police Chief, but as far as I can tell neither Ordinance 97-12 nor the Village Code (Chapter 2.48) were ever updated.

We need to clean up the Village Code to include that the EMC position is appointed by the Mayor, after consultation with the Police Chief and the position reports to the Police Chief. I would also suggest altering the name a bit, from “North Aurora Emergency Services Management Agency” to “North Aurora Emergency Management Agency,” which is standard in the Chicagoland area and the State of Illinois in general.

I’ve included marked up versions of Village Code Chapter 2.48, Ordinance 97-12, and the existing intergovernmental agreement for reference.

On October 28, 2020, the North Aurora Citizen Corps Council discussed this proposal and voted to move it to the Services Committee.

### **Conclusion**

It is staff's recommendation to work with Village staff and legal counsel to update Village Code Chapter 2.48 as indicated and update the existing intergovernmental agreement.

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# North Aurora Citizen Corps Council

October 28, 2020, 6:00 p.m.

Meeting Minutes

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## CALL TO ORDER

Chairman Gaffino called the meeting to order at 6:00 p.m.

## ROLL CALL / INTRODUCTION OF MEMBERS

Council members in attendance: Trustee/Chairman Mark Gaffino, Chief of Police David Fisher, Deputy Chief of Police Scott Buziecki, Doug Botkin, Dr. Jeff Wong, Jesse Siebold, and Deputy Fire Chief Mike Klemencic.

Also in attendance: Mayor Berman

## AUDIENCE COMMENTS – None

## APPROVAL OF MINUTES

Motion to approve the minutes from the March 27, 2019 meeting made by Chief Fisher and seconded by Jeff Wong. All in favor. Motion carried.

## NEW BUSINESS

1. Reports of C.E.R.T. Program – Deputy Chief Buziecki provided a summary of program activities this year and CERT work hours from calendar year 2019. The volunteers worked a total of 2,253 hrs at a value of \$63,044. The summary documents will be attached to these minutes.

2. Proposal to update Village code chapter 2.48 / Ord. 97-12

Deputy Chief Buziecki explained a proposal to update Village code chapter 2.48 / Ordinance 97-12 which created the Village's Emergency Management Services Agency and established that emergency management functions for the Village would be coordinated by and headquartered at the Fire District. Additionally, they specified that the Emergency Management Coordinator (EMC) would be chosen by the Mayor after consultation with the Fire Chief. The proposed update would direct that the EMC position is appointed by the Mayor after consultation with the police chief. It would also alter the name to be "North Aurora Emergency Management Agency" and specify



## **North Aurora Citizen Corps Council**

October 28, 2020, 6:00 p.m.

### **Meeting Minutes**

emergency management functions that are currently in place, such as the location of the emergency operations center and maintenance of an emergency operations plan.

Motion to approve the proposal and send it to the Services Committee made by Chief Fisher and seconded by Doug Botkin. All in favor. Motion carried.

#### **3. Proposal to operate under Emergency Management Agency name**

Deputy Chief Buziecki explained a proposal for the Village's emergency management functions to begin operating under the Emergency Management Agency name. Those functions (traffic control, ground search & rescue, severe weather monitoring, public sheltering) are currently conducted by CERT volunteer or in development but none of those fit under the national CERT training curriculum, which is focused on responding to disasters. DC Buziecki suggested operating under the EMA name because that is the "industry norm" in our area, is more professional and recognizable name to the public, and would allow training to be tailored to the exact functions a volunteer will perform. Currently all volunteers have to take the 7 week CERT course, which does not cover any of the core functions. Finally, DC Buziecki said that Illinois statute has liability protections that are specified for emergency management agencies. DC Buziecki said that the costs of the change would be to issue some new t-shirts & hats to some volunteers and to restripe the CERT car to say emergency management. The CERT program would continue to train people for disasters and have ongoing training at least quarterly.

Motion to approve the proposal and send it to the Services Committee made by Chief Fisher and seconded by Jeff Wong. All in favor. Motion carried.

#### **4. Proposal to change to Red, White, & Blue emergency lights**

Deputy Chief Buziecki explained a proposal to change the CERT/EMA car from Amber lights to red/blue/white lights. The car originally had red/blue/white, which are the same as police vehicles but was later changed to amber by a previous administration due to a concern of volunteers being mistaken for police officers. Since that time, volunteers have noted that drivers seem to obey their directions less than when the lights were red/blue/white, making it a safety issue. Illinois law allows emergency management to use red/blue/white or blue/white and a survey of other local EMAs shows that North Aurora is the only one using amber lights. Some concern was expressed by Council members that they didn't want the public to be mistaken for the police in the event that someone wanted to do them harm, with the current climate. There was consensus for switching to blue/white lights.

Motion to approve the proposal for switching to blue & white lights and send to staff to make necessary arrangements made by Chief Fisher and seconded by Jesse Siebold. All in favor. Motion carried.

**North Aurora Citizen Corps Council**

October 28, 2020, 6:00 p.m.

Meeting Minutes

**OLD BUSINESS** – None

**ADJOURN**

Motion to adjourn the meeting made by Doug Botkin and seconded by Chief Fisher. All in favor.  
Motion carried and meeting adjourned at 7:03 p.m.

## **Recent CERT Activities--2020**

- Continue to conduct Starcom radio test monthly.
- Continue to check vehicles & equipment weekly.
- Working on Shelter program, postponed due to COVID
- Participating in the newly formed CERT Association of Illinois.
- Moved time tracking from paper forms to online google documents.
- Provided crowd/traffic control for opening of marijuana dispensary January 1, 2020.
- Conducted Basic training class Jan-Mar 2020, shortened due to COVID with take home final exams.
- Cancelled monthly CERT training in March, April, & May due to COVID. Resumed limited CERT training in June, focusing on outdoor training and later indoor with masks.
- 5 new members joined this year, 1 since moved and 4 are at various stages of completing their initial training to become full members of team. This will bring our total to 27 members.
- Conducted 158 well-checks of seniors in Silver Trail neighborhood April 30, 2020.
- Traffic control for critical motorcycle crash May 2, 2020.
- Traffic control for rolled over semi June 19, 2020.
- Traffic control for charity motorcycle ride August 1, 2020.
- Traffic control for downed power lines August 10, 2020.
- Traffic control for critical crash September 25, 2020.

**North Aurora CERT  
Training and Work Hours  
Calendar Year 2019**

<b>Last</b>	<b>First</b>	<b>Training Hours</b>	<b>Activation Hours</b>	<b>Admin Hours</b>	<b>Total Hours</b>
Alvis	Cindy	36.50	25.00	4.75	66.25
Boer	Julie	0.00	0.00	0.00	0.00
Boer	Rob	0.00	0.00	0.00	0.00
Dickinson	Anne	22.00	12.75	0.00	34.75
Drendel	Beth	400.00	196.75	76.70	673.45
Fisk	Randy	0.00	0.00	0.00	0.00
Geriane	Andrew	14.00	0.00	0.00	14.00
Ginther	Brenda	0.00	0.00	0.00	0.00
Ginther	George	9.50	0.00	0.00	9.50
Goode	Keith	0.00	0.00	0.00	0.00
Guzman	Matt	43.00	6.00	0.00	49.00
Huber	Jennifer	7.00	6.00	0.00	13.00
Inthisone	Rick	0.00	0.00	0.00	0.00
Jangelis	John (Jack)	10.50	0.00	0.00	10.50
Linker	Harley	64.75	34.00	5.50	104.25
Linker	Sherry	0.00	0.00	0.00	0.00
Linsner	Kathy	40.00	18.50	1.00	59.50
Linsner	Pete	41.00	15.00	5.50	61.50
Liotta	Lyssa	43.25	10.00	11.50	64.75
Lopez	Steve	120.75	34.00	0.00	154.75
Lunardini	David	23.00	16.00	4.50	43.50
Mitchell	Sheryl	42.00	1.50	0.00	43.50
Molleur	Sharon	14.00	0.00	0.00	14.00
Nadr	Chuck	15.50	4.25	0.00	19.75



**North Aurora CERT  
Training and Work Hours  
Calendar Year 2019**

Nardone	Gabriella	0.00	0.00	0.00	0.00
Patterson	Bob	0.00	0.00	0.00	0.00
Patterson	Mary	0.00	0.00	0.00	0.00
Perlstein	James	43.50	28.00	10.00	81.50
Rivecco	Mark	0.00	0.00	0.00	0.00
Ruiz	Julie	91.25	32.00	11.00	134.25
Rodenback	Paul	0.00	0.00	0.00	0.00
Seyller	Mike	85.50	30.00	0.00	115.50
Swiderski	Anthony	0.00	0.00	0.00	0.00
Symmers	Mike	7.50	15.50	1.00	24.00
Theising	Dave	60.25	29.00	38.00	127.25
Wombold	Jeff	63.50	19.50	3.50	86.50
Wong	Jeff	144.75	64.50	39.00	248.25
Wood	Heather	14.50	1.50	0.00	16.00
Totals (hrs)		<b>1443.00</b>	<b>598.25</b>	<b>211.95</b>	<b>2253.20</b>
Value		<b>\$40,375.14</b>	<b>\$16,739.04</b>	<b>\$5,930.36</b>	<b>\$63,044.54</b>

Avg IL Hourly volunteer rate\* \$27.98

\* [https://www.independentsector.org/volunteer\\_time](https://www.independentsector.org/volunteer_time)

27 members in 2019

4 left before end of 2019

23 current

4 new members in training

27

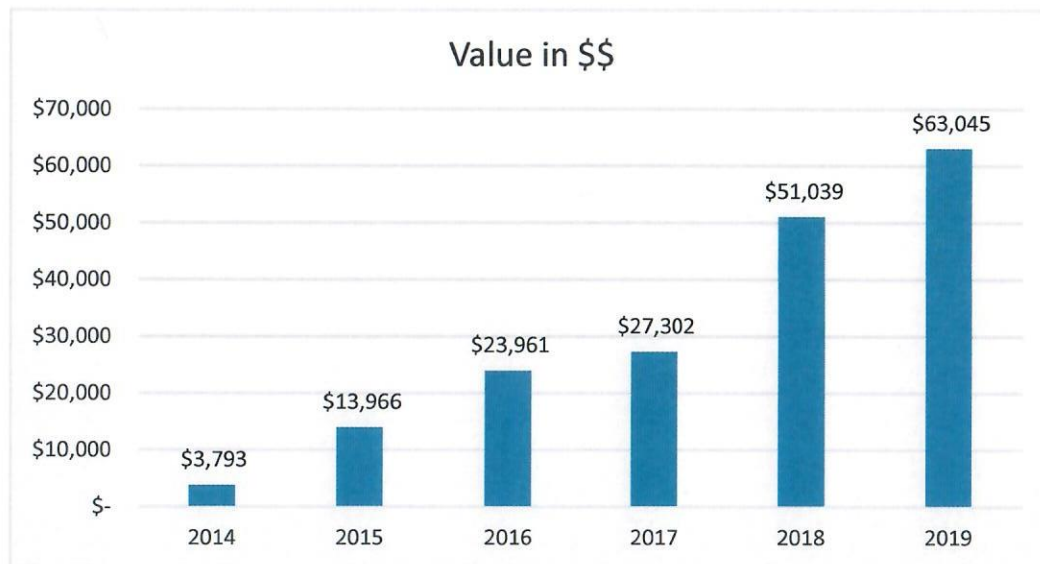
### CERT Training & Work Hours

	2014	2015	2016	2017	2018	2019	Total Hours	Total Value	Average Value
Training hours	113.0	296.3	488.1	393.5	1,204.8	1,443.0	3,938.6	\$ 98,273	\$ 16,379
Activation hours	39.0	237.8	342.5	557.8	607.0	598.3	2,382.2	\$ 59,440	\$ 9,907
Admin hours	5.5	30.5	164.5	179.8	255.5	212.0	847.7	\$ 21,152	\$ 3,525
<b>Total hours</b>	<b>157.5</b>	<b>564.5</b>	<b>995.1</b>	<b>1,131.0</b>	<b>2,067.2</b>	<b>2,253.2</b>	<b>7,168.5</b>	<b>\$ 178,865</b>	<b>\$ 29,811</b>
Hourly rate*	\$ 24.08	\$ 24.74	\$ 24.08	\$ 24.14	\$ 24.69	\$ 27.98			\$ 24.95
<b>Value</b>	<b>\$ 3,793</b>	<b>\$ 13,966</b>	<b>\$ 23,961</b>	<b>\$ 27,302</b>	<b>\$ 51,039</b>	<b>\$ 63,045</b>			

# Volunteers	8	18	19	23	29	27
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\* [https://www.independentsector.org/volunteer\\_time](https://www.independentsector.org/volunteer_time)

= average hourly rate



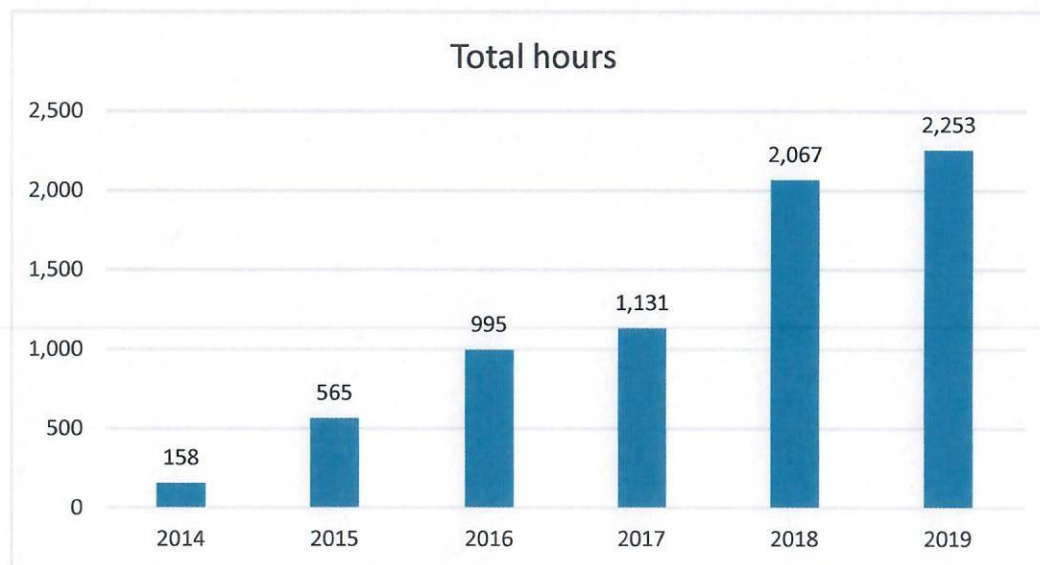
27 members in 2019

4 left before end of 2019

23 current

4 new members in training

27 expected members in 2021



# Memorandum

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To: North Aurora Citizens Corps Council

CC: David Fisher, Chief of Police

From: Scott Buziecki, Deputy Chief of Police/Emergency Management Coordinator

Date: October 19, 2020

Re: EMA Ordinance update

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## **Issue**

The Village ordinance that governs emergency management and the intergovernmental agreement with the North Aurora Fire Protection District are outdated and in need of updating to match our current operations.

## **Discussion**

Ordinance 97-12 established a joint Emergency Services Management Agency with the North Aurora Fire Protection District. Essentially that ordinance and subsequent intergovernmental agreement established that emergency management functions for the Village would be coordinated by the Fire District, headquartered at Fire District facilities. In addition, they specified that the Emergency Management Coordinator (EMC) position would be chosen by the Mayor, after consultation with the Fire Chief.

In the subsequent decade, the duties of the EMC were neglected and little, if any, progress in the area of emergency management was made. In late 2011, I was chosen as the new EMC, reporting to the Police Chief, but as far as I can tell neither Ordinance 97-12 nor the Village Code (Chapter 2.48) were ever updated.

We need to clean up the Village Code to include that the EMC position is appointed by the Mayor, after consultation with the Police Chief and the position reports to the Police Chief. I would also suggest altering the name a bit, from “North Aurora Emergency Services Management Agency” to “North Aurora Emergency Management Agency,” which is standard in the Chicagoland area and the State of Illinois in general.

I’ve marked up the existing Village Code Chapter 2.48 and also included Ordinance 97-12 as well as the existing intergovernmental agreement for reference.

## **Conclusion**

It is staff's recommendation to work with Village staff and legal counsel to update Village Code Chapter 2.48 as indicated and update the existing intergovernmental agreement.



## Chapter 2.48 - EMERGENCY SERVICES

### Sections:

#### 2.48.010 - Joint emergency services established.

The North Aurora ~~emergency~~ Emergency services management Management agency-Agency is established.

(Ord. 97-12 § 2)

#### 2.48.020 - Replaces previous emergency services.

The North Aurora emergency ~~services~~ management agency supersedes and replaces the North Aurora emergency services and disaster organization created by Ordinance 83-13, relating to emergency services and disasters.

(Ord. 97-12 § 3)

#### 2.48.021 – Functions and services of the North Aurora Emergency Management Agency

The duties of the North Aurora Emergency Management Agency include, but are not necessarily limited to: participation in traffic and crowd control, communications, first aid, severe weather monitoring & spotting, ground search and rescue, **public sheltering**, public relations/education activities, training and training exercises with, and emergency and non-emergency assistance to other agencies within and outside of the corporate limits of the Village of North Aurora, Kane County, Illinois.

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**Commented [SB1]:** These functions come from Ordinance 97-12, with the exception of Public Sheltering, which I added. Other than that the functions are the same, with some minor wording/term changes.

#### 2.48.022 – Selection of the Agency Coordinator

The Mayor of the Village shall appoint the Coordinator of the North Aurora Emergency Management Agency as required by statute, subject to the following conditions:

- i. The appointment will be made after consultation with the Police Chief.
- ii. The Coordinator shall work in cooperation with and under the direction of the Police Chief on all routine matters, subject to the ultimate oversight and direction of the Mayor as required by statutes.

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#### 2.48.023 – Emergency Operations Plan

The Coordinator shall be required to create and maintain an Emergency Operations Plan (EOP) that shall be approved by the corporate authorities of both the Village and the Fire District. The plan should be reviewed and revised as necessary at least every three years.

#### 2.48.024 – Emergency Operations Center

The police station shall be designated as the primary Emergency Operations Center (EOC) and Fire Station #1 shall be designated as the back up EOC. The Coordinator shall work with staff to provide

necessary telephone, computer, radio, and other necessary equipment via the normal budget process to equip the EOC to function efficiently and effectively.

**Commented [SB2]:** I added these sections to match what we're already doing.

2.48.030 - Agreement attachment.

The Intergovernmental Agreement attached to the ordinance codified in this chapter and incorporated by reference as Exhibit "A" is approved and adopted, and the president and clerk are directed and authorized to execute and enter into the attached Agreement on behalf of the village.

(Ord. 97-12 § 4)

2.48.040 - Authority to declare an emergency or disaster.

The village president shall have the authority to declare a local emergency or disaster, and to coordinate with the director of the North Aurora emergency management agency and other local and extra local emergency management agencies in the event of an emergency or disaster affecting the village of North Aurora. In the event of an emergency or disaster and the village president is absent from the village, or is unable to be reached, the village trustee with the most years of current, continuous service as a trustee shall have the authority to declare a local emergency or disaster and to act in the president's stead until such time as the president returns to the village and is able to be reached.

(Ord. 04-02-23-01 § 1, 2004)

**ORDINANCE NO. 97-12**

**AN ORDINANCE ESTABLISHING A JOINT EMERGENCY SERVICES  
MANAGEMENT AGENCY WITH THE NORTH AURORA AND  
COUNTRYSIDE FIRE PROTECTION DISTRICT**

**WHEREAS**, the Illinois Emergency Management Agency Act (20 ILCS 3305/1 et. seq.) authorizes the establishment of local emergency services and disaster agencies to work in coordination with the Illinois Emergency Services and Disaster Agency and similar county agencies to service the emergency and disaster needs of the local population; and

**WHEREAS**, Ordinance No. 83-13, being an Ordinance Relating to Emergency Services and Disasters has been in full force and effect since October 10, 1983, but the North Aurora Emergency Services and Disaster Organization created by said Ordinance has never been fully funded and completely operational to meet the emergency and disaster needs of the residents of the Village; and

**WHEREAS**, the Village does not have the facilities or the resources to service and maintain the North Aurora Emergency Services and Disaster Organization to provide adequately for the emergency and disaster needs of the Village residents; and

**WHEREAS**, the North Aurora and Countryside Fire Protection District (hereinafter "Fire District") does have the facilities and resources to service and maintain an emergency and management agency adequately to meet the emergency and disaster needs of the Village residents; and

**WHEREAS**, the Village and the Fire District have negotiated the terms of an Intergovernmental Agreement for the joint provision of emergency management services whereby the Village and Fire District have agreed to combine their financial and other resources and facilities to meet the emergency and disaster needs of the Village residents; and

**WHEREAS**, the Village and the Fire District are authorized pursuant to the 1970 Illinois Constitution Article VII, Section 10, and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et. seq.) to enter such Intergovernmental Agreement.

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois as follows:

1. The foregoing recitals are hereby adopted and incorporated in this Ordinance as the findings of the President and the Board of Trustees.
2. The North Aurora Emergency Services Management Agency is hereby established.

3. The North Aurora Emergency Services Management Agency hereby supersedes and replaces the North Aurora Emergency Services and Disaster Organization created by Ordinance 83-13, being an Ordinance relating to emergency services and disasters.

4. The Intergovernmental Agreement attached hereto and incorporated herein by reference as Exhibit "A" is hereby approved and adopted, and the President and Clerk are hereby directed and authorized to execute and enter into the attached Agreement on behalf of the Village.

5. To the extent that Ordinance 83-13, is contrary to this Ordinance and the aforementioned Intergovernmental Agreement, Ordinance 83-13 is amended hereby.

6. To the extent that Ordinance 83-13, is not contrary to this Ordinance and the aforementioned Intergovernmental Agreement, Ordinance 83-13 remains in full force and effect and, in the event the aforementioned Intergovernmental Agreement is ever terminated in the future, shall provide for the continuous operation and government of the North Aurora Emergency Services Management Agency thereafter.

7. Further, Ordinance 83-13 is hereby amended as follows:

(a) The establishment of the North Aurora Emergency Management Agency, as described in Section 1 of said Ordinance, is pursuant to the Illinois Emergency Management Act of 1992 (20 ILCS 3305\1 et seq.); and

(b) The functions and services of the North Aurora Emergency Management Agency, as described in Section 3 of said Ordinance, is hereby amended to include, but necessarily be limited to, the following: Participation in traffic and crowd control, communications, first aid, severe weather spotting, search parties, public relation/education activities, training and training exercises with, and emergency and non-emergency assistance

to, other agencies and jurisdiction within and without the corporate limits of the Village of North Aurora, Kane County, Illinois.

8. This Ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 12th day of May, A.D., 1997.

George Glass YEA

Joyce Heiss YEA

David Lunardini YEA

M. C. Herwig YEA

Ted Berry YEA

Annette A. Kallevik ABSENT

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 12th day of May, A.D., 1997

Mark Rub  
VILLAGE PRESIDENT

ATTEST:

Barbara Erickson  
VILLAGE CLERK



**INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE  
NORTH AURORA AND COUNTRYSIDE FIRE  
PROTECTION DISTRICT (HEREINAFTER "FIRE DISTRICT")  
AND THE VILLAGE OF NORTH AURORA  
(HEREINAFTER "VILLAGE") FOR THE ESTABLISHMENT  
AND PROVISION OF A JOINT EMERGENCY MANAGEMENT AGENCY**

**WHEREAS**, 20 ILCS 3305/1 et seq. creates the authority of a municipality to establish an Emergency Management Agency within the municipality that is also a part of the statewide emergency management system; and

**WHEREAS**, the statute authorizes and requires the Mayor of the municipality to appoint the Coordinator of the local emergency services disaster agency (20 ILCS 3305/10(i)); and

**WHEREAS**, the North Aurora Emergency Services and Disaster Organization (hereinafter "NAESDO") is established and governed by Ordinance No. 83-13, being an Ordinance relating to Emergency Services and Disasters.

**WHEREAS**, the Village does not have, by itself, the physical capacity and support structure to facilitate the provision of emergency services in the event of a disaster or other crisis; and

**WHEREAS**, the Fire District does have adequate facilities and support services to facilitate emergency services in the event of a disaster or other crisis;

**WHEREAS**, a 1970 Illinois Constitution Article VII, Section 10 and the Intergovernmental Cooperation Act (5 ILCS 221/1 et. seq.) authorize separate local units of government to contract or otherwise associate among themselves to obtain or share services and to exercise, combine, transfer any power or function, in any manner not prohibited by law or by ordinance; and

**WHEREAS**, it would be in the best interest of both the Fire District and the Village and their respective constituents to cooperate in establishing a joint emergency management agency; and

**WHEREAS**, the NAESDO has never been fully funded, completely organized, and sufficiently operational to service the emergency needs of the Village; and

**WHEREAS**, the parties agree and anticipate that extraordinary funding will be needed to reestablish and fully fund a joint emergency management services agency that is completely operational and able to service the emergency needs of the Village.

**NOW, THEREFORE**, in exchange for mutual consideration herein described, the Village and the Fire District hereby agree to cooperate and share in the funding operation

and maintenance of the North Aurora Emergency Management Agency ("NAEMA") pursuant to the following terms:

1. **Recitals.** All of the foregoing recitals are expressly adopted incorporated herein and made a part of this Agreement;

2. **Provision of Resources.** The Fire District shall provide the primary manpower, facilities, headquarters, and other resources for the adequate maintenance and operation of the NAEMA for both the routine operation and maintenance and in the event any disaster or emergency requiring the services of the NAEMA. The Village shall supplement the resources of the Fire District as needed. During the term of this Intergovernmental Agreement, the firehouse shall be designated as the North Aurora Emergency Operation Center.

3. **Coordinator.** The Mayor of the Village shall appoint the Coordinator of the NAEMA as required by statute, subject to the following conditions:

i. The appointment shall be made only after consultation with the Fire Chief of the Fire District;

ii. The NAEMA Coordinator shall work in cooperation with and under the direction of the Fire Chief on all routine matters, subject to the ultimate oversight and direction of the Mayor as required by statute; and

iii. The NAEMA Coordinator shall be required to fulfill the statutory obligations that are applicable and shall create an emergency management plan that shall be approved by the corporate authorities of both the Village and the Fire District and shall operate and manage the NAEMA subject to this Agreement and the applicable statutory provisions.

4. **Funding.** The Village shall provide the primary funding for the NAEMA as follows:

i. The Fire Chief shall submit to the Village on an annual basis, a timely proposed budget for the funding of the NAEMA;

ii. The Village shall appropriate sufficient money as budgeted for the funding of the NAEMA to the extent that the budgeted needs are deemed reasonable and the funds are available;

iii. Both parties agree and acknowledge that the NAEMA will require initial, extraordinary funding in order to establish the NAEMA according to state and local standards and to adequately meet the emergency and disaster needs of the Village, and the initial extraordinary funding shall be borne by the Village;

iv. The Fire District shall share in equal portion the administrative expenses, public education expenses, public meeting expenses, computer supply costs, and the weather monitor costs; and

v. All purchases and contracts requested by the Coordinator shall be authorized by the Fire Chief and the Mayor.

5. **Maintenance of Sirens.** The Fire District shall be responsible for maintaining the sirens.

6. **Accreditation.** The parties shall seek accreditation of the NAEMA from the State of Illinois and or the County of Kane as the Mayor deems advisable, after consultation with the Fire Chief.

7. **Duration.** This Agreement shall continue for a period of one (1) year and shall automatically be renewed on June 1st of each year thereafter without further action by either party



unless either party serves written notice upon the other party of an intention not to renew this Agreement, not less than thirty (30) days prior to June 1 or as otherwise provided hereinbelow.

8. **Termination.** Either party may terminate this Agreement upon ninety (90) days prior written notice. Upon termination of this Agreement by any means, the Village shall be required, within a reasonable time after the termination date, to remove any and all equipment and facilities belonging to the NAEMA from the Fire District's premises and the Fire District shall cooperate in the removal of same;

9. **Effective Date.** This Agreement shall become effective upon the written execution of both the Fire Chief and the Mayor and approval of the respective corporate authorities.

IN WITNESS WHEREOF, the parties have set their hands and seals hereto on the date first above written.

**VILLAGE OF NORTH AURORA**

By Mark Ruby  
Mayor

ATTEST:

Barbara Erickson  
Village Clerk



**NORTH AURORA AND COUNTRYSIDE FIRE PROTECTION DISTRICT**

By Gerald Auchter

ATTEST:

Judy A. Gary



# Memorandum

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To: Citizens Corps Council

CC: David Fisher, Chief of Police

From: Scott Buziecki, Deputy Chief of Police/Emergency Management Coordinator

Date: October 19, 2020

Re: Operation under EMA name

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## **Issue**

Over the past few years, the operations of the North Aurora Community Emergency Response Team (CERT) have expanded beyond the original scope of the Federal Emergency Management Agency (FEMA) designed training program. The issue is should some of our volunteers continue to serve the Village under the title of Emergency Management Specialist and return the CERT program to a neighborhood organization, as it was originally intended?

## **Discussion**

The CERT program, under the training program designed by FEMA, focuses on disasters through these topical areas: Disaster Preparedness, Fire Safety, Disaster Medical Operations, Light (building) Search & Rescue Operations, CERT Organization, and Disaster Psychology. All of our volunteers have been trained in these areas and we do disaster simulation exercises at least annually (outside of postponements due to COVID).

But our community and first responders have additional needs on a routine basis that can be served by volunteers, such as traffic control, ground search & rescue, severe weather monitoring, and public sheltering, which are all core functions of traditional emergency management. We've already expanded into traffic control and ground search & rescue and have begun plans to do severe weather monitoring and public sheltering. The reasons are simple: (1) our community has a need for these functions, and (2) we are preparing our people to work in a potential future disaster by seasoning them working on routine incidents and emergencies. By doing so, they get experience by working under the Incident Command System, working with others first responders and emergency management agencies, and using radio communications assets, which are all immensely valuable skills for working in a disaster.

Because the CERT training program does not cover traffic control, ground search & rescue, severe weather monitoring, or public sheltering, we have provided appropriate training & practice for our volunteers and do not push them to perform a task they are not ready for.

Since these outside-of-CERT functions take up the majority of our time, I feel that we should use the appropriate name for them: Emergency Management. This would provide several benefits:

- Would bring us in line with industry norms as our nearby peers and we would operate under a name that matches the functions that we most often perform.
- Would allow us to tailor training for our volunteers for the job that they will do: Traffic & Crowd Control, Ground Search & Rescue, Shelter Operations, and Severe Weather Monitoring, which are all functions that are specified in our current & proposed EMA ordinance. Doing this would give us greater flexibility to recruit volunteers. For instance, we could recruit volunteers for shelter operations who are willing to take the one day course but not commit to the 7 week CERT course.
- Would be simpler for the public to understand what we do. Emergency Management is intuitively understandable but most people don't know what CERT means until you explain it.
- Finally, liability protections are written into Illinois Statute for emergency management. While I would argue this also currently applies to CERT activities, I feel more comfortable not having to explain what CERT is or how this section applies to our program.
  - *20 ILCS 3305/15 Immunity. Neither the State, any political subdivision of the state . . . or the agents, employees, or representatives of any of them, engaged in any emergency management response or recovery activities, while complying with or attempting to comply with this Act or any rule or regulations promulgated pursuant to this Act is liable for the death of or any injury to persons, or damage to property, as a result of such activity.*

As far as costs of such as change, in my judgement it would be minimal and could be absorbed into our existing budget. These are the initial costs:

- "Emergency Management" t-shirts & hats -- \$400
- Restriping the CERT car to say "Emergency Management" -- \$650

Not all existing CERT volunteers would become Emergency Management Specialists. Initial transfers would be those volunteers who are most active and perform core emergency management functions routinely, probably around ten. The other volunteers would remain in the CERT program as described below until they are more active and are performing core emergency management on more routine basis.

If we make this change, we would keep the CERT program, which would be our secondary group of volunteer responders, at the neighborhood level. We would continue to offer the training class and begin efforts to organize graduates into a neighborhood-level program. Going forward, we would offer quarterly training and the disaster exercise each year for our CERT volunteers and our current monthly CERT training would continue as emergency management training.

## **Conclusion**

It is staff's recommendation to operate under the Emergency Management title and move the CERT program to a neighborhood program.

# Memorandum

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To: Citizens Corps Council

CC: David Fisher, Chief of Police

From: Scott Buziecki, Deputy Chief of Police/Emergency Management Coordinator

Date: October 19, 2020

Re: Switch to Red/Blue/White emergency lights on CERT squad

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## **Issue**

Our existing Community Emergency Response Team (CERT) squad car is equipped with amber colored emergency lights. Volunteers that use the vehicle for on-scene traffic control report that drivers mistake it for a maintenance or construction vehicle and sometimes fail to obey commands, which increases the danger while working in traffic. The issue is should the emergency lights on the vehicle be switched to red, blue, & white?

## **Discussion**

Illinois law (625 ILCS 5/12-215) specifically allows vehicles owned & operated by an “emergency management services agency”<sup>1</sup> to be equipped with red, blue, and white emergency lights. That section also allows blue & white lights to be used by paid or unpaid members of an emergency management agency in their personally-owned vehicles but I am not in favor of allowing lights in personal vehicles due to complexities with handling damage that might occur.

Further, section 12-215 prohibits the use of amber lights except for maintenance/construction, snowplows, mail, garbage trucks, security, etc. Even law enforcement is prohibited from using amber unless in conjunction with red lights.

Next, a survey of local emergency management agencies in our area shows that North Aurora is the only government operating with only amber lights on emergency management vehicles. All others use red & blue or red, blue & amber, or red, blue & white. See the table on page 2.

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<sup>1</sup> In the Illinois Emergency Management Act (20 ILCS 3305/4), “emergency services and disaster agency” is defined as:

“The agency by this name, by the name Emergency Management Agency, or by another name that is established by ordinance within a political subdivision to coordinate the emergency management program within that political subdivision.”

Of course, in North Aurora, our administration has chosen the police department to coordinate our Village’s emergency management program, currently the CERT team.

Agency	Agency-owned vehicles	
	Agency owned vehicle lights color(s)	Notes
North Aurora CERT	Amber	Only used at scene
Aurora EMA	Red, Blue, Amber	Only used at scene
Kane County OEM	Red, Blue, White	Only used at scene unless directed by OEM Director or Sheriff's office
South Elgin ESDA	Red, Blue	
St. Charles EMA	Red & Blue	Only used at scene

Finally, in my opinion, the strongest reason to switch out the lights is safety. Our volunteers, many of whom have a lot of experience with traffic control, both with our Village and with other agencies, universally feel that the public does not respect amber lights as much as red, blue & white and some drivers disobey directions. Here is a sampling of their comments:

*"I had one instance when out last winter when power line was down on Randall. 3 cars ignored the flashing light and attempted to go around my vehicle while I was parked cross wise in the road. I was able to stop them slightly beyond my car and prevent them from proceeding."*

*"My opinion is that most people see the amber lights and think of road workers, tow trucks, etc."*

*"I am absolutely not a fan of the amber lights. Two years ago I believe, I was on Oak near Adams for a downed power line and a guy not only went around me, he flipped me the bird as he did so. I used the CERT car several times with the blue/red lights and there is no question in my mind that people respect them, which is definitely not the case for the amber lights."*

*"I think the general public views amber only as an alert an incident in the area, but not one disrupting travel (tow truck, utility work, etc.). Seeing the blue is more of an alert that there may be a more severe incident that requires alteration of behavior (road closed) and that a person with authority may be present."*

*"My overall experience with amber versus blue/white: amber is mistaken for construction/caution. blue/white brings respect attention because of "emergency" at hand."*

*"Only reds & blues get the public's full attention that something is going on ahead. At minimum, the idea of blue & white lights would be much more effective than amber lights. The amber lights basically have no merit."*

Within our volunteer ranks, there appears to be no concern with being mistaken for the police. Quite the opposite, they feel that the routine risk of drivers disobeying them far outweighs any miniscule chance of someone mistaking them for the police and doing them harm.

### **Conclusion**

It is staff's recommendation to change the CERT squad car lights from amber to red, blue, & white because future "retired" police light bars can be recycled and used on the volunteer CERT car with minimal cost. If desired we can go with blue & white but there will be a cost associated in switching out the light heads.

ORDINANCE NO. ~~97-12~~ \_\_\_\_\_

**AN ORDINANCE ESTABLISHING AN ~~JOINT EMERGENCY -~~  
~~SERVICES MANAGEMENT AGENCY WITH THE NORTH AURORA~~  
~~AND COUNTRYSIDE FIRE PROTECTION-~~  
~~DISTRICT~~ PROTECTION DISTRICT**

**WHEREAS**, the Illinois Emergency Management Agency Act (20 ILCS 3305/1 et. seq.) authorizes the establishment of local emergency services and disaster agencies to work in coordination with the Illinois Emergency Services and Disaster Agency and similar county agencies to service the emergency and disaster needs of the local population; and

**WHEREAS**, Chapter 2.48 of the North Aurora Municipal Code (Emergency Services) was established by Ordinance No. ~~8397-1312~~, being an Ordinance Relating to creating Emergency Services and Disasters has been in full force and effect since October 10, 1983, but the North Aurora Emergency Services and Disaster Organization created by said Ordinance has never been fully funded and completely operational to meet the emergency and disaster needs of the residents of the Village; and

~~**WHEREAS**, the Village does not have the facilities or the resources to service and maintain the North Aurora Emergency Services and Disaster Organization to provide adequately for the emergency and disaster needs of the Village residents; and~~

~~**WHEREAS**, the North Aurora and Countryside Fire Protection District (hereinafter "Fire District") does have the facilities and resources to service and maintain an emergency and management agency adequately to meet the emergency and disaster needs of the Village residents; and~~

**WHEREAS**, the Village and the Fire District have negotiated the terms of a new Intergovernmental Agreement for the joint provision of emergency management services whereby the Village and Fire District have agreed to combine their financial and other resources and facilities to meet the emergency and disaster needs of the Village residents; and

**WHEREAS**, the authority for the Village of North to establish an emergency management agency is granted by the Illinois Emergency Management Act of 1992 (20 ILCS 3305/1 et seq.), and the Village and the Fire District are authorized pursuant to the 1970 Illinois Constitution Article VII, Section 10, and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et. seq.) to enter such Intergovernmental Agreement;

**WHEREAS**, Ordinance No. 97-12, being an Ordinance Establishing A Joint Emergency Services Management Agency with the North Aurora and Countryside Fire Protection District has been in full force and effect since May 12, 1997, but Village needs and resources have changed, and the Village seeks to further develop its own emergency management operations that have been in effect since 2011;

**WHEREAS**, the current Community Emergency Response Team (CERT) program created in 2013 has expanded the Village's emergency management capabilities, but some current CERT duties fall outside of the scope of the Federal Emergency Management Agency's



(FEMA) CERT training curriculum; and.

**WHEREAS**, the expanded duties being performed by CERT volunteers, such as traffic control, ground search & rescue, severe weather monitoring, and sheltering, fall into the scope of emergency management; and

**WHEREAS**, updating Chapter 2.48, the scope of emergency and disaster services and amending the Intergovernmental Agreement are in the best interests of the Village of North Aurora.

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of ~~Trustees~~ Trustees of the Village of North Aurora, Kane County, Illinois as follows:

1. The foregoing recitals are hereby adopted and incorporated in this Ordinance as the findings of the President and the Board of ~~Trustees~~ Trustees.

2. ~~The Chapter 2.48 of the North Aurora Code Emergency Services Management Agency is hereby established~~ amended and superseded in its entirety as follows:

Chapter 2.48 - EMERGENCY SERVICES

Sections:

2.48.010 - Joint emergency services established.

The North Aurora Emergency Management Agency is established.

2.48.020 - Replaces previous emergency services.

The North Aurora Emergency Management Agency supersedes and replaces the North Aurora Emergency Services Management Agency created by Ordinance 97-12, relating to emergency and disaster services.

2.48.021 – Functions and services of the North Aurora Emergency Management Agency

The duties of the North Aurora Emergency Management Agency include, but are not necessarily limited to: participation in traffic and crowd control, communications, first aid, severe weather monitoring & spotting, ground search and rescue, public sheltering, public relations/education activities, training and training exercises, and emergency and non-emergency assistance to other agencies within and outside of the corporate limits of the Village of North Aurora, Kane County, Illinois.

2.48.022 – Selection of the Agency Coordinator

The Mayor of the Village shall appoint the Coordinator of the North Aurora Emergency Management Agency as required by statute, subject to the following conditions:

- i. The appointment will be made after consultation with the Police Chief.
- ii. The Coordinator shall be chosen from within the police department and work in cooperation with and under the direction of the Police Chief on all routine matters, subject to the ultimate oversight and direction of the Mayor as required by statutes.

#### 2.48.023 – Emergency Operations Plan

The Coordinator shall be required to create and maintain an Emergency Operations Plan (EOP) that shall be approved by the corporate authorities of both the Village and the Fire District. The plan should be reviewed and revised as necessary at least every three years.

#### 2.48.024 – Emergency Operations Center

The police station shall be designated as the primary Emergency Operations Center (EOC), and Fire Station #1 shall be designated as the backup EOC. The Coordinator shall work with staff to provide necessary telephone, computer, radio, and other necessary equipment via the normal budget process to equip the EOC to function efficiently and effectively.

#### 2.48.030 - Agreement attachment.

The Intergovernmental Agreement attached to the ordinance as codified in this Chapter and incorporated by reference as Exhibit "A" is approved and adopted, and the President and Clerk are directed and authorized to execute and enter into the attached Agreement on behalf of the Village. The Intergovernmental Agreement may be amended from time to time, and any such amendment that is approved by the Village Board shall supersede and replace the previous Agreement and shall be incorporated by reference pursuant to this Section.

#### 2.48.040 - Authority to declare an emergency or disaster.

The Village President shall have the authority to declare a local emergency or disaster, and to coordinate with the Coordinator of the North Aurora Emergency Management Agency and other local and extra local emergency management agencies in the event of an emergency or disaster affecting the Village of North Aurora. In the event of an emergency or disaster and the Village President is absent from the Village, or is unable to be reached, the Village Trustee with the most years of current, continuous service as a trustee shall have the authority to declare a local emergency or disaster and to act in the President's stead until such time as the President returns to the Village and is able to be reached.

~~2. The North Aurora Emergency Services Management Agency hereby supersedes and replaces the North Aurora Emergency Services and Disaster Organization Management Agency created by Ordinance 83-1397-12, being an Ordinance relating to emergency services and disasters.~~

3. The Intergovernmental Agreement attached hereto and incorporated herein by reference as Exhibit "A" is hereby approved and adopted, shall supersede any previous agreement for emergency and disaster services, and the President and Clerk are hereby directed and authorized to execute and enter into the attached Agreement on behalf of the Village.

~~4. To the extent that Ordinance 83-1397-12, is contrary to this Ordinance and the aforementioned Intergovernmental Agreement, Ordinance 83-1397-12 is amended hereby.~~

~~5. To the extent that Ordinance 83-1397-12, is not contrary to this Ordinance and the aforementioned Intergovernmental Agreement, Ordinance 83-1397-12 remains in full force and effect and, in the event the aforementioned Intergovernmental Agreement is ever terminated in the future, shall provide for the continuous operation and government of the North Aurora Emergency Services Management Agency thereafter.~~

~~6. Further, Ordinance 83-1397-12 is hereby amended as follows:~~

~~(a) The establishment of the North Aurora Emergency Management Agency, as described in Section 1 of said Ordinance, is pursuant to the Illinois Emergency Management Act of 1992 (20 ILCS 3305/1 et seq.); and~~

~~(b) The functions and services of the North Aurora Emergency Management Agency, as described in Section 3 of said Ordinance, is hereby amended to include, but not necessarily be limited to, the following: Participation in traffic and crowd control; communications, first aid, severe weather monitoring & spotting, ground search parties and rescue, public sheltering, public relation/education activities, training and training exercises with, and emergency and non-emergency assistance~~

~~(c) —~~

~~(a) to, other agencies and jurisdictions within and without the corporate limits of the Village of North Aurora, Kane County, Illinois.~~

~~7. —~~

~~8.4.~~ This Ordinance shall be in full force and effect from and after its passage and publication as required by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2020, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2020, A.D.

Mark Carroll \_\_\_\_\_ Laura Curtis \_\_\_\_\_

Mark Gaffino \_\_\_\_\_ Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_ Tao Martinez \_\_\_\_\_

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2020, A.D.

\_\_\_\_\_  
Dale Berman, Village President

ATTEST:

\_\_\_\_\_  
Deputy Village Clerk

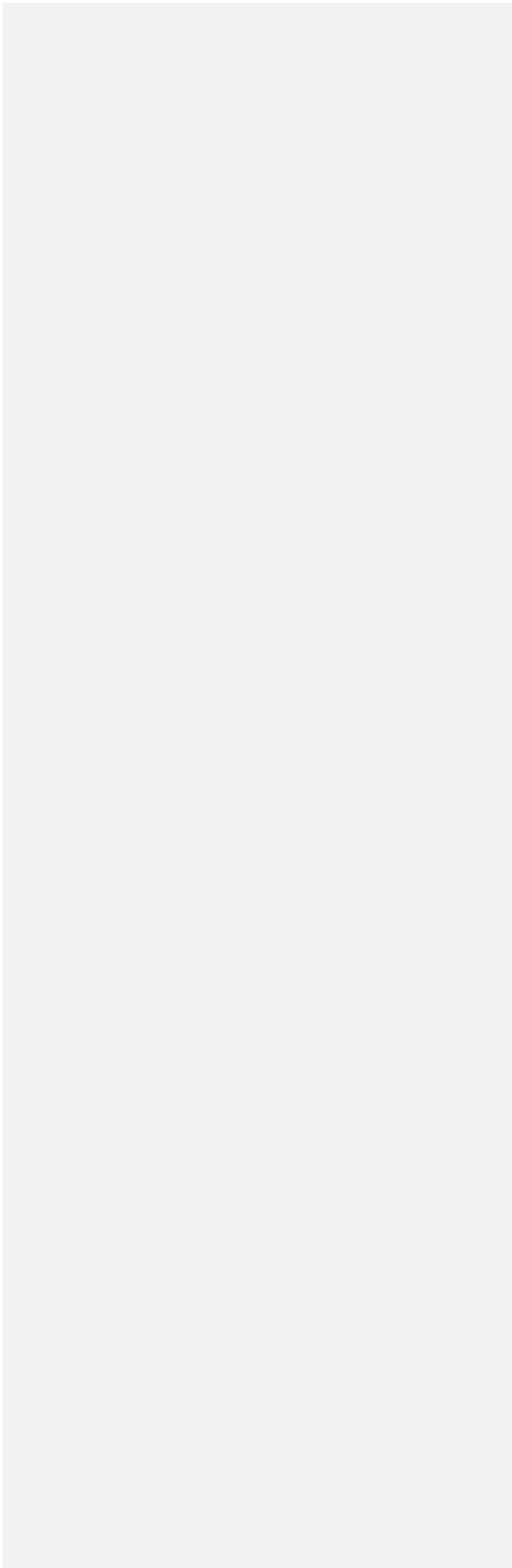
We, Dale Berman, the Village President, and Natalie Stevens, the Deputy Village Clerk, hereby verify that we did sign and attest Ordinance No. \_\_\_\_\_ digitally with the intention that the digital signature be considered effective in lieu of a hand written signature for all purposes as of the date stated above.

\_\_\_\_\_

ATTEST:

Dale Berman, Village President

\_\_\_\_\_  
Deputy Village Clerk



**INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN  
THE NORTH AURORA AND COUNTRYSIDE FIRE  
PROTECTION DISTRICT (HEREINAFTER "FIRE  
DISTRICT") AND THE VILLAGE OF NORTH AURORA  
(HEREINAFTER "VILLAGE") FOR THE ESTABLISHMENT  
AND PROVISION OF AN JOINT-EMERGENCY MANAGEMENT  
AGENCY**

WHEREAS, 20 ILCS 3305/1 et seq. creates the authority of a municipality to establish an Emergency Management Agency within the municipality that is also a part of the statewide emergency management system; and

WHEREAS, the statute authorizes and requires the Mayor of the municipality to appoint the Coordinator of the local emergency services disaster agency (20 ILCS 3305/10(i)); and

WHEREAS, the North Aurora Emergency Services and Disaster Organization (hereinafter "NAESDO") is established and governed by Ordinance No. 83-13, being an Ordinance relating to Emergency Services and Disasters.

~~WHEREAS, the Village does not have, by itself, the physical capacity and support structure to facilitate the provision of emergency services in the event of a disaster or other crisis; and~~

~~WHEREAS, the Fire District does have adequate facilities and support services to facilitate emergency services in the event of a disaster or other crisis;~~

WHEREAS, a 1970 Illinois Constitution Article VII, Section 10 and the Intergovernmental Cooperation Act (5 ILCS 221/1 et. seq.) authorize separate local units of government to contract or otherwise associate among themselves to obtain or share services and to exercise, combine, transfer any power or function, in any manner not prohibited by law or by ordinance; and

WHEREAS, it would be in the best interest of both the Fire District and the Village and their respective constituents to cooperate in establishing a joint emergency management agency; and

~~WHEREAS, the NAESDO has never been fully funded, completely organized, and sufficiently operational to service the emergency needs of the Village; and~~

~~WHEREAS, the parties agree and anticipate that extraordinary funding will be needed to reestablish and fully fund a joint emergency management services agency that is completely operational and able to service the emergency needs of the Village.~~

NOW, THEREFORE, in exchange for mutual consideration herein described, the Village and the Fire District hereby agree to cooperate and share in the funding operation

and maintenance of the North Aurora Emergency Management Agency ("NAEMA") pursuant to the following terms:

1. **Recitals.** All of the foregoing recitals are expressly adopted incorporated herein and made a part of this Agreement;

2. **Provision of Resources.** The ~~Fire District~~Police Department shall provide the primary manpower, facilities, headquarters, and other resources for the adequate maintenance and operation of the NAEMA for both the routine operation and maintenance and in the event any disaster or emergency requiring the services of the NAEMA. The ~~Village Fire District~~ shall supplement and support the resources of the ~~Fire District~~Village as needed. During the term of this Intergovernmental Agreement, the Police station shall be designated as the primary Emergency Operations Center and the firehouseFire station #1 shall be designated as the back up ~~North Aurora~~Emergency Operations Center.

3. **Coordinator.** The Mayor of the Village shall appoint the Coordinator of the NAEMA as required by statute, subject to the following conditions:

i. The appointment shall be made only after consultation with the ~~Fire Chief of the Fire District~~Police Chief;

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ii. The NAEMA Coordinator shall work in cooperation with and under the direction of the ~~Fire Chief~~Police Chief on all routine matters, subject to the ultimate oversight and direction of the Mayor as required by statute; and

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m. The NAEMA Coordinator shall be required to fulfill the statutory obligations that are applicable and shall create an emergency management plan that shall be approved by the corporate authorities of both the Village and the Fire District and shall operate and manage the NAEMA subject to this Agreement and the applicable statutory provisions.

4. **Funding.** The Village shall provide the primary funding for the NAEMA as follows:

a. The ~~Fire Chief~~**Police Chief** shall submit to the Village on an annual basis, a timely proposed budget for the funding of the NAEMA;

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~~u.b.~~ The Village shall appropriate sufficient money as budgeted for the funding of the NAEMA to the extent that the budgeted needs are deemed reasonable and the funds are available;

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~~v.~~ Both parties agree and acknowledge that the NAEMA will require initial, extraordinary funding in order to establish the NAEMA according to state and local standards and to adequately meet the emergency and disaster needs of the Village, and the initial extraordinary funding shall be borne by the Village;

~~iv.~~ The Fire District shall share in equal portion the administrative expenses, public education expenses, public meeting expenses, computer supply costs, and the weather monitor costs; and

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~~v.d.~~ All purchases and contracts requested by the Coordinator shall be authorized by the ~~Fire Chief and the Mayor~~**Police Chief**.

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5. ~~Maintenance of~~**Maintenance of Sirens**. The ~~Fire District~~**Village** shall be responsible for maintaining the sirens. The sirens shall be activated by controls located at;

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a. Fire Station #1

**b.** Police station

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~~5.c.~~ Aurora Emergency Management Agency (under separate intergovernmental agreement)

Commented [SB1]: The cost of adding controls at the PD is approximately \$5,500. If we're going to go this direction, Fulton will need to do a site inspection to get a more accurate cost.

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~~sirens.~~

6. **Accreditation**. The parties ~~shall may~~ seek accreditation of the NAEMA from the State of Illinois and or the County of Kane as the Mayor deems advisable, ~~after consultation with the Fire~~

Commented [SB2]: We don't currently have an IGA for Aurora to activate our sirens. It's a really old "handshake" agreement, from decades ago. I've brought up the idea of putting it on paper and AEMA sounds willing.

Commented [SB3]: This should be discussed. If pursuing accreditation, it will probably take a while.

Chief.

7. **Duration.** This Agreement shall continue for a period of one (1) year and shall automatically be renewed on June 1st of each year thereafter without further action by either party unless either party serves written notice upon the other party of an intention not to renew this Agreement, not less than thirty (30) days prior to June 1 or as otherwise provided hereinbelow.

8. **Termination.** Either party may terminate this Agreement upon ninety (90) days prior written notice. Upon termination of this Agreement by any means, the Village shall be required, within a reasonable time after the termination date, to remove any and all equipment and facilities belonging to the NAEMA from the Fire District's premises and the Fire District shall cooperate in the removal of same;

9. **Effective Date.** This Agreement shall become effective upon the written execution of both the Fire Chief and the Mayor and approval of the respective Corporate authorities.

IN WITNESS WHEREOF, the parties have set their hands and seals hereto on the date first above written.

VILLAGE OF NORTH AURORA

By Mark R. [Signature]

ATTEST:

*1h-lcDca\_* *1Mivia1\*  
Village Clerk



NORTH AURORA AND COUNTRYSIDE FIRE  
PROTECTION DISTRICT

By Gerald Anichettin





ATTEST:

Judy A. Gary





# Memorandum

To: Mark Gaffino and Services Committee Members  
Cc: Steven Bosco, Village Administrator  
From: John Laskowski, Public Works Director  
Brandon Tonarelli, Village Engineer  
Date: November 25, 2020  
Re: Municipal Code Updates

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Staff is requesting approval of three proposed modifications to the Municipal Code. The changes will provide flexibility to Staff to make field changes during infrastructure construction, update the code to reduce the chance that residents will flood their basements due to poorly configured sump pumps, and eliminate references to obsolete data. The changes are described in greater detail below and have also been inserted into the actual Code in proposed format so that they can be read in context with surrounding sections.

## Add language to allow for engineering judgement.

16.12.010 - General Provisions and make it A. 1.

A 1. A deviation is required for any design or construction alteration from Village of North Aurora standards, requirements, or policies. Deviations may be granted upon evidence that such deviation is in the public interest and the requirements for safety, function, appearance, maintainability and long term maintenance costs, based upon sound engineering and technical judgment, and fully meet the intent of the standard, requirement, or policy.

Minor deviations may be allowed during construction of the required improvements only by a written request, which is requested by the developer in writing and approved in writing by the Village Engineer. The classification as to whether an item is a substantial deviation or a minor deviation shall be determined by the Village Engineer.

Add to Sump Pump Section

16.12.100 - Storm sewers and sump pump drains.

C. 7. An above grade, external overflow shall be provided for sump discharge line exiting the structure. The overflow shall be provided in the form of a minimum one inch air gap or other approved method immediately outside the foundation as approved by the Village Engineer or designee.

Modify Ordinance to reflect changes to Bulletin 70 Rainfall Data

16.12.100 - Storm sewers and sump pump drains.

F. The storm sewer system shall be designed in accordance with the Rational Method (with runoff coefficient "C" values to be .25 for pervious and .95 for impervious areas) using a ten (10) year storm frequency or other methods approved by the village engineer. Intensities shall be determined **by most recent adoption of the Kane County Stormwater Ordinance. from the Illinois State Water Survey Bulletin 70 as summarized below.** The time of concentration shall be computed using worksheet three as published in the USDA/NRCS TR-55. Culvert design and capabilities shall be determined according to the Illinois Department of Highways Standard Design Methods using a twenty-five (25) year storm frequency.

**Illinois State Water Survey Bulletin 70**  
**Rainfall Depths for Northeast Sectional**

Duration	Frequency						
	1-Year	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
5 min	0.30	0.36	0.46	0.54	0.66	0.78	0.91
10 min	0.55	0.67	0.84	0.98	1.21	1.42	1.67
15 min	0.68	0.82	1.03	1.21	1.49	1.75	2.05
30 min	0.93	1.12	1.41	1.65	2.04	2.39	2.80
1 hour	1.18	1.43	1.79	2.10	2.59	3.04	3.56
2 hour	1.48	1.79	2.24	2.64	3.25	3.82	4.47
3 hour	1.60	1.94	2.43	2.86	3.53	4.14	4.85
6 hour	1.88	2.28	2.85	3.35	4.13	4.85	5.68
12 hour	2.18	2.64	3.31	3.89	4.79	5.62	6.59
18 hour	2.30	2.79	3.50	4.11	5.06	5.95	6.97
24 hour	2.51	3.04	3.80	4.47	5.51	6.46	7.58
48 hour	2.70	3.30	4.09	4.81	5.88	6.84	8.16
72 hour	2.93	3.55	4.44	5.18	6.32	7.41	8.78
120 hour	3.25	3.93	4.91	5.70	6.93	8.04	9.96
240 hour	4.12	4.95	6.04	6.89	8.18	9.38	11.14

## Title 16 - SUBDIVISIONS\*

### Chapter 16.04 - TITLE, PURPOSE, JURISDICTION, INTERPRETATION

#### 16.04.010 - Title.

This chapter to be known as Ordinance No. 07-02-26-03, was passed on 2-26-07. "The original Village of North Aurora Subdivision Control Ordinance" for the Village of North Aurora, Illinois, passed the twenty-seventh day of April, A.D. 1987, and subsequently amended with Ordinance No. 96-3 and No. 03-12-0803.

(Ord. 07-02-26-03 § 1 (part))

#### 16.04.020 - Purpose.

- A. To promote the public health, safety, and general welfare; to conserve, protect, and enhance property values; to preserve the natural beauty and topography of the village and surrounding areas; to secure the most efficient use of land; and to facilitate the adequate development of public improvements;
- B. To provide for orderly growth and development; to afford adequate facilities for the safe and efficient movement of traffic; to safeguard against flood damage; and to guide and time the sequence of future growth and development in accordance with the official comprehensive master plan and in accordance with the financial ability of the village to provide essential off-site public services and capital improvements;
- C. To prescribe rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width and course of streets and highways; the installation of utilities, street pavements and other essential improvements; and for the provision of necessary public grounds for schools, parks, playgrounds, and other public open space;
- D. To establish procedures for the submission, consideration, approval, and recording of plats, improvement plans; and to provide the means for enforcement.

(Ord. 07-02-26-03 § 1 (part))

#### 16.04.030 - Jurisdiction.

Whenever any subdivision, resubdivision, or planned unit development of land, including special uses, shall hereafter be planned within the incorporated limits of the Village of North Aurora or within one and one-half miles of the incorporated boundary of the Village of North Aurora; said plans, proposed improvements and all procedures relating thereon shall in all respects be in full compliance with the regulations hereinafter contained in this chapter.

All lands to be dedicated to the village for use as streets, highways, easements, parks, stormwater management and other public purposes, shall be referred to the village engineer before being accepted by the village board.

(Ord. 07-02-26-03 § 1 (part))

#### 16.04.040 - Interpretations.

In interpreting and applying the provisions of this chapter, they shall be held to be the minimum requirements for the promotion and effectuation of the purposes set forth in Section 16.04.020.

Nothing herein shall repeal, abrogate, annul or in any way interfere with any provision of law, rules or regulations other than the subdivision regulations aforesaid, and the only to the extent stated herein. Where this chapter imposes greater restrictions or requirements than one imposed or required by other provisions of laws, rules, regulations, covenants or agreements between parties which impose restrictions greater than those imposed by this chapter; provided, however, that said easements, covenants, deed restrictions or agreements, in all respects, conform to the provisions herein contained.

(Ord. 07-02-26-03 § 1 (part))

#### Chapter 16.08 - RULES AND DEFINITIONS

##### 16.08.010 - General application.

In the application of these regulations, the rules and definitions contained in this section shall be observed and applied, except where the context clearly indicates otherwise.

(Ord. 07-02-26-03 § 2 (part))

##### 16.08.020 - Rules.

- A. Words in the present tense shall include the future, and words in the singular include the plural, and the plural the singular.
- B. The word "shall" is mandatory, not discretionary.
- C. The word "may" is permissive.
- D. The masculine gender includes the feminine and neuter. (Ord. 07-02-26-03 § 2 (part))

##### 16.08.030 - Definitions.

Whenever a word or term defined hereinafter appears in the text of this chapter, its meaning shall be construed as set forth in the definition thereof; and any word appearing in parenthesis directly after a word herein defined shall be construed in the same sense as that word.

"Block" means a tract of land bounded by streets, or by a combination of streets, public parks, cemeteries, railroad rights-of-way, shorelines of waterways, or corporate boundary lines of the Village of North Aurora.

"Buildable land" means gross acreage of parcel minus all floodplain and wetland areas as defined by current comprehensive plan.

"Building" means any roofed structure designed or intended for the support, enclosure, shelter or protection of persons; when divided into separate parts by unpierced walls extending from the ground up, each part is a separate building.

"Building setback" means the minimum horizontal distance between a right-of-way line and the nearest wall in a building or side of a structure facing such street line or edge of the area of operation of a principal use when no building or structure is involved.

"Common ownership" means ownership by the same person, corporation, firm, entity, partnership, or unincorporated association; or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockholder, partner, or associate, or a member of his or her family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

"Concept plan" means a drawing or any other accompanying information which shows existing and proposed development conditions as described in this chapter.

"Corings" means examination and analysis of the completed surface and/or sub-surface of a finished pavement structure by removing a core of said pavement structure by drilling.

"Critical parcel or lot" means parcels or lots on which the grading is critical to drainage on adjacent property and those parcels or lots containing or adjacent to a stormwater overflow route or those parcels containing or adjacent to an intermittent stormwater flow route. Designation of each critical parcel or lot shall be noted on the preliminary engineering plan, final engineering grading and drainage overlay. Proposed and final lot grading plan shall be required by the builder for review and approval.

"Cul-de-sac" means a minor street of short length having only one outlet and having a suitable turnaround terminus for safe and convenient reversal of traffic movement.

"Curb" means the permanent edge of a paved surface designed to separate the vehicular travelway from the parkway.

"Datum plane" means a reference level from which ground elevations are based. The datum plane is a mean sea level as established by the United States Geological Survey (USGS).

"Detention basin" means a normally dry bottom stormwater storage area that is designed to temporarily store water only when excess stormwater runoff occurs.

"Developer" means any person, firm, or an entity who either applies for, or is actually subdividing land, erecting structures on land, or causing any improvements be made to land, including the reconfiguration of the land surface. The term "developer" also includes an owner of such land, a subdivider, builder, or any other person, firm, or other entity having an interest in such land. Developer must have a demonstrated contractual interest in the land.

"Development" means the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

"Easement" means a grant by a property owner for the use of a strip of land by the general public, a corporation, or a certain person for a specific purpose or purposes.

"Elevations" means the vertical distance measured from a point on the ground to the datum plane.

"Final plat" means the plan or plat of subdivision intended for recording, and any accompanying material as described herein.

"Flood fringe" means that area in the floodplain either side of the floodway where flow velocities are low or zero.

"Flood route" means the overland route that flood waters would naturally flow through a site.

"Floodplain" means those areas along rivers and streams subject to periodic flooding. The floodplain is defined by the flood boundary and floodway map prepared by the Federal Emergency and Management Agency (FEMA).

"Floodway" means the channel of the watercourse and those portions of the adjoining floodplain which are reasonably required to convey the one hundred (100) year flood.

"Frontage" means the side of a lot abutting a street.

"Grade," when referring to building height, the average level of the finished surface of the ground adjacent to the exterior walls of a building or structure; when referring to streets, the slope of a road, street or other public way specified in percent.

"Grading" means the shaping of the ground surface by cutting, filling and leveling to planned grades. Normally, this operation is required in order to convert a site from one land use to another. Also "fine-grading."

"Gross land area" means the entire area of present ownership of a development including lots, streets and alleys, measured to the center line of any bounding streets, if such is the limit of present ownership, or measured to the edge of public right-of-way.



"Interested party" means landowner or developer whom verifies to village attorney that they are the contract purchaser of subject parcel.

"Lot" means a parcel of land (whether legally so described or subdivided as one or more lots or parts of lots) located within a single block, occupied by or intended for occupancy by one principal building and accessory outbuildings for principal use, and having its principal frontage upon a street which is either a "Lot of Record," or a part of a subdivision duly recorded at the Kane County Recorder's Office.

Lot Line, Front. "Front lot line" means that boundary line of any lot which is along an existing or dedicated street lot line and which is established as a front lot line on the plat or record filed by the owner, subdivider, or builder.

Lot Line, Rear. "Rear lot line" means that boundary line of a lot which is most distant from and is, or is approximately, parallel to the front lot line. If the rear lot line is less than ten (10) feet in length, or if the line forms a point at the rear, the rear lot line shall be deemed to be a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.

Lot Line, Side. "Side lot line" means any boundary of a lot which is not a front or rear lot line.

Lot, Corner. "Corner lot" means a lot abutting upon two or more streets at their intersection.

"Municipal code" as used herein, the term municipal code means the "ordinances of North Aurora, Illinois."

"Nonresidential subdivision" means a subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of this title.

"Open space" means any parcel or area of land or water essentially unimproved, or otherwise devoid of buildings or other structures and paved areas, and set aside, dedicated, designated, or reserved for public or private use or enjoyment of owners and occupants of land adjoining or neighboring such open space.

"Official plan" means the comprehensive plan or any portion thereof prepared by the plan commission and adopted by the village board in accordance with law.

"Owner" means any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to the land sought to be subdivided or improved under this title.

"Parcel" means a continuous area of acreage of land which can be described as provided for in the Plat Act in the Illinois State Statutes.

"Parkway" means a strip of land within a street right-of-way lying between the edge of pavement and the right-of-way line.

"Pedestrian walkway or crosswalk" means a right-of-way across or within a block, for use by pedestrians whether designated as a pedestrian walkway or crosswalk or however designated; and may include utilities where necessary.

"Person" means any person, firm or corporation, public or private, the State of Illinois and its agencies or political subdivisions, and the United States of America, its agencies and instrumentalities, and any agent, servant, offices, or employee of any of the foregoing.

"Plan commission" means members of the North Aurora plan commission as constituted by ordinance and appointed by the village president and approved by the village board of trustees.

Plan, Concept. "Concept plan" means a general map or drawing on which the subdivider's design for the subdivision of land is presented for discussion purposes prior to the preparation of the preliminary plan.

Plan, Preliminary. "Preliminary plan" means the proposed engineering improvement drawings and other documents presented for review and approval as described in this title.

"Planned unit development (PUD)" means a parcel of land or contiguous parcels of land of size sufficient to create its own environment, controlled by a single landowner or by a group of landowners in

common agreement as to control, to be developed as a single entity, the environment of which is compatible with adjacent parcels, and the intent of the zoning district or districts in which it is located.

Plat. The term "plat" is defined in the Illinois Plat Act (765 ILCS 205/0.01 through 05/14), including any updates, addendums, and supplements to date of final plat.

Plat, Final. "Final plat" means the engineering improvement drawings and other documents presented for review and approval as described in this title.

"Preliminary plat" means a preliminary map or drawings indicating the proposed layout of the subdivision or site plan which is submitted to the plan commission and village board for consideration and preliminary approval.

"Record drawing" means a reproducible drawing or drawings showing all improvements as they were constructed (including lengths, rim, and invert elevations, additions and changes of locations, materials and dimensions, services, stormwater storage survey and calculations), and is intended to serve as a permanent village record and reference for future locating and maintenance. Record drawings shall include all sheets contained in the original set of approved final plans plus addendums and added exhibits sheets.

"Recorded" means placed on record by the recorder of deeds, Kane County, Illinois.

"Resubdivision" means the relocation of property boundaries, or the re-allocation of property in a plat of record. The dissolution of property lines not accompanied by the relocation of new property lines shall not constitute resubdivision.

"Retention pond" means a stormwater storage area having a normal water surface elevation and a permanent standing water depth.

"Right-of-way" means a strip of land dedicated to the public and occupied or intended to be occupied by a street. The usage of the term "right-of-way" for land platting purposes means that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way, and shall not be included within the dimensions of areas such as lots or parcels. Rights-of-way intended for streets, alleys, crosswalks, water mains, sanitary or storm sewer mains, or any other use involving maintenance by a public agency shall be dedicated to the public use by the preparer of the plat on which such right-of-way is established.

"Roadway" means that portion of a road or street which is improved, designed or ordinarily intended for vehicular use.

"Setback" means the minimum distance maintained between a road right-of-way and the nearest supporting member of any structure on the lot.

"Sidewalk" means a paved or otherwise surfaced walkway intended for pedestrian traffic use only.

"Site" means the location of a lot or parcel of land or a contiguous combination thereof where improvement work is to be performed as a single unified operation.

"Site development" means any work including grading and building construction to be performed on a lot(s) or a parcel of land(s) which will result in improving the character of said land.

"Soil testing" means determination and analysis of the subsoil conditions of a specific land area by use of soil borings and testing.

"Standard parcels or lots" means parcels of land or lots not designated as "critical parcels or lots" on which the drainage runoff from the front yards will drain to the street and the drainage runoff from the rear yards to a stormwater facility. Drainage runoff from the side yards shall drain from the property in question to the front yard or to the rear yard without draining onto adjacent property.

"Street" means a publicly or privately owned right-of-way or easement which affords a means of access by vehicles to abutting and local properties, whether designated as a street, avenue, highway, road, boulevard, lane, or similar terminology, but excepting driveways to buildings. Streets are generally classified as follows:

1. **Primary Street.** A street which is intended to serve as a large volume traffic-way for both the immediate village area and the county and as a principal or major arterial, parkway, highway, or equivalent term to identify those streets comprising the basic structure of the street plan.
2. **Major Collector Street.** A street which collects and distributes vehicle traffic between the local street system and primary streets. A major collector street will have moderate continuity (generally one to three miles) and may serve intercommunity travel.
3. **Minor Collector Street.** A street whose primary function is to collect and distribute local subdivision traffic to major collectors and primary streets. Direct residential driveway access to these streets shall be minimized.
4. **Local Streets.** The following are local streets serving primarily a land access function:
  - a. **Minor Street.** A street of limited continuity used primarily for access to abutting and local residential and commercial properties.
  - b. **Industrial Service Street.** A street of limited continuity used primarily for access to abutting and local industrial or office research properties.
  - c. **Frontage Road.** A minor street paralleling, adjacent and often within the right-of-way of a primary street, which provides access to local street systems and protection from traffic.
  - d. **Cul-de-sac Street.** A minor street of short length having only one outlet, and having a suitable turnaround terminus as approved by the appropriate authority to provide for the safe and convenient reversal of traffic movement.
  - e. **Half Street.** A street of less than the total required width along one or more property lines of a subdivision.
  - f. **Private Street.** A street which is not publicly owned or dedicated public use, or an easement of access to private property.

"Subdivider" means a person, corporation, or group acting as a unit, or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision as defined herein. The subdivider or owner shall be generically referred to as "developer."

"Subdivision" means the division of land into two or more parts, any of which is less than five acres, exclusive all right-of-way for the purpose of development or if an easement of access or a new road is involved, any division of land. The term includes any division of land that attempts to avoid the requirements of this title. Where appropriate to the content, the term "subdivision, shall relate to the process of subdivision, or to the land subdivided, and shall include re-subdivisions."

**Village.** Wherever the term "village" is used herein, it shall refer to the Village of North Aurora, Kane County, Illinois, unless otherwise specifically stated.

"Village administrator" means the village staff member appointed by the village board to perform all review and administrative services specified or required by this title.

"Village attorney" means the individual or firm appointed or contracted by the village board to provide legal services as specified or required by this title.

"Village board" means the village president and village board of trustees of the Village of North Aurora, Kane County, Illinois.

"Village engineer" means the firm appointed or contracted by the village board to provide engineering services as specified or required by this title.

"Village planner" means the individual or firm appointed or contracted by the village board to provide land planning and landscaping services as specified or required by this title.

"Wetlands" means lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes:

1. At least periodically, the land supports predominantly hydrophytes;
2. The substrate is predominantly undrained hydric soil; and
3. The substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year.

(Ord. 07-02-26-03 § 2 (part))

#### Chapter 16.12 - REQUIRED IMPROVEMENTS AND DESIGN STANDARDS

##### 16.12.010 - General provisions.

- A. Conformance to Applicable Rules and Regulations. The design of a subdivision and improvements shall conform to the comprehensive plan (as amended from time to time), the official village map, village ordinances (including but not limited to, zoning, floodplain, subdivision control, stormwater, sewer, water, public ways and properties, and annexation ordinances), fire protection district ordinances of the North Aurora and countryside fire protection district (or Batavia fire district, or Sugar Grove fire district as applicable), planning and development policies, and all applicable rules, regulations, specifications and standards of the Village of North Aurora, Kane County and the State of Illinois and other duly constituted agencies. No deviation from the approved plans and specifications and parties involved (developers, engineers, planners, etc.) will be made without prior approval of the Village of North Aurora.

1. A deviation is required for any design or construction alteration from Village of North Aurora standards, requirements, or policies. Deviations may be granted upon evidence that such deviation is in the public interest and the requirements for safety, function, appearance, maintainability and long term maintenance costs, based upon sound engineering and technical judgment, and fully meet the intent of the standard, requirement, or policy.

Minor deviations may be allowed during construction of the required improvements only by a written change order which is requested by the developer in writing and approved in writing by the Village Engineer. The classification as to whether an item is a substantial deviation or a minor deviation shall be determined by the Village Engineer.

- B. Undevelopable Land. Land which the planning commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography including topographical limitations which prevent the subject property from reaching the sanitary sewer, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the planning commission, upon recommendation of the village engineer, or upon recommendation of other governmental authority to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve such a danger.

Developer interest in land must be clarified in writing to the village board and plan commission. Only the title holder to the subject parcel may pursue conceptual plan review, final plan review, preliminary or final plat. A speculative developer must verify to the village attorney their contractual relationship, and must obtain co-signature of title holder prior to initiating.

- C. Preservation of Natural Features.

1. General. Due regard shall be given to the preservation of natural features within a proposed development, such as large trees, watercourses, wetlands historical and similar community assets, which, if preserved, will add attractiveness and value to the property. The developer shall take every precaution required to preserve said natural features in the planning and construction of said development.
2. Preservation of Existing Trees. The petitioner shall not remove trees from the subject property during the annexation or subdivision approval process. When parcels proposed for development include trees measuring six inches in caliper or larger, a tree preservation and protection plan shall be prepared and submitted to the village for review and approval (by the village administrator), and shall include the following:
  - a. Show the location, size, condition and species of all existing trees within the construction zone and within thirty (30) feet of proposed construction, which are six inches in caliper or larger.
  - b. Identify all existing trees, six inches in caliper or larger, proposed to be removed. Any tree within fifteen (15) feet of trench or building pad will be assumed as unsalvageable due to construction anticipated root and canopy disturbance.
  - c. Identify the means and methods to be used for protecting and preserving trees designated to be saved.
3. Evaluation of Existing Trees.
  - a. The ability to save existing trees on the site shall be evaluated by the developer and the village to determine which trees shall be saved, and which trees may be removed due to one or more of the following conditions:
    - i. Provide essential grade changes;
    - ii. Provide for surface water drainage and utility installations;
    - iii. Locate proposed structure(s) without causing unreasonable economic hardship;
    - iv. Observe good forestry practices, i.e., the number of healthy trees that the parcel will support;
    - v. Pose a safety hazard to pedestrian or vehicular traffic, or threaten to cause disruption of public services;
    - vi. Pose a safety hazard to buildings, both existing and proposed;
    - vii. Are diseased or weakened by age, storm, fire or other injury;
    - viii. Are willows, silver maples, cottonwoods, box elders, or other fast-growing softwood trees determined by the village to be short lived or of poor quality.
  - b. All existing trees determined to be saved shall be identified on the preservation and protection plan and shall be preserved and protected during the development.
4. Tree Replacement. In the event that a tree identified for preservation is destroyed or damaged during construction, such tree shall be replaced with a tree that is at least the same size caliper as the tree removed, or be replaced with smaller trees, each with a minimum caliper of three inches, as measured twelve (12) inches above grade, which add up to the caliper of the original tree. Any tree removal which occurs within one year prior to application for annexation shall also be subject to provisions for like replacement, as outlined above.
5. Other Tree Preservation Requirements.
  - a. Approval of a development plan shall be withheld until all of the information required by this section of the ordinance has been submitted, and the evaluation of existing trees on the subject property has been completed by the village or a certified arborist.

- b. The village shall, at its discretion, have the right to retain a professional arborist to review tree preservation plans and to submit a written report to the village. All expenses incurred by the village for the use of the tree consultant shall be reimbursed by the developer.
  - c. Fencing shall be provided around all existing trees. The village shall have the right to inspect the subject property at any time during the construction process, in order to verify that the developer and contractor have protected trees in accordance with the approved tree preservation plan.
  - d. Any person, private or public company failing to adhere to the provisions of the approved tree preservation plan shall be subject to a fine of fifty dollars (\$50.00) per inch caliper, but not less than five hundred dollars (\$500.00) per tree which has been cut down, and termination of all construction activity, until such time as all provisions of this chapter have met to the satisfaction of the village.
- D. Parking. Any off-street parking improvements required to be constructed as part of the proposed subdivision improvements shall be in accordance with the requirements of the zoning ordinance of the Village of North Aurora. Depth and width of all lots shall be adequate to provide off-street parking and loading spaces as required by the zoning ordinance.
- E. Boundary, Lot, and Right-of-Way Line Monumentation.
- 1. Permanent monuments shall be placed at the corners or changes in bearing of the exterior boundary, at the points of curvature or points of tangency of streets, at a minimum of two points, preferably along the rear lot line, of all blocks, and at such other points as shall be required to enable ready establishment of lines within the subdivision. Developers shall follow the terms of the Illinois Plat Act, 765 ILCS 205/0.01 through 205.14, inclusive.
- Permanent monuments shall be of concrete having a six-inch minimum diameter with one number four vertical bar in its center, and be at least forty-two (42) inches in length. Monuments shall be set flush with adjacent ground.
- 2. Iron pipe markers not less than three-fourth inch in diameter and twenty-four (24) inches in length shall be set at all lot corners and all other required points not marked by permanent monuments. The iron pipes shall be set flush with the finished ground elevation.
  - 3. After construction of all improvements and before any sale or final acceptance by the village, the subdivider shall replace or verify the existence of all monuments and markers, and "Red Top" stake with 1x3's at all lot corners.
  - 4. If property corners fall within an interference, the interfering structure shall be "scribed" to permanently establish the property corner.

(Ord. 07-02-26-03 § 3 (part))

#### 16.12.020 - Required improvements.

The following improvements shall be provided as part of the development of a proposed subdivision:

- A. Street pavement structure improvements shall be bituminous concrete flexible type pavement or a Portland cement concrete rigid type pavement consisting of the following:
  - 1. Concrete curb and gutters,
  - 2. Stable and compacted subgrade,
  - 3. Base and sub-base course, as required,
  - 4. Bituminous concrete binder and surface courses for flexible type pavements,
  - 5. Portland cement concrete surface courses for rigid type pavements.

Note: Subsections (A)(1) through (A)(4) of this section required prior to issuance of building permit.

- B. Portland cement concrete sidewalks;
- C. Street lighting;
- D. Landscaping and trees;
- E. Street signs and pavement markings (including temporary requirements prior to building construction);
- F. Any traffic safety installation such as guard railing, etc.;
- G. Public utilities for telephone, electric, cable television, and natural gas;
- H. Site and lot grading;
- I. Storm sewer systems and sump pump drainage system;
- J. Stormwater storage and management;
- K. Erosion control;
- L. Wastewater facilities;
- M. Water facilities;
- N. Water and sanitary sewer service lines;
- O. Flood protection.

(Ord. 07-02-26-03 § 3 (part))

16.12.030 - Minimum standards and specifications.

The construction of improvements, materials used, and the methods for land development required in this title shall comply with the most restrictive provisions of the standards set forth in the following documents (current edition):

- A. All applicable village ordinances, standards, and specifications as adopted, including, but not limited to, Village of North Aurora's soil erosion control Ordinance No. 95-13, and Kane County stormwater control ordinance, as amended from time to time;
- B. "Standard Specifications for Road and Bridge Construction," Illinois Department of Transportation (IDOT), current edition;
- C. "Standard Specifications for Water and Sewer Main Construction in Illinois," Illinois Society of Professional Engineers et al., current edition;
- D. "Illinois Design Standards for Sewage Works," I.E.P.A., Division of Water Pollution Control;
- E. "Technical Policy Statements," I.E.P.A., Division of Public Water Supply, current edition;
- F. "Recommended Standards for Water Works," Great Lakes Upper Mississippi River Board of State Sanitary Engineers ("10 States Standards"), current edition;
- G. "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois," The Urban Committee of the Association of Illinois Soil and Water Conservation Districts, ("Green Book"), current edition;
- H. "Standards and Specifications for Soil Erosion and Sediment Control," I.E.P.A. ("Yellow Book");
- I. "U.S. Soil Conservation Service Field Engineering Handbook," current edition;

- J. Standard specifications and details as adopted by the Fox-Metro Water Reclamation District, current edition;
- K. Village of North Aurora floodplain ordinance;
- L. Kane County Stormwater Ordinance and Technical Manual.

Where standards are not specifically set forth, improvements shall comply with standards established by the village board.

(Ord. 07-02-26-03 § 3 (part))

16.12.040 - Block standards.

- A. Determination of Block Dimensions. The length, widths, and shapes of blocks shall be determined with due regard to:
  - 1. Provision of adequate building sites suitable to the special needs of the type of use contemplated;
  - 2. Zoning requirements as to lot sizes and dimensions within the corporate limit of the Village of North Aurora;
  - 3. Needs for convenient access, circulation, control and safety of pedestrian and street traffic.
- B. Block Dimension Restrictions. The length, width, and shape of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block length in residential areas shall not be less than three hundred fifty (350) feet nor exceed one thousand (1,000) feet, nor have less than sufficient width to provide two tiers of lots of appropriate depth between street lines, except for blocks with one tier of lots which meet the double frontage requirements of this title. Double frontage lots shall not be allowed except where subject lots back to a major collector or arterial roadway, and such lots shall be a minimum of twenty (20) percent deeper than the average throughout the subdivision.
- C. Blocks Located in Industrial/Commercial Areas. Blocks or portions thereof intended for commercial or industrial use shall be designated as such, and the plans shall show adequate off-street areas to provide for parking, loading docks, and other such facilities, as provided in the village zoning ordinance.

(Ord. 07-02-26-03 § 3 (part))

16.12.050 - Lot standards.

- A. Lot Arrangement. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography, soils, flooding or other conditions, in securing permits to build on all lots in compliance with the zoning ordinance, the floodplain ordinance, and wastewater treatment and disposal system rules and regulations. Subdivisions shall contain no left-over pieces, corners, or remnants of land.
- B. Lot Size Requirements. Lot dimensions and areas within the village corporate limits and the one and one-half mile jurisdictional boundary shall conform to the requirements of the village zoning ordinance. If the county zoning ordinance is more restrictive with regard to a lot in the one and one-half mile jurisdictional boundary, then the county zoning ordinance shall apply. No lot shall be created for residential or nonresidential uses that do not comply with the minimum lot area and width of the zoning district in which it is located, unless otherwise granted as part of a planned development or special use.

Depth and width of all lots shall be adequate to provide space for off-street parking and loading spaces as required by the zoning ordinance. Excessive depth in relation to width shall be avoided. A



proportion of two and one-half to one shall normally be considered a desirable maximum, except where special circumstances exist due to an odd-shaped parcel.

- C. Lots Affected by Surface Water. Lots abutting a stormwater retention/detention pond, watercourse, drainageway, channel or stream shall have a minimum width or depth as required to provide an adequate building site and to afford the minimum usable area required in this title or the North Aurora zoning ordinance for front, side and rear yards. The storage high water line shall not encroach upon the privately owned lot area.

Watercourses, stream channels, floodways and water storage areas shall not be included in the computation of required lot areas where it is proposed that such watercourses are to traverse the lot interiors. The planning commission, whenever possible, shall require that lot lines do not overlap onto the one hundred (100) year floodplain corridor of an adjacent watercourse.

- D. Lot Drainage. Lots shall be laid out so as to provide positive drainage away from all building sites and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from a lot or lots to an adjacent lot or lots.
- E. Proximity to Dedicated Street. All lots, tracts and parcels shall front on a publicly dedicated street as required by the village zoning ordinance.
- F. Double and Reverse Frontage. Double frontage lots are forbidden except where lots back upon a primary street; and in such instances, vehicular access between the lots and the primary street is prohibited.
- G. Side Lot Line. Side lot lines shall be approximately at right angles or radial to the front lot line and/or at right angles to the back lot line.
- H. Corner Lots.
1. Corner lots shall be sized to accommodate the building setbacks as set forth in the zoning ordinance. A corner lot shall be deemed to have two front yards. The classification of the remaining two yards shall be determined by the classification of yard abutting it. If a yard abuts a side yard, it shall be deemed a side yard. If a yard abuts a rear yard, it shall be deemed a rear yard.

At the village board's discretion, a five-foot reduction in both front setback lines may be allowed when the home is to be placed at forty-five (45) degrees to the intersecting streets.

- I. Flag Lots. Lots which meet the minimum area and dimension provisions of the zoning ordinance except that the buildable portion of the lot is accessible to a street right-of-way by means of a narrow strip of land shall be prohibited.

(Ord. 07-02-26-03 § 3 (part))

#### 16.12.060 - Easements.

- A. Utility Easements. Easements for the installation, operation and maintenance of utilities shall be provided as follows:
1. Along all boundary lines of the subdivision having a width of not less than ten (10) feet.
  2. Along all back lot lines having a width of not less than fifteen (15) feet.
  3. Along side and front lot lines where required. Easements for water, sanitary sewer, and storm sewer lines shall have a minimum width of ten (10) feet. Easements for electrical, street lighting, telephone, cable television and gas shall have a minimum width of five feet.
  4. On abutting lots, side lot line easements shall be provided on each side of the lot line, seven and one-half feet typical, or ten (10) feet each side if a side lot watermain, sanitary, or storm sewer installation is proposed.

5. Utility easements shall be laid out so as to provide continuity from R.O.W. to R.O.W. All rear yard utility easements shall be a total of thirty (30) feet, fifteen (15) feet on each adjoining lot, and accessible to a public R.O.W., or twenty (20) feet if perimeter of subdivision.
6. On wooded sites, utility easements shall be located and be of sufficient width so as to minimize environmental damage.
7. Utility easements and any easement provisions to be incorporated into the final plat or in the deed documents shall be reviewed and approved by the utility companies responsible to furnish the proposed services. Also, the wording of the utility easement certificate on the final plat shall be approved by the village administrator and the village engineer.
8. Along front lot lines, utility easements typical of not less than ten (10) feet shall be provided on each lot, or fifteen (15) feet if sanitary and water outside R.O.W.

B. Drainage and Stormwater Management Easements.

1. Drainage easements shall be provided at the side and rear of all lots to accommodate drainage from each lot. The width of drainage easements shall be not less than ten (10) feet wide along each rear lot line (totaling twenty (20) feet) and five feet along each side lot line, except where a wider easement is required to contain a stormwater over flow route plus five feet horizontal each side.
2. Where a subdivision is traversed by a watercourse, drainageway, channel or stream, or other body of water, appropriate dedications or easements, with adequate width to accommodate observed, computed or anticipated stormwater drainage through and from the subdivision, shall be made. The width of the easement or dedication shall be dependent on the area of land drained by the watercourse and shall allow access for construction and maintenance equipment. In general the easement shall conform substantially with the lines of the watercourse and shall include the floodplain, where applicable, plus an additional area not less than twenty (20) feet wide adjoining both edges of the floodplain.
3. All permanent stormwater management facilities for a subdivision shall be protected by easements or dedications for drainage and shall permit ingress and egress for maintenance. All side lot lines shall have a minimum ten (10) foot easement centered on the lot line. All lot lines adjacent to non-subdivided lands shall have a twenty (20) foot easement for drainage.
4. No construction of structures, dams, embankments or channels (except as indicated on the improvement plans) and no planting of trees, shrubbery or other vegetation, which hinder the flow of water or otherwise inhibit the intended purposes, shall be allowed within any drainage or stormwater management facility easement. In the event the area within such easements is obstructed, reshaped, regraded or restricted for uses other than as intended or as shown on the improvement plans, the village will cause to have any alterations corrected at the expense of the party or parties causing said obstruction, restriction, regrading or alteration.
5. Where possible, drainage easements shall be separate and distinct from utility easements.
6. Drainage and stormwater management 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.

C. Landscaping and Conservation Easements.

1. A screen planting easement may be required between residential and commercial or industrial lots, or along lot lines to discourage the undesirable development of residential lots fronting on traffic arteries. If such easement is to be used for public utilities, the easement shall be of sufficient width (twenty-five (25) feet minimum) to accommodate appropriate screen planting without interfering with utility service or maintenance.

2. Easements will be required to protect areas designated for the restoration of site flora as referenced in the village zoning ordinance requirements for greenbelt and open space protection.
  3. The village requires a fifty (50) foot setback along certain street frontages, refer to zoning ordinance for requirements.
- D. Temporary Turnaround Easements. Temporary easements, as shown on Illustration 6, Appendix "C", shall be provided for construction of temporary turnarounds on streets which are designed to have a temporary terminus and are to be extended in the future. When the street is extended, said temporary easements shall be considered voided and released for other uses and purposes.
- E. Pedestrian Way Easements. Easements or dedications shall be provided for pedestrian ways where deemed appropriate by the village board. Pedestrian way easements shall be maintained to permit their continued use.
- F. Line of Sight Easements at Intersections. At all intersections, line of sight easements shall be established to protect clear sight distance not to exceed three feet above centerline grade within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection. No obstructions will be permitted within said easement which exceeds three feet above centerline grade.

(Ord. 07-02-26-03 § 3 (part))

#### 16.12.070 - Streets.

##### A. General Provisions.

1. The subdivision of land, including the arrangement, character, extent, width, grade and location of all streets, alleys, or other land to be dedicated for public use, shall conform to the standards of this title and shall be considered in their relation to existing and planned streets, topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses and densities of the land to be served by such streets. No extension of any existing streets or alleys shall be blocked or offset within the village or within one and one-half miles of its corporate limits. Streets shall conform to the official plan of the village where possible, and shall not be planned so as to overburden existing streets by channeling excessive traffic onto existing streets. Private streets shall not be permitted unless approved as part of a planned unit development by the village board of trustees. Private streets shall be covered by a special service area (SSA) taxing authority, which shall be structured to cover all maintenance costs.
2. Wherever the tract to be subdivided and/or developed borders on and will utilize existing street frontage, then said existing street frontage including the existing pavement should be fully improved by the developer in accordance with the requirements as specified in this title or by the village board. When a proposed subdivision utilizes an existing Village of North Aurora street, that proposed subdivision shall upgrade the existing street to meet the subdivision control ordinance provisions outlined herein.
3. Street alignment should respect the natural features of the site; should avoid excessive cuts or fills; and should preserve wooded area, large trees, and wetlands wherever possible.
4. All streets shall be provided to afford convenient access to all lots within the subdivision, and shall front all lots, tracts and parcels.
5. If the tract of land proposed to be subdivided or any part thereof lies adjacent to a roadway over which the Illinois Department of Transportation, Kane County highway department, or a township highway department has jurisdiction with respect to maintenance and up-keep thereof, and an entrance or entrances are desired from such street to lots, streets, roadways or alleys, in

such proposed subdivision, the developer shall prepare and submit the appropriate permit application to said highway department. The permit application granting permission to obtain and construct such an entrance or entrances shall be submitted to the village engineer and reviewed prior to the submittal to the proper highway departments by the developer.

6. On primary and collector streets where traffic volume and safety considerations warrant or where required by other government authority having jurisdiction, paved acceleration, deceleration, passing and turning lanes shall be provided by the developer.

Residential streets shall be laid out so that their use by through traffic will be discouraged. When a traffic signal is warranted and required, each development shall escrow its proportionate share of that future signal cost, based upon traffic impact.

7. No street names may be used which will duplicate or be confused with the names of existing streets. The village retains the right to name all streets which shall be approved by the planning commission and the village board. Proposed streets which are obviously in alignment with or continuations of existing streets already named shall bear the name of such existing streets provided the continuation is in the same general direction. Street name signs of a type approved by the village board shall be provided by the developer/subdivider at all street intersections in accordance with detailed standards within this title.
  8. Separation of entrances, as well as ingress/egress specific geometrics shall be per direction of the plan commission and village board, as recommended by the village engineer.
  9. No permanent building or structure shall be erected or constructed within a street right-of-way, extended street lines, or planned street right-of-way.
  10. Rural type streets, streets having no concrete curb and gutter and having roadway ditches for drainage, will be permitted where they presently exist, and the village board wishes to preserve rural character.
  11. All subdivisions greater than ten (10) units shall have a minimum of two access points as remote as possible to each other.
- B. Standard Specifications. All new streets within the corporate limits of the Village of North Aurora, dedicated or platted after the effective date of the subdivision control ordinance codified in this title, shall be improved with roadway pavement including subgrade, sub-base, base course, surface course, curb and gutter, and all other related work in accordance with this title and the latest edition of the "Standard Specifications for Road and Bridge Construction," Illinois Department of Transportation.
- C. Location. Streets shall be located per the direction of the village board, with the recommendation of the staff and plan commission. Wherever such a planned street is located within a proposed subdivision, the street shall be designed and located in the place and with the width indicated for that street classification as shown on the comprehensive plan, or as defined by the village engineer. Where the street is not shown on the official street plan, the arrangement of streets in the subdivision shall:
1. Extend to existing adjoining streets, unless extension thereof would not be practical, and shall be located to coordinate with other proposed developments;
  2. Provide for the continuation or appropriate projection of existing principal streets in surrounding area;
  3. Conform to a plan for the area or neighborhood approved or adopted by the village board to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
- D. Abutting Planned or Existing Highway or Railroad.
1. Where a subdivision borders on or contains an existing or proposed primary street or railroad, the village board, upon recommendation of the planning commission, may require a frontage or reversed frontage road with screen planting contained in a non-access reservation, which shall

have a minimum width of ten (10) feet, but actual width may increase if determined by recommendation of the planning commission and approved by the village board in order to provide adequate separation and screening from the primary street or railroad.

2. Should a proposed subdivision border on or contain a railroad or other limited access right-of-way, the village may require the location of a street approximately parallel to and on each side of such right-of-way at a distance suitable for the development of appropriate use of the intervening land, such as a park proposed in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall be determined with due consideration of the minimum distance required for approach grades to future grade separations.
- E. Reserve Strips. No strip or area shall be reserved along any portion of a street which will prevent adjacent property owners access thereto.
  - F. Half Streets. Half streets shall be prohibited.
  - G. Dead-End Streets. Permanent and temporary dead-end streets shall be generally designed as a cul-de-sac.
  - H. Street Elevations. Street elevations shall conform to existing natural elevations wherever possible. The centerline elevation of the paved street surface lowest sag point shall be a minimum of one foot above the one hundred (100) year floodplain elevation or detention facility HWL.
  - I. Alleys.
    1. Proposed alleys in residential areas shall not be permitted.
  - J. Cul-de-sac.
    1. Cul-de-sac. At the discretion of the village board, a developer may be allowed cul-de-sacs within a development. A cul-de-sac designed to be permanent shall not be longer than three hundred (300) feet, measured along the centerline from the centerline of the intersecting street to the center of the cul-de-sac. Islands at the center of the cul-de-sac shall not be permitted. Tear-shaped designed cul-de-sacs meeting the requirements herein stated will be required.
      - a. Cul-de-sac—Typical.
        - i. Terminus of cul-de-sac shall be nearly tear drop with a right-of-way not less than one hundred twenty (120) feet in diameter, and throat right-of-way radius of not less than twenty-nine (29) feet (per detail 22).
        - ii. Paved circle shall be centered in the right-of-way and have a paved circle of not less than ninety (90) feet in diameter and a throat pavement radius of not less than forty-five (45) feet (per detail 22).
    2. In extraordinary circumstances, a cul-de-sac may extend longer than three hundred (300) feet. Under no circumstances may a cul-de-sac extend longer than five hundred (500) feet. The roadway shall be widened as follows:
      - a. Thirty-one (31) feet back-to-back of curb and no parking posted on same side of street as the hydrants.
      - b. Thirty-three (33) feet back-to-back of curb with parking allowed on both sides of street.
  - K. Street Right-of-Way Widths. Right-of-way widths for designated streets shall conform to the following minimum requirements or to the requirements of the appropriate authority, whichever is greater:

Street Classification	Width R.O.W.
Primary	100 feet

Collector	80 feet
Local Minor (all zoning)	66 feet
Frontage Road	50 feet
Cul-de-sac Turnarounds Typical	60 feet radius (per detail 22)

L. Pavement Widths.

Street Classification	Minimum Width as Measured from Back to Back of Curbs
Primary	Per Village and/or Governing Authority
Major Collector	As determined by the Village, 39 foot minimum B/C-B/C
Local Minor (all zoning)	29 feet - B/C-B/C
Frontage Road	29 feet - B/C-B/C
Cul-de-sac Turnarounds All zoning	45 feet radius (per detail 22)

M. Geometrics. The geometric design of all street improvements shall conform to the following criteria:

1. The grade (slope) of all streets shall not exceed the maximum gradient and shall not be less than the minimum gradient as set forth on Table 1, "Summary of Minimum Standards for Street Design."
2. The minimum clear site distance shall not be less than the distance set forth on Table 1.
3. Curves in streets shall be permitted, provided, that where connecting street lines that deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius of not less than one hundred fifty (150) feet for "local" streets and two hundred fifty (250) feet for "collector" streets as measured to the street center line.
4. A tangent of the minimum length listed on Table 1 shall be established between reverse curves on all streets.
5. The minimum center line radius shall be as set forth on Table 1.

6. The vertical curve length required shall be calculated by multiplying the algebraic difference in grades times the thirty (30) mph "k" factor. The minimum vertical curve for a particular street classification is set forth in Table 1.
7. Street jogs with center line offsets of less than one hundred fifty (150) feet shall be avoided.
8. Streets shall be laid out so as to intersect as nearly as possible at right angles, unless warranted by special conditions and approved by the village.
9. Curved streets, intersecting with primary and collector streets shall do so with a tangent section of centerline one hundred (100) feet in length measured from the right-of-way line of the primary or collector street.

N. Street Grades.

1. The design grade of all new streets in the Village of North Aurora shall not exceed a maximum of six percent. Streets may have a minimum grade of no less than six tenths of a percent provided that adequate positive drainage is provided and shall be subject to approval by the village engineer.
2. Where an existing street is to be extended to the subdivision, the existing street grade shall be continued if at all possible or a vertical curve shall be provided at the change in grade.
3. All final street grades are subject to the approval of the village engineer. The final grading plan shall show all street grades in percentage of slope. Profiles of new streets, including vertical curve data, shall be provided as requested by the village engineer.
4. All changes of grade shall be connected by a vertical curve of at least the minimum length as set in Table 1.
5. Clear visibility, measured along the center line of the street, shall be provided for at least five hundred (500) feet on all primary streets, four hundred (400) feet on collector streets, and at least three hundred (300) feet on local streets posted thirty (30) mph, and two hundred fifty (250) feet on all local streets posted twenty-five (25) mph.

**Table 1**

**Minimum Standards for Street Design**

Classification Street	Minimum Right-of-Way Width	Minimum Pavement Width* B/C - B/C	Minimum Radius of Horizontal Curves	Minimum Length of Vertical Curves	Minimum Tangent between Horizontal Reverse Curves	Maximum Gradient of Roadway	Minimum Gradient of Roadway**	Required Site Distance
Primary	120 ft or as determined by KDOT**	51 ft	500 ft	200 ft(a)	200 ft	5%	.6%	500 ft
Collector	80 ft	As Req.	400 ft	100 ft(a)	100 ft	5%	.6%	400 ft

		by Vil. 39 ft min.						
Local, Minor and Industrial Service	66 ft	29 ft	150 ft	100 ft(b)	100 ft	6%	.6%	300 ft
Cul-de-sac and Turnaround	66 ft 120 ft dia(c)	29 ft 90 ft dia(c)	150 ft	50 ft(b)	100 ft	6%	.6%	250 ft
Frontage Road (Marginal Access Street)	50 ft	29 ft	150 ft	50 ft(b)	100 ft	6%	.6%	250 ft

\* Pavement widths are measured back to back of curb.

\*\* Exact R.O.W. within standards, shall be decision of village board.

\*\*\*Minimum slope of drainage ditch bottom shall be one percent.

(a) Fifty (50) feet for each one percent algebraic difference of grade but, in no case less than one hundred (100) feet.

(b) Forty (40) feet for each one percent algebraic difference of grade but, in no case less than one hundred (100) feet.

O. Pavement Design and Construction Standards.

1. Required Pavement. All streets within the subdivision shall be improved with a bituminous concrete flexible type pavement or a portland cement concrete rigid type pavement. Pavement width shall conform to subsection L of this section.
2. Design. The pavement shall be designed in accordance with the pavement design section of the IDOT Design Manual as amended in Section 3.7.0.7.A (April 1990, latest revision), published by the Bureau of Design, Illinois Department of Transportation, as modified herein, and constructed in accordance with the materials, equipment and methods covered by the Illinois Department of Transportation, Standard Specifications for Road and Bridge Construction, latest revision.
3. Mandated Schedule for Public Paving Improvements.



October 31st	Pass Proof Roll
November 21st	Paving Complete to Binder Course

4. Flexible Pavements.

- a. Pavement subgrade shall consist of a stable material having an Illinois Bearing Ratio (IBR) value of not less than 3.0. IBR tests will be required if, in the opinion of the village engineer, they are necessary to evaluate the subbase material.
- b. Base and surface courses will be of such materials to give structural number (Dt) as specified for the type of pavement improvement designated below:

Type of Street	Minimum Value (Dt)
Primary	D <sub>t</sub> to be determined by traffic count and IBR tests. (4.4 minimum)
Collector	4.0
Local Residential	3.2
Local Commercial	3.6
Frontage Roads	3.2 min.
Industrial	3.6
Cul-de-sac	3.2 min. or same as connecting pavement

5. Rigid Pavement. Rigid pavement design shall be in conformance with the structural design of rigid pavements of the Illinois Department of Transportation, Design Manual.
6. Completion of Underground Work. Prior to the construction of the roadway pavement, all of the major underground work, shall be completely installed in place. All trenches which are under proposed roadway and curb shall be backfilled under and two feet beyond roadway and curb with granular backfill material, jetted and/or tamped in an approved manner for settlement and compacted to not less than ninety-five (95) percent standard laboratory density. After jetting and any subsequent settlement, additional material shall be added as required.

All surface course shall be continuously crack-sealed with approved hot bituminous sealant at interface of curb and pavement one year after placement of surface course, and prior to village acceptance and closeout of public surety/one year maintenance.

7. **Pavement Subgrade Requirements.** The street subgrade shall be shaped and compacted as specified in Section 212 of the IDOT Standard Specifications. The minimum compacted density shall be ninety-five (95) percent of its maximum density as determined by standard laboratory methods. The substantially completed subgrade shall be nuclear tested at minimum two hundred (200) foot intervals for compacted density and the results submitted to the village. In addition, just prior to construction of the base course, the subgrade shall be proof-rolled with a fully loaded truck and witnessed by the village engineer. If precipitation occurs and the subgrading becomes saturated before the base course is constructed, then said proof-rolling shall be repeated.

If the subgrade compaction testing and proof-rolling indicate unsuitable or unstable subgrade areas, then said unsuitable or unstable areas shall be removed and replaced with acceptable compacted granular material. Upon direction of the village engineer, designated areas of unstable subgrade shall be stabilized by installing the lime stabilization as approved by the village engineer. All subgrade that passes the proof roll must have lime stabilization or eight ounces. Non-woven geo-tech fabric placed at subgrade elevation as directed by the village engineer.

8. **Flexible Pavement Requirements.**

- a. **Aggregate Base.** After approval of the subgrade by the village engineer, the aggregate base shall be constructed in accordance with Section 301 of the IDOT Standard Specifications for Type A or Type B construction. The material shall be crushed limestone or crushed gravel conforming to CA-6 gradation. (Recycled material or alternative material shall not be allowed as a substitute.) The compacted base course thickness shall be as calculated by the above stated method with the minimum thickness being twelve (12) inches. The aggregate base course material shall be compacted to not less than ninety-five (95) percent of the standard laboratory density. During construction of the aggregate base course, compaction density, tests shall be proof-rolled one day prior to construction of the binder course with a fully loaded truck. Also during construction, of the aggregate base course, compaction density, tests shall be made as directed by the village engineer to verify that the required compacted density is achieved.

If the base compaction testing and proof-rolling indicate unstable base areas, then said unstable base areas along with any unstable subgrade shall be removed and replaced with acceptable compacted base course material, and, if required by village engineer, a subgrade geo-tech fabric of minimum of eight ounces; or two inches aggregate base removal and upgraded to two inches of additional BAM course thickness, as directed by the village engineer.

- b. **Bituminous Prime Coat.** Prior to construction of the bituminous binder course, the completed aggregate base course shall be primed with a bituminous material, MC-30 or an approved equal, at a minimum application rate of 0.30 gallons per square yard.
- c. **Bituminous Concrete Binder Course.** The bituminous concrete binder course shall be Class I, Mixture "B" or "C" conforming to Article 406.12 of the IDOT Standard Specifications. All work and materials shall be performed in accordance with applicable provisions of Section 406 of the IDOT Standard Specifications. The minimum thickness of the completed bituminous binder course, as measured at any point on the pavement surface, shall be as follows:
- i. Two and one-quarter inches for local, minor, cul-de-sac, and frontage;
  - ii. Two and one-quarter inches for minor business and commercial streets subject to light traffic;
  - iii. Four inches for collector streets and streets within business and commercial districts subject to heavy traffic; and
  - iv. Four inches for streets within industrial districts.

- d. Stabilization Period and Core Testing, Bituminous Binder Course. The binder course shall be subject to one winter period of traffic after placement before the construction of the final surface course. All manholes located within pavement where surface course is to be postponed shall be set to binder course level initially. Just prior to surface course installation, all such structures shall be final adjusted, all disturbed pavement areas poured with concrete (of minimum six inches thickness) to binder course level. Prior to the construction of the final surface course, core boring shall be made, in the presence of a representative of the village, through the existing binder course and aggregate base course. The corings shall be spaced as directed and shall be alternately staggered on each side of the centerline of the pavement. Coring shall be measured for thickness and results of the core borings shall be submitted to the village engineer for approval before proceeding with the final bituminous course. Any deficiencies in thickness of base and/or binder shall be corrected by an approved thickness of surface course or other method found acceptable to the villages. All core borings shall be filled and compacted with bituminous asphalt. The cost of all borings shall be at the subdivider's expense.
- e. Bituminous Concrete Surface Course. Prior to construction of the final bituminous surface course on previously constructed bituminous binder courses subject to extend traffic use, a bituminous tack coat shall be applied to said bituminous binder course surface.

The bituminous concrete binder course shall be Class "B" (modified) or Class "I" (modified) constructed on previously placed bituminous binder course. The work and materials shall conform to applicable provisions of Section 405 or Section 406 of the Standard IDOT Specifications. The bituminous mixture shall be shown on the plans or specified in the project specifications and approved by the village engineer. No recycled bituminous material will be permitted in the final bituminous surface course mixture.

The minimum thickness of the final completed bituminous surface course, as measured at any point on the pavement surface, shall be one and one-half inches on all proposed streets within the development.

9. P.C.C. Rigid Pavement Requirements.

- a. Portland cement concrete pavement shall be designed in accordance with the IDOT Design Manual for rigid pavement. The design data and calculations shall be submitted to the village for approval. The minimum pavement thickness shall be seven inches.
- b. All concrete rigid type pavement shall be constructed on a four-inch minimum compacted aggregate subbase.
- c. Portland cement concrete pavements shall be constructed in accordance with applicable provisions of Section 408 of the IDOT Standard Specifications.
- d. Concrete curbs and gutters adjacent to the concrete pavement may be constructed integral with the pavement section.

10. Cul-de-sac Requirements. The requirements for construction of cul-de-sacs pavements shall conform with the connecting street's pavement requirements.

11. Frontage Roads Requirements.

- a. The complete design of frontage roads including specifications and designation of trafficways, driving lanes, pavement widths, thickness, materials, etc., shall be submitted to the village for review and approval.
- b. When a frontage road is to be dedicated to public use, the specifications shall be in accordance with the design requirements for streets within the district it is located.
- c. Where more than one owner or lessee are to use the same private frontage road, a covenant, whereby the owners of the property serviced thereby are jointly and severally liable for the maintenance thereof, shall be recorded before approval of the proposed development as defined herein.

12. Curb and Gutter.

- a. General. A concrete curb and gutter section shall be constructed along the outside lines of all street pavements, and parking lots unless waived by the village board.
- b. Standard Curb Section in Residential Districts. The standard concrete curb and gutter section shall be below with ten (10) inch gutter flag thickness, the gutter flowline to be eleven (11) inches from the gutter flag edge, and a continuous reinforced barrier type (B6.12) curb and gutter section.
- c. Curb Section in Commercial and Industrial Districts. The curb and gutter section in commercial and industrial districts shall consist of a combination barrier concrete curb and gutter, Type B-6.12. Combination curb and gutter shall be depressed at sidewalk ramps and known driveway approaches. Where driveway approaches are not known at the time of construction, the barrier curb shall be constructed throughout with future removal of the curb by sawing at driveways and other access entrances.
- d. Reinforcing Bars. All curb and gutter shall be reinforced with two No.4 reinforcing bars run continuously through its length, except at expansion joints.
- e. Expansion Joints. Expansion joints shall be provided at all radius points, a maximum sixty (60) foot spacing, five feet on each side of inlet structures. At expansion joints, provide two No. 6 smooth dowel bars with end caps across said joint, and three-fourths inch pre-molded, nonextruding joint filler.
- f. Contraction Joints. Contraction joints shall be sawed at ten (10) foot spacing. Contraction joints shall be saw cut to a two and one-half inches depth across entire curb and gutter, within four days of placement
- g. Standard Specifications. Concrete curb and gutter shall be constructed in accordance with Sections 616 and 504 of the IDOT Standard Specifications. Concrete shall be Class "SI." Test cylinders shall be taken and the certified compression test reports submitted to the engineer for the village. Finished surfaces of all newly constructed curb and gutter shall be coated with anti-spall and curing compound as approved by the engineer for the village.
- h. Base. Concrete curb and gutter shall be constructed on a compacted aggregate base course having a minimum depth of four inches. All curb repairs will be joint to joint. No shotcrete or epoxy repairs.
- i. Curb Return Radius. All street intersections shall have a minimum curb return radius of twenty-five (25) feet on local streets and thirty (30) feet on other street classifications unless otherwise required.
- j. Temperature Constraints. No curb work pour shall commence unless the ambient air temperature is thirty-nine (39) degrees and rising, and when no frost or frozen base are present. Blankets required where temperature within twenty-four (24) hours after pour is expected to drop below thirty-nine (39) degrees.
- k. Curb and gutter shall be stamped designating location of water service ("W") or sanitary service ("S").

P. Sidewalks and Pedestrian Ways Requirements.

1. Sidewalks or pedestrian ways shall be provided as follows:

- a. Residential Subdivisions. Sidewalks are required on both sides of all streets.
- b. Commercial Districts. Sidewalks are required on both sides of all streets.
- c. Industrial Districts. Sidewalks in industrial districts shall be provided as directed by the plan commission or the village board.
- d. Pedestrian ways or sidewalks may be required by the village through the center of blocks more than eight hundred (800) feet long, where deemed essential to provide circulation of

access to schools, playgrounds, shopping centers, transportation, and other community facilities. Said pedestrian ways or sidewalks shall be located within a right-of-way or easement at least fifteen (15) feet in width.

- e. Sidewalks will be required along major roadways such as state or county routes which are within or abutting the proposed development.

2. Sidewalk or Pedestrian Way Construction and Specifications.

- a. Sidewalks shall be constructed of Portland cement concrete, have a minimum thickness of five inches (six inches at drives with wire mesh or fiber mesh concrete), and be at least five feet in width.
- b. The standard location for sidewalks shall be within street's right-of-way (ROW) with the outside edge one foot off said ROW line. Pedestrian ways may also be located one foot off the street's ROW line or within a pedestrian way easement.
- c. Sidewalks shall be constructed in conformance to Section 624 of the IDOT Standard Specifications. Concrete shall be Class "SI," six bag mix of four inches maximum slump, or test cylinders shall be taken and certified compression test reports submitted to the building inspector, a twenty-eight (28) day strength of four thousand (4,000) psi. Finished surfaces of a newly constructed sidewalk shall be coated with anti-spall and curing compound as approved by the village engineer.
- d. Bike paths shall have all topsoil removed, subgrade proof roll tested, ten (10) foot wide base of eight inches thickness aggregate base TY "B" CA-6 and eight foot wide bituminous path of two and one-half inch thickness bituminous surface course.
- e. Aggregate Base. Sidewalks shall be constructed with a minimum four-inch thick compacted aggregate base with a CA-6 gradation.
- f. Dowel Rods. Where continuous sidewalks are not constructed at the same time, three number five smooth dowel rods with expansion caps shall be installed between the previously constructed sidewalk and the sidewalk to be constructed.
- g. Handicap Ramps at Intersections. All sidewalks shall be provided with concrete handicap ramps at all intersections and at pedestrian ways in accordance with minimum State of Illinois and/or Illinois Accessibility Code, and/or Federal ADA guidelines for accessible design. All ramps to depressed curbs shall be "truncated dome" stamp impregnated pattern per ADA guidelines.

Q. Street Lighting.

- 1. The subdivider shall provide, at his or her cost, adequate street lighting improvements throughout the subdivision in conformance with the following standards, rules and regulations, or as deemed necessary by the Village of North Aurora to insure adequate illumination of walkways and streets for pedestrian and vehicle traffic.
- 2. These street lighting rules and regulations are primarily intended for residential street lighting. Applicable regulations stated herein shall apply to commercial and industrial subdivisions. However, when planning for commercial and industrial subdivisions, the developer shall confer with the village for any special requirements.
- 3. General Provisions.
  - a. Street lighting, incorporated into development plans, and prepared by an Illinois Registered Professional Engineer shall be submitted to the village for approval prior to construction. Plans shall show the location of all light poles, cable routes, power source and catalog cuts of poles and light fixtures. (See Appendix H—Outdoor Lighting Ordinance).
  - b. The developer shall arrange with the local electrical power company for electric service and shall bear the expense of any charges by said power company to furnish service

connections. The locations of the service connections shall be as mutually agreed between the power company, developer, and the Village of North Aurora.

- c. The developer shall be held responsible for coordination of all phases of the work and correcting any deficiencies to the satisfaction of the Village of North Aurora.
- d. The developer shall familiarize himself or herself with the existing improvements in the areas where underground work is proposed, and shall direct his or her electrical contractor to exercise due precaution to protect said existing improvements. All parkways or other areas disturbed during construction shall be restored to the existing or proposed finished surface.
- e. All underground cables planned along back and side lot lines shall be installed in a minimum ten (10) foot wide easement.
- f. All street lighting improvements shall be completed and operating prior to the issuance of any occupancy permits for new buildings constructed in the subdivision, or as allowed by the village board.
- g. The village's superintendent of public works shall be notified at least twenty-four (24) hours prior to start of construction, and all street lighting work shall be approved by the Village of North Aurora prior to final acceptance. All cable runs shall be left open and not backfilled until inspected by the village public works staff. All repairs shall also be inspected by the village.

4. Design and Installation Requirements.

- a. Location and Spacing. There shall be at least one street light at each street intersection, curve, at the end of cul-de-sacs, and at other locations deemed required by the village for public safety and for special conditions and additional lighting positioned at points of curvature. The light pole shall be installed in the street's right-of-way, three feet back of curb to the face of the pole. Where possible, intermediate lights between intersections shall be located on alternate sides of the street. The maximum spacing between street lights shall not exceed the following:

Collector Streets	200 feet
Local Residential Streets	250 feet

- b. Electrical Circuitry. Circuitry shall be one hundred twenty (120) volt, single phase, three-wire and installed in conformance with the requirements of the National Electrical Code as adopted by the village ordinance.
- c. Light Distribution. Luminaries of the Type II distribution as approved by the Illuminating Engineering Society (hereinafter for brevity referred to as I.E.S.) shall be used except at intersections where Type III or Type IV I.E.S. distribution shall be used. The village may designate that I.E.S. Type V distribution luminaries be used in the public interest under unusual or special conditions.
- d. Individual Control. On individual controlled street lights, the photoelectric control shall be mounted on top of the fixture and face north.
- e. Group Control. The control of a group of units shall be limited to four and the photoelectric control shall be mounted on the standard nearest the power supply.

- f. Line Drop. Voltage drop shall be no greater than six percent from power supply to last unit with no wire size smaller than No. 10 type RHH or RHW Underground Service Cable. (USE)
  - g. Power Supply Location. Connection to the power supply shall be made to comply with Commonwealth Edison Company and the Village of North Aurora's requirements and regulations as amended from time to time.
  - h. Power Supply Connection. Connections to power supply shall be made to comply with Commonwealth Edison Company and the Village of North Aurora's requirements and regulations as amended from time to time.
  - i. Length of Circuit. No circuit shall be greater than one thousand (1,000) feet from power supply to the most distant street light in the circuit.
  - j. Cable-Power Supply to Light Pole Base. All cables installed as a part of the street lighting installation shall be direct burial copper cable of the type and size as hereinafter specified and shall be installed underground in a dedicated right-of-way or in a utility easement dedicated to the village.
  - k. Conduit. All street, sidewalk, and driveway crossings shall have one and one-half inch PVC Schedule 40 conduit used as raceways for the underground cable. Also, conduit shall be provided at all surface drainage channel crossings and at other locations designated by the village engineer. All underground conduits shall be terminated with insulated bushings and sealed to prevent the entrance of debris.
  - l. Underground Street Light Cable Installation. All underground cable shall be installed in a trench not less than three feet from the "back" edge of the curb away from the street except that in no case shall the underground cable be installed under a sidewalk, except for crossings. Cable shall be buried to a minimum depth of thirty (30) inches below the proposed finished grade, and shall be initially backfilled with at least three inches of clean sand. The remaining trench shall be backfilled with excavated material free from lumps and foreign objects. All underground cable shall be continuous and no splicing shall be made underground. All required splices shall be made above ground level.
  - m. Light Poles. Precast poles shall be Centre-Con precast concrete pole MED-114-MOAEC8 pole height above grade of twenty-three (23) feet per standard.
  - n. Light Pole Wiring. Electrical wiring installed from the handhole in the base of the pole to the photoelectric cell and the luminaire shall be No. 12 AWG copper.
  - o. Fusing. All underground feeders shall be fused at or below their rated capacity. Each street light shall contain in-line fuse holders with proper fusing in series with each conductor to protect the luminaire located on that pole.
  - p. Luminaries. Luminaries shall be securely fastened to the top of the light pole with a slip-fitter at a nominal mounting height of twenty-five (25) feet.  
Luminaries shall be provided with an individual photocell and an adjustable lamp socket. The distribution pattern shall be IES Type III-SCO.
  - q. Developer shall be responsible for numeric identification of light poles-numbering to be provided by public works department.
5. Materials and Equipment.
- a. General. Materials and equipment to be incorporated in the street lighting installation shall be in accordance with the following standards or an approved equivalent.
  - b. Guarantee. Street light standards, luminaries, ballast, lamps and cables shall be guaranteed by the manufacturer or distributor for its proper use from one year from the date of acceptance.
  - c. Poles. Type A Centre-Con precast concrete pole MEO 114-MOAEC8.

- d. Luminaire. Luminaire shall be of the type with photoelectric control provisions as manufactured by ITT No. 313-55963DJ,150W,HPSV.
- e. Lamp. Lamp shall be one hundred fifty (150) watt, one hundred twenty (120) volt high pressure sodium.
- f. Cable and Wiring. Cable shall be multi-conductor, Type RHH-USE Copper with six hundred (600) volt insulation. The outer covering shall be Neoprene jacket compound for direct burial. Minimum wire size shall be 10 AWG copper for feeder cable, No. 12 AWG copper for wiring between fuseholder and luminaire. Individual conductors within cable to have color-coded insulation (or striping) for identification as follows:

Black	120V "Hot" Leg
White	Grounded Neutral
Green (or bare copper)	Grounding Conductor

- g. Fuse Holder. HEB-AA line conductor and NET-AA neutral conductor.
- h. Photo-Cell. Tork No. 2007 (105-277 volt operation).

R. Parkway Restoration.

1. All parkways within the street's right-of-way which are to have a finished earth surface shall be graded with topsoil, sodded and watered.  
All parkways between the sidewalk and curb shall be graded so as to have a minimum cross-drainage slope of two percent to the curb line.
2. Unsuitable soil, stumps, boulders, and other debris, including broken or excess concrete shall be removed from the parkway so as to provide an acceptable subgrade. Stumps shall be removed to a minimum of twelve (12) inches below the proposed finished grade.
3. After the parkway subgrade has been prepared, acceptable topsoil material shall be placed to a minimum depth of six inches and graded to proposed finish surface.
4. All parkway earth surfaces shall be sodded and watered.

S. Street and Traffic Signage Plan.

The street and traffic signage plan, including but not limited to stop signs, speed limit signs, parking restriction signs, pedestrian crossing signs, future street connection signs, pavement markings, directional signs, school crossing signs, and those signs/markings as may be required by the village engineer and/or police department, shall be incorporated into a separate plan titled street and traffic signage plan and submitted as part of the final plat or final plan review process.

The ultimate location of street and traffic signage shall be determined by the village engineer and police department. The street and traffic signage plan shall be approved by ordinance by the village board and recorded by the village clerk. A copy of the approved street and signage plan shall be kept on file in the village clerk's office and at the police department. Street names to be approved by the fire department.

1. Required Information. The street and traffic signage plan shall include the following:



- a. Plan Shall Use a Legend Format. The legend must identify sign type and size and classify each sign with an alphabetical label starting with "A." Plan shall be detailed using the alphabetical label. An example legend is included in the village details.
- b. Signs and pavement markings shall be organized and illustrated in the legend in accordance with the M.U.T.C.D., the IDOT District 1 pavement marking standards and approved village details.
- c. All residential streets shall be posted for twenty-five (25) miles per hour speed limits unless otherwise determined by the police department to warrant a greater speed limit.
- d. Village streets with restricted parking shall be signed according to village code. The signs shall be posted along the applicable street according to the M.U.T.C.D.
- e. Rights-of-way less than sixty-six (66) feet in width and streets less than twenty-nine (29) feet in pavement B-B curb width shall be posted for parking restrictions to one side of the street every three hundred (300) feet. Parking shall be restricted on the fire hydrant side of the street other than when adjacent to a school or park site. There will be parking allowed on school or park site side and restricted parking on the opposite side of the roadway, where street width is less than twenty-nine (29) feet.
- f. Pedestrian crossing signs shall be posted at all school, park and bike paths/crossings including striping and signage. The W11-2 pedestrian crossing signs along with the W16-7P arrow indicator will be used. These signs shall be fluorescent yellow/green in color.
- g. All signs shall be installed at the developer's expense prior to issuance of the first building occupancy permit and shall be placed on four sided breakaway type posts.
  - i. Temporary street signs shall be required prior to the issuance of the first building permit, as directed by the superintendent of public works.
- h. The following note shall be included on all preliminary and final plats and street and traffic signage plans: "Developer shall be responsible for the payment and installation of all necessary street and traffic signage in quantities and locations to be determined by the village engineer and police department."
- i. Pedestrian stop signs shall be posted at all intersections of trails with roadways.
- j. Three red diamond shaped signs and additional signs reading "Future Street Connection" shall be posted on all street stubs. See village detail for the "Future Street Connection" sign. Red, white lettering, high intensity, diamond grade, seven feet to the bottom of the sign.
- k. The developer shall provide monies for the purchase and proper installation of all school zone signs and school zone crossing signs including posts required to be installed at the time the school site is developed. The cost of said signs shall be determined by the director of public works at the time of final plat review. Funds shall be provided to the village prior to the recording of an approved final plat.
  - i. Street name signs shall be furnished and installed by the developer at all street intersections at the developer's expense. Street name signs shall be of type that is standard with the village and shall be approved and installed as directed by the village's superintendent of public works
  - ii. Traffic and pedestrian control signs such as STOP signs, parking signs, pedestrian walk signs, etc., will be furnished and installed by the developer. The cost of said traffic and pedestrian control shall be included in the developer's improvement irrevocable letter-of-credit.
- l. All traffic signals shall include an "Opticon" (or approved equal) pre-emptive device.

- m. "No Parking Fire Lane" striping and signage shall be provided in all commercial areas in which traffic flow is adjacent to the front entries of the development.
  - n. The plan shall include approved street names. Commercial developments shall label interior commercial roads as "Road" A, B, C, etc...
  - o. The median (stay right) signs R4-7 shall be posted where raised medians exist in residential and commercial developments.
  - p. The plan shall include a diagram in accordance with the village approved detail for right-in/right-out access locations.
  - q. All approved street and traffic signage plans shall be provided to the building commissioner in duplicate in reduced eleven (11) inches by seventeen (17) inches and full size twenty-four (24) inches by thirty-six (36) inches scaled formats for recording purposes.
2. Timing of Installation of Street and Traffic Signage. The street and traffic signage in the approved plan, or in an approved portion or phase of the plan, shall be installed and/or activated prior to the issuance of any "conditional occupancy" or "certificate of occupancy" in that approved plan, or approved portion or phase of the plan.
- T. Pavement Marking. Where required for control and safety of vehicular and pedestrian traffic, and as directed by the village, pavement markings shall be placed on the pavement by the developer at his or her expense, in conformance with the Illinois Department of Transportation's "Manual of Uniform Traffic Control Devices."
- U. Other Traffic Control and Safety Devices.
- 1. At intersections where the existing or proposed traffic warrants, traffic control signals shall be installed, at the developer's expense, in accordance with the Illinois Department of Transportation requirements. All traffic control signals shall be equipped with an approved infrared (strobe light) traffic preemption system as approved by the North Aurora fire protection district.
  - 2. Where required for vehicular safety, guardrailings, retaining walls, berms, guard posts, etc., shall be installed by the developer at his or her expense as directed by the village.
- V. Traffic Calming. All design of subdivision to subdivision street connections or long straight local road segments shall incorporate traffic calming design elements as enclosed by the Federal Highway Administration and ITE (reference: [www.ITE.org/traffic](http://www.ITE.org/traffic)) review including reduction in street width, at engineered locations additional landscaping, speed tables, and paver accents at pedestrian crossings.
- W. Utility Service Locations. Curb and gutter shall be stamped designating location of water service ("W") or sanitary service ("S").

(Ord. 07-02-26-03 § 3 (part))

#### 16.12.080 - Site grading and drainage.

- A. General Requirement. The excavation of, the filling of, or any combination thereof of any lot or parcel within any subdivision shall be in accordance with the approved grading plan submitted as part of engineering plans for said subdivision. No appreciable change to the lot grading shall be allowed without the review and consent of the village engineer.
- B. Drainage Overlay. A reproducible mylar drainage overlay drawing with certificate, as required by the Illinois Plat Act, shall be submitted to the village for approval with the final engineering plans. The drainage overlay drawing shall be at the same scale as the final subdivision plat with designated critical lots noted.

C. Contents of the Grading Plan. The grading plan shall include the following:

1. Benchmark locations and other control elevations based on USGS Datum.
2. Existing and proposed contour lines at a minimum of one foot contour intervals, based upon detailed field verification of ground surface elevations by the design firm of record.
3. Site and any affected adjoining properties drainage showing existing and proposed channels, swales, lakes ponds, and structures with control elevations, slopes and cross-sections. All existing field tiles shall be located to the property limits, for incorporation into storm sewer plans.
4. Top of foundation elevations and any opening elevations below top of the foundation for any existing or proposed buildings.
5. Finished ground surface elevations at foundation corners, lot corners, top of curbs at property lines extended, drainage inlet structures, and at other ground control points.
6. The parcel drainage shall be designed to flow away from the top of the foundations. Stormwater being directed to the side yard of the parcel shall be directed into a formed drainage swale, having a minimum slope of two percent in front yard areas, one and one-half percent for all rear (and sideyard swales to rear) and a maximum slope of six percent. In the event that conditions dictate that some parts of the lot be higher than the structure foundation, the grading plan must show specific drainage configurations for the parcel specifying that all drainage is to be directed to flow away from the foundation in an acceptable manner.
7. Back lot line swales shall be graded to a positive outlet or inlet structure at a minimum flowline slope of one and one-half percent and shall have side slopes of 6:1 or flatter. An inlet shall be provided along a rear yard swale at a maximum two hundred twenty-five (225) feet spacing.
8. Construction and work such as walkways, driveways, landscaping or any structure shall be installed so that the construction of same will not interfere with drainage. All sidewalks, driveways, patios and other flat work shall be at an elevation relative to the foundation wall so that water will drain away from the structure on all sides and off the lot in a manner which will provide reasonable freedom from erosion and permanently pocketed surface water.
9. The flow from off-site tributary areas that are tributary to an intermittent stream or overflow route that must pass through the parcel must be identified on the grading plan and must be designed in such a way to adequately convey the flow of all surface water for a one hundred (100) year storm frequency without damage to adjoining structures.
10. All overflow routes for the one hundred (100) year storm and for accumulated stormwater runoff from several lots or from off-site catchment areas must be clearly designated on the grading plan with the total width of the flow route contained within an easement for drainage purposes. Engineering grading plans shall call out the one hundred (100) year overflow elevation for all overflow tributary areas in excess of five acres. Overflow routes shall be sized for one and one-half cfs/tributary acre, or the calculated peak discharge for the one hundred (100) year twenty-four (24) hour event, whichever is greater. The water surface elevation at overflow shall be one foot below the lowest opening of adjacent structures for tributary areas less than or equal to twenty (20) acres and two foot below the lowest opening for tributary areas greater than twenty (20) acres. All on-site overflows shall convey runoff to the proposed detention basin.
11. Critical parcels and lots shall be noted on the grading plan. All revisions noted, dated, and "clouded" to document.

D. Grading Classification of Lots. In a subdivision or a planned unit development, all rough grading within a given block (or area) must be completed prior to the issuance of any building permits. The developer shall certify in writing that all rough grading is complete within a given block, watershed or other area in strict conformity with the grading plan as approved by the village. The village engineer, or his or her designee, shall verify grading is complete and so notify the village before building can proceed. All proposed drainageways, swales, detention facilities, lot and block grading shall be

complete to insure minimum effect and disturbance upon properties adjoining said development or other portions within the development.

1. Critical Parcels. Those parcels designated as "critical" within said development (as designated and listed on the preliminary engineering plan), shall have a "building spot survey" performed immediately after the foundation has been poured and backfilled to insure compliance with building setback requirements and to insure that elevations of any openings in the foundation are in conformance with the approved grading plan requirements of high water restrictions as they relate to the grading plan or stormwater management plan. At the same time, the developer will insure that the drainage pattern on a particular parcel has not been altered during the course of the foundation construction and backfilling so as to adversely affect the overall drainage plan. Any improper grading deemed by the village engineer to be a potential hazard to any property shall be corrected immediately upon his or her direction or shall be cause for suspension of work on the parcel.

After the structure on a parcel is substantially completed and final grading is completed, the builder shall furnish an occupancy survey signed and sealed by a licensed professional engineer or licensed surveyor to certify that the final ground elevations are in strict compliance with the elevations indicated on the approved grading plan.

The developer shall be responsible for the grading of each lot or parcel through all stages of construction to insure that drainage from tributary areas is not blocked or hindered and that servient property is protected from damage by providing proper grading to a storm drainage facility in accordance with the approved grading plan.

2. Standard Parcels. Those parcels not designated as "critical" shall be considered as "standard" parcels within said development, and shall have a "building spot survey" performed immediately after the foundation has been poured and backfilled to insure compliance with building setback requirements and to insure that rough grading has been substantially completed, so that all drainage flows away from the building to side yards, front yards or rear yards in conformance with the approved grading plan. The village engineer, or his or her designated representative, shall visually inspect all standard parcels at the time rough grading is substantially complete to insure that yard areas have been rough graded properly before work is allowed to continue beyond the foundation point.

After the structure on a parcel is substantially completed and final grading is complete, the builder shall furnish an occupancy survey signed by a licensed professional engineer to certify that final ground elevations are in strict compliance with the elevations indicated on the approved grading plan. The builder shall pay fee at this time, and survey shall be provided five working days before requested occupancy date.

3. Exceptions. In those cases where conditions, in the opinion of the village engineer, do not permit compliance with the approved grading plan, a revised grading plan must be submitted to the village in the same detail as the original submission requires. In the case of those parcels that need additional detail, the same shall be provided as required by the village engineer.

E. Mass Grading. All site mass grading shall comply with the Kane-DuPage Soil and Water Conservation District (KDSWCD) permit requirements.

F. Stockpile. Dirt stockpile(s) shall be located at a site (or sites) on the property which are mutually acceptable pursuant to the approved mass grading plan which must be reduced to writing and approved by the village prior to the actual grading to be conducted in conjunction with each phase of the development. No dirt stockpiles shall be allowed to remain in the development phase after the completion of the last structure in that development phase, and no occupancy permit shall be issued for the last structure in the development phase until all dirt stockpiles are removed from that phase. All dirt stockpiles shall be removed for each phase no later than three years after the first building permit is issued for that phase or prior to the issuance of the last occupancy permit in the phase, whichever is first to occur. Developer shall abide by the village's weed control ordinance in maintaining each dirt stockpile; and any dirt stockpile that remains in the same place longer than one year must be seeded or sodded and maintained in that condition for the remainder of the term of that

stockpile. No dirt may be stockpiled on a park site. Dirt stockpiles must be maintained in such a way as to minimize the height and to minimize the danger to children, including the removal of all potentially harmful debris. In no event shall a dirt stockpile be left unattended. No dirt stockpile may be located within two hundred (200) feet of the perimeter of the subdivision and no dirt stockpile shall exceed twenty-five (25) feet in height, or a gradient ration of 2:1.

(Ord. 07-02-26-03 § 3 (part))

16.12.090 - Public utilities.

All utility lines for telephone, electric service, and cable television shall be placed underground entirely throughout a subdivided area. Said conduits or cables shall be placed within easements or dedicated public ways, in a manner which will not conflict with other underground services. Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public. All utility transformers or above grade cabinets shall submit detailed engineering plans for staff review of sight distance criteria, screening requirements, and separation from existing public utilities. The utility lines shall be parallel to and not less than eighteen (18) inches from the property lines. Corner property markers shall not be disturbed by the installation of utility lines. All storm sewers to be televised after all utilities have been installed and restoration is completed prior to acknowledgement of substantial completion. As-built utility plans shall be provided to the Village of North Aurora, ComEd, NiCor, SBC, and ComCast Cable (or other as applicable) upon completion.

All utility transformers or above grade cabinets shall submit detailed engineering plans for staff review of sight distance criteria, screening requirements, and separation from existing public utilities.

(Ord. 07-02-26-03 § 3 (part))

16.12.100 - Storm sewers and sump pump drains.

- A. An adequate system of stormwater drainage shall be constructed and installed consisting of pipes, stormwater detention facilities, tiles, swales, manholes, inlets and other necessary facilities that will adequately drain the subdivision and protect roadway pavements and buildings from flooding.
- B. Computations for the storm sewer system for on-site and off-site drainage shall be presented with the preliminary plat for approval.
- C. The drainage system shall include underground piping for sump pump connections. The sump pump drainage system shall be subject to the approval of the public works director, or his/her designee.
  1. Pipe material for the discharge pipe from a house or building and/or secondary drainage system shall be PVC SDR 26D 303A, or an approved alternate, with a minimum four-inch minimum for sump pump pick-up and ten-inch diameter secondary storm sewer if only sump discharge is collected.
  2. Piping shall be laid on a uniform grade with minimum grade of one-fourth inch per foot and a minimum depth of cover of three feet.
  3. A minimum four-inch diameter pipe shall service the house or building. The four-inch pipe may be installed along a common lot line and service two houses or buildings. Said four-inch line shall be furnished with a clean-out at its terminus. Note that a six-inch diameter line shall be required for two or more house connections.
  4. A minimum four-inch diameter pipe shall connect the junction box to the storm sewer system. If two sump pump connections are joined, a six-inch diameter line shall extend from that point. No more than two lines may be joined. A minimum ten-inch diameter pipe shall be used as secondary drainage extension. In no case shall a small diameter sump line extend to discharge at a swale or basin. All sump discharge connections shall be to public RCP storm sewer line only.

5. Dead-ends of storm systems shall be provided with a minimum twenty-four-inch diameter pre-cast concrete inlet for clean-out purposes, and the design shall approved by the public works director, or his/her designee.

6. Any connection between house sump pump discharge pipe and the secondary drainage system and between the secondary drainage system and storm sewer system shall be made with factory made fittings, wyes and tees. No cut-in of piping will be allowed.

7. An above grade, external overflow shall be provided for sump discharge line exiting the structure. The overflow shall be provided in the form of a minimum one inch air gap or other approved method immediately outside the foundation as approved by the Village Engineer or designee.

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D. If the public works director, or his/her designee, determines that connection to the storm system is unduly burdensome, inefficient or cost prohibitive, water from footing tiles or basement sumps can be pumped or discharged onto the ground surface, in a location acceptable as determined by the public works director, or his/her designee.

E. Whenever any stream or important surface drainage course is located in any area which is being subdivided, the subdivider shall reserve an adequate drainage right-of-way as determined by the village and the Illinois Department of Transportation, Division of Water Resources along each side of the stream for the purpose of widening, deepening, sloping, improving, or protecting the stream.

F. The storm sewer system shall be designed in accordance with the Rational Method (with runoff coefficient "C" values to be .25 for pervious and .95 for impervious areas) using a ten (10) year storm frequency or other methods approved by the village engineer. Intensities shall be determined by most recent adoption of the Kane County Stormwater Ordinance, from the Illinois State Water Survey Bulletin 70 as summarized below. The time of concentration shall be computed using worksheet three as published in the USDA/NRCS TR-55. Culvert design and capabilities shall be determined according to the Illinois Department of Highways Standard Design Methods using a twenty-five (25) year storm frequency.

**Illinois State Water Survey Bulletin 70  
Rainfall Depths for Northeast Sectional**

Duration	Frequency						
	1-Year	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
5-min	0.30	0.36	0.46	0.54	0.66	0.78	0.91
10-min	0.55	0.67	0.84	0.98	1.21	1.42	1.67
15-min	0.68	0.82	1.03	1.21	1.49	1.75	2.05
30-min	0.93	1.12	1.41	1.65	2.04	2.39	2.80
1-hour	1.18	1.43	1.79	2.10	2.59	3.04	3.56
2-hour	1.48	1.79	2.24	2.64	3.25	3.82	4.47

3-hour	1.60	1.94	2.43	2.86	3.53	4.14	4.85
6-hour	1.88	2.28	2.85	3.35	4.13	4.85	5.68
12-hour	2.18	2.64	3.31	3.89	4.79	5.62	6.59
18-hour	2.30	2.79	3.50	4.11	5.06	5.95	6.97
24-hour	2.51	3.04	3.80	4.47	5.51	6.46	7.58
48-hour	2.70	3.30	4.09	4.81	5.88	6.84	8.16
72-hour	2.93	3.55	4.44	5.18	6.32	7.41	8.78
120-hour	3.25	3.93	4.91	5.70	6.93	8.04	9.96
240-hour	4.12	4.95	6.04	6.89	8.18	9.38	11.14

- G. All manholes, catch basins, inlets, pipe, frames and grates shall be of the type approved by the village engineer. Storm sewer shall be reinforced concrete pipe (RCP) conforming to ASTM C-76, wall thickness B. All storm sewers shall be placed within public rights-of-way or public utility easements. Storm sewers in side yards shall be avoided if at all possible and shall be subject to approval by the village engineer. Lids shall have the words "Storm Sewer" cast on the top. Two feet of cover above the top of pipe shall be provided for all storm sewers. Grates are required on all flared end sections.

Intercepting stormwater structures, including catch basins and inlets, shall be provided at intervals not in excess of two hundred seventy-five (275) maximum feet, as measured along the flow line. The stormwater drainage system shall be separate and independent of the sanitary sewer system. Storm sewers and appurtenant structures shall be constructed in accordance with the "Standard Specifications for Road and Bridge Construction," published by the Illinois Department of Transportation. All storm sewers to be televised prior to acceptance.

- H. No water from footing tiles or basement sumps shall be pumped or discharged onto the ground surface. Such water discharge pipes shall be discharged directly into storm sewer system.
1. Construction of discharge piping from footing tiles and sump pumps, of storm sewers, and of appurtenant structures shall be in accordance with BOCA, edition in force by the village.
  2. Pipe material for discharge pipe from house and secondary drainage system shall be PVC with a minimum SDR of 35, ASTM 3034, four-inch minimum for sump pump pick-up, and ten (10) inch diameter secondary storm sewer if only sump discharge is collected.
  3. A piping shall be laid on a uniform grade with minimum grade of one-fourth inch per foot and a minimum depth of cover of three feet.
  4. A minimum four-inch diameter pipe shall service the house or building. The four-inch pipe may be installed along a common lot line and service two houses or buildings. Said four-inch line

shall be furnished with a clean-out at its terminus. Note that a six-inch diameter line shall be required for two or more house connections.

5. A minimum four-inch diameter pipe shall connect the junction box to the storm sewer system. If two sump pump connections are joined, a six-inch diameter PVC SDR 35 line shall extend from that point. No more than two lines may be joined. A minimum ten (10) inch diameter pipe shall be used as secondary drainage extension. In no case shall a small diameter sump line extend to discharge at a swale or basin. All sump discharge connections shall be to public RCP storm sewer line only.
6. Dead-ends of storm systems shall be provided with a minimum twenty-four (24) inch diameter pre-cast concrete inlet for clean-out purposes. Design approved by the village engineer.
7. Any connection between house sump pump discharge pipe and the secondary drainage system and between the secondary drainage system and storm sewer system shall be made with factory made fittings, wyes and tees. No cut-in of piping will be allowed.

(Ord. 07-02-26-03 § 3 (part))

(Ord. No. 18-04-16-03, § 1, 4-16-2018)

#### 16.12.110 - Stormwater management.

- A. Required Stormwater Management Facilities. The controlled release and storage of excess stormwater runoff shall be required in the Kane County Stormwater Ordinance and Technical Manual. All stormwater submittals shall be accompanied by the Kane County stormwater permit application and applicable sections as required by the permit.
- B. Timing of As-Builts and Restoration. All stormwater management areas shall be as-constructed field verified immediately upon fine grading, with signed and sealed survey submitted. Upon written approval by the village engineer, all sod, seed and soil erosion blanket to be placed.
- C. Unhindered Conveyance to Excess Stormwater Facility. A natural or man-made channel system shall be designed with adequate capacity to convey the stormwater runoff from all tributary upstream areas through or around the development. This system shall be designed to safely carry the one hundred (100) year runoff peak generated from a one hundred (100) year, twenty-four (24) hour type II storm. Design of this system shall also take into consideration control of stormwater velocity to prevent erosion or other damage to the facility which will restrict its primary use. In the event that the area within this bypass channel is reshaped or restricted for use as a floodway, the appropriate governmental agency will cause removal or require the removal of such restrictions at the expense of the party or parties causing said restriction.

Should the development contain an existing natural waterway, this land configuration shall be preserved as part of the bypass channel system. All channels or ditches used in the bypass channel system shall have a maximum side slope ratio of four horizontal to one vertical, and a bottom width adequate to facilitate maintenance and carry the flood or storm runoff without eroding velocities shall be included in the plans for land development.

- D. Method of Calculating Stormwater Storage Volume. The required volume for stormwater detention shall be calculated by means of an event hydrograph and flood routing method per the Kane County stormwater ordinance. This volume shall be provided for the excess stormwater runoff that is tributary to the area designated for detention purposes. The stormwater release rate and tailwater condition shall be considered when calculating the stormwater storage actual volume requirement. The control structure shall be designed to not exceed the stormwater release rate. Storage capacity obtained by excavating the natural ground within the one hundred (100) year floodplain may not be considered effective for stormwater management. Incremental pond volumes shall be calculated using the conic method (frustum of general cone volume) as follows:



Incremental Volume -  $\frac{1}{3} (\text{Elevation 1} - \text{Elevation 2}) * [\text{Area 1} + \text{Area 2} + \sqrt{(\text{Area 1} + \text{Area 2})}]$

Calculations shall be submitted for approval with the preliminary plat showing the method and parameters used in the determination of the basin size and calculations of the volume and area intended to be utilized on the site. The preliminary plat shall delineate the area to be used for the detention basin as set forth in the submitted calculations.

Public access by easement to and over all detention areas, and a perimeter easement shall be granted to the village in the recorded in the subdivision plat, as the village may deem necessary for access. In lieu of a public entity accepting ownership of the detention facility, such detention areas shall be maintained by a special service taxing district comprising the entire subdivision.

- E. Retention. Retention shall be provided below the outlet elevation and shall be planted with native wetland plants per the Kane County stormwater ordinance.
- F. Safety Ledges. Safety ledges shall be provided for all wet detention ponds deeper than three feet and shall be a minimum of ten (10) feet in width.
- G. Secondary Use of Detention Basin. Normally, dry detention basins may be designed to serve a secondary purpose such as recreation, open space, or other types of uses that will not be adversely affected by occasional flooding. Dry portions of detention ponds shall have a minimum ground slope of two percent.
- H. Maximum Depth of Water Storage and Minimum Freeboard. Maximum depths of planned stormwater storage within detention ponds shall not exceed the allowable fluctuation in water depth due to site topography and the outlet elevation. The minimum freeboard (elevation difference between one hundred (100) year design water level and top of berm) shall be one foot. It shall be the responsibility of the design professional engineer of record to provide slope stability analysis. The elevation at the storage facility high water line shall not create a tailwater which inundates the adjoining upstream property owner greater than pre-development conditions and shall be a minimum of two feet below any adjacent structures lowest opening. The storage facility normal water line elevation shall be a minimum of two feet below the basement floor elevation of any nearby structure.
- I. Side Slope and Emergency Overflow. The maximum interior and exterior side slopes of the pond berm shall be four units horizontally to one unit vertically. If slopes greater than 4:1 are necessary to meet storage requirements or area restrictions, approval shall be obtained from the engineer for the village, and erosion control shall be provided in addition to the protection required to insure public health, safety, and welfare. Design of shoreline shall be per the village standard detail.

Outlet control structures installed shall require little or no maintenance or attention for proper operation. Each stormwater storage area shall be provided with a method of emergency overflow in the event that a storm in excess of the one hundred (100) year return frequency storm occurs. This emergency overflow facility shall be designed to function without maintenance or attention for proper operation and shall become part of the natural or surface channel system described in the preceding paragraphs. Hydraulic calculations shall be submitted to substantiate all design features. Both outlet control structures and emergency overflow facilities shall be designed and constructed to fully protect the public health, safety, and welfare. Stormwater runoff velocities shall be kept to a minimum and turbulent conditions at an outfall control structure will not be permitted without complete protection for the public safety.

- J. Storage on Paved Surfaces. Paved surfaces such as parking lots or streets that are to serve as stormwater storage areas shall have minimum grades of one percent and shall be restricted to storage depths of six inches maximum. Rooftop or street storage shall not be permitted.
- K. Submission of Approval Documents. Plans, specifications, and all calculations for stormwater runoff control as required hereunder, shall be submitted to the village as part of the review and approval of the improvement plans.
- L. Required Stormwater Management Submittals. All submittals as required by the Kane County Stormwater Permit and Technical Manual shall be provided along with the following:
  - 1. Storm sewer sizing tabulation;

2. Storm sewer sub-basin drainage exhibit with labeled areas, structures, storm sewer sizes and slopes;
  3. A disk or CD containing all computer-generated input and output files.
- M. Sequence of Construction. The facilities for stormwater runoff control shall be constructed prior to any site grading, street, or drainage construction and shall include provisions for siltation control.
- N. Fee In Lieu. A fee in lieu of detention per Article 13 of the Kane County stormwater ordinance may be provided at one hundred thousand dollars (\$100,000.00) per acre-foot of storage.

(Ord. 07-02-26-03 § 3 (part))

16.12.120 - Erosion and sedimentation control plan.

During the construction phase of land development, facilities shall be provided to prevent the erosion and washing away of the earth. An erosion and sediment control plan shall be submitted for review and approval along with the improvement plans and specifications. The plan shall include the minimum criteria as outlined in the village's current soil erosion control ordinance.

- A. List of type of soils as indicated on soil conservation service maps or soils report by a soils engineer.
- B. Earth movement plan including temporary stockpile locations and approximate quantities of materials.
- C. Method(s) of controlling erosion and sedimentation.
- D. These submissions shall be prepared in accordance with the minimum standards and specifications of the Illinois Urban Manual, revised February, 2002, contained in "Procedures and Standards for Soil Erosion and Sedimentation Control in Illinois," October, Revised 1981, as may be revised, prepared by the Northeastern Illinois Erosion and Sedimentation Control Steering Committee and adopted by the Kane-DuPage Soil and Water Conservation District, which standards and requirements are incorporated into this title by reference. The plan commission may waive specific requirements for the content of submission upon finding that the information submitted is sufficient to show the work will comply with the objectives and principles of this title.

(Ord. 07-02-26-03 § 3 (part))

16.12.130 - Floodplain regulations.

All foundation elevations, proposed grading, stormwater management facilities and structures shall be designed and constructed in conformance with the Village of North Aurora floodplain ordinance, and the Kane County stormwater ordinance.

(Ord. 07-02-26-03 § 3 (part))

16.12.140 - Field drain tile survey.

The submission of engineering drawings shall include a completed survey of field drain tiles within the proposed subdivision and drawings and specifications of proposed improvements to redirect drain tiles around conflicting improvements. The survey shall include pipe sizes and depths and shall be in accordance with current Kane County ordinances.

(Ord. 07-02-26-03 § 3 (part))

16.12.150 - Wastewater facilities.

- A. Private disposal systems shall be prohibited, except in E-R and E-1 Zoning areas.
- B. Wastewater disposal and collection systems shall conform to the Illinois Environmental Protection Agency standards and regulations and to the Fox-Metro water reclamation standard specifications and details.
- C. All sanitary sewers shall be extended to the property lines of the tract under development at the developer's expense, sized to provide sanitary service to the limit of the projected service area - with no recapture.
- D. All sewer pipe manholes and appurtenances shall be subject to the approval of the Fox-Metro water reclamation district.

(Ord. 07-02-26-03 § 3 (part))

16.12.160 - Water facilities.

- A. When located within the service area of a public water supply system, water mains as specified by the North Aurora water ordinance or any other applicable village ordinance shall be constructed throughout the entire subdivision in such a manner as to serve adequately all lots and tracts with connection to such public system, together with shut-off valves, fire hydrants, and all equipment installed in the manner prescribed by the current North Aurora water ordinance. Ordinance 06-11-13-02 prohibits cross connections of private system to public water system.
- B. At least five sets of the completed Illinois Environmental Protection Agency (IEPA) application for water main extensions shall be submitted to the village at the same time as submittal of the final engineering plans and specifications of the subdivision improvements. Upon execution by the village, the developer shall be responsible to submit the required documents to IEPA for their review.
- C. Prior to acceptance of the water facilities, all main shall be pressure tested by method and pressure approved by the village engineer. All costs of tests, inspections, and corrections shall be borne by the developer.

(Ord. 07-02-26-03 § 3 (part))

16.12.170 - Sanitary sewer and water service lines.

- A. Sanitary sewer and water service lines located on the property line shall be constructed to connect with the utility service mains to serve each lot, tract or building site; such service stub shall extend from the main to a point at the property public right-of-way line of the property to be served for water service, and one foot beyond R.O.W. line for sanitary service. B-box shall be adjustable per village standard. The service line shall be of sufficient size to adequately serve the lot, tract, or building, and design calculations shall be submitted when requested by the village engineer. The minimum size service line shall be one inch diameter for water service lines and six-inch diameter for sanitary sewer service lines. The type and manufacturer of water service line corporation stop and curb stop with box shall conform with the village standard or as approved by the village engineer. Curb and gutter shall be stamped designating location of water service ("W") or sanitary service ("S").
- B. When possible, all sanitary sewer and water service lines shall be located at the approximate centerline of the lot or parcel to be served. The service line end shall be marked with a wooden post extending at least three feet above finished grade. All water service boxes shall be adjusted to finished grade prior to acceptance by the village.

(Ord. 07-02-26-03 § 3 (part))

16.12.180 - Off-street parking and loading.

Any off-street parking or loading facilities to be constructed as part of the proposed subdivision improvements shall conform with the requirements specified in the village's zoning ordinance.

(Ord. 07-02-26-03 § 3 (part))

16.12.190 - Landscaping and trees.

A. Tree Preservation. (See Chapter 16.12)

1. The location and type of all trees larger than six inches in diameter measured twelve (12) inches above the ground shall be noted on the grading plan. Trees to be saved, transplanted, or moved shall be shown either directly on the grading plan or on an overlay. The village engineer may require changes to the grading plan or to the preliminary plans if, in his or her opinion, an essentially equivalent scheme employing tree walls or other such modifications may save desirable existing trees or other features.
2. The intent of this provision is to avoid the unthinking clearing of a site simply to make it easier to install other improvements. The intent of this provision is also to conserve as much of the rural or wooded atmosphere of the village as possible.
3. Trees to be preserved shall be determined upon the recommendation of the village planner based upon tree size, tree species, extent of existing tree mass, benefit to proposed development (i.e., screening/buffering undesirable views), and visual quality benefit to the village.
4. Trees to be saved that are badly damaged or destroyed by construction activities shall be replaced by three-inch diameter minimum trees on an inch-for-inch basis upon recommendation of the village planner and approval by the plan commission.

B. Site Landscaping. All parkways and front yards within the dedicated street area, drainage easement, or other public common use areas shall be graded, sodded, and planted in accordance with the village zoning ordinance, this title, or as directed and approved by the village board.

After lot areas have been graded in accordance with the grading plan, the ground surface shall be temporarily seeded or planted with groundcover to control erosion.

C. Landscaping Plans. A landscape plan, prepared by a qualified landscape architect, shall be submitted with all applications for site plan review. The plan shall be subject to review and recommendation of approval by the village planner.

1. All areas of the site, which are not paved, shall be landscaped with trees, shrubs, groundcover, and flowers to:
  - a. Slow surface water runoff;
  - b. Restrict blowing trash and litter;
  - c. Deter improper access or site use by the public;
  - d. Improve the visual quality of the site.
2. The landscape plan shall include identification of species, size, and location of plant materials and all other landscape treatments including, but not limited to:
  - a. Berms;
  - b. Fences;
  - c. Groundcovers;
  - d. Ornamental or accent lighting;

- e. Paving materials;
  - f. Limits of seed and/or sod;
  - g. Entrance treatment.
3. Trees and shrubs shall be keyed into a plant list.
  4. Upon installation, trees shall not be less than the following sizes:
    - a. Shade Trees: two and one-half-inch caliper, minimum, as measured twelve (12) inches above grade.
    - b. Evergreen: six feet tall, minimum.
    - c. Ornamental: six feet tall, minimum, if multi-stem. Two and one-half inches in caliper, minimum, if single-stem.
  5. Trees shall be planted throughout the subdivision along proposed streets, screenings, in common areas, and in open areas meant for use by the public, and other areas shown on the landscaping plan.
  6. In street parkways, shade trees shall be planted at an average interval of forty (40) feet. A minimum of three trees per street frontage for lots of seventy (70) feet or wider shall be required as approved by the village administrator.
    - a. Trees shall not be planted within four feet of any sidewalk or other paved area within the parkway.
    - b. At street intersections, no tree shall be planted within twenty-five (25) feet of the nearest right-of-way line intersection.
    - c. Trees shall not be planted within twenty (20) feet of a proposed or existing street light.
    - d. Shade trees shall not be spaced at intervals less than forty (40) feet. All single-family lots that are wider than seventy (70) feet shall have two trees and spacing adjusted accordingly.

A minimum of three tree species shall be planted randomly per block.

Decorative groupings of trees in commercial or multifamily residential developments may be substituted for interval planting upon review of the village planner and approval of the plan commission.
  7. For lots with double frontages, a berming and landscape plan shall be required to provide screening as deemed appropriate by the plan commission.
  8. Parkway shade trees shall be selected from the following recommended species:

Common Name	Botanical Name
Autumn Blaze Maple	Acer rubrum
Norway Maple	Acer plantanoides
State Street Maple	Acer miyadei
Sycamore Maple	Acer pseudo-platanus

Sugar Maple	Acer saccharum
Marmo Freeman Maple	Acer freemanii 'Marmo'
Sienna Glen Maple	Acer x freemanii 'Sienna'
Bur Oak	Quercus macrocarpa
Chinkapin Oak	Quercus myehlenbergii
Swamp White Oak	Quercus bicolor
Red Oak	Quercus rubra
Shingle Oak	Quercus imbricaria 'Fagaceae'
Sawtooth Oak	Quercus acutissima
Skyline Locust	Gleditsia triacanthos
Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'
Praire Pride Common Hackberry	Celtis occidentalis 'Prairie Pride'
Redmond Linden	Tilia Americana 'Redmond'
Silver Linden	Tilia tomentosa
Little Leaf Linden	Tilia cordata
Triumph Elm	Ulmus 'Morton Glossy
Accolade Elm	Ulmus davidiana var. japonica 'Morton'
Patriot Elm	Ulmus 'Patriot'
Pioneer Elm	Ulmus 'Pioneer'

Bloodgood-London Planetree	Platanus acerifolia 'Bloodgood'
London Planetree	Platanus acerifolia
Japanese Zelkova Japanese Zelkova should be transplanted in the spring, as young trees are susceptible to frost.	Zelkova serrata
Kentucky Coffee Tree (male only) Kentucky Coffee Trees must be a 3" in diameter	Gymnocladus dioicus

9. Trees not listed as an approved tree in the above recommended species list will be considered with the written approval of the public works director or his designee.
- D. Tree Planting Requirements. Trees selected for planting shall conform in size and grade to "American Standard for Nursery Stock" (latest edition).
1. Each tree to be planted shall have a single, relatively straight trunk with a minimum trunk diameter of three inches measured at twelve (12) inches above ground level.
  2. Trees shall be balled and burlapped.
  3. Each tree shall be northern nursery grown and approved by the village arborist.
  4. Trees shall have been transplanted twice, the last transplanting being not less than four years prior to planting.
  5. All trees shall be tagged and identified as to species, size and place of origin. Such tags shall not be removed by the developer prior to inspection by the village.
  6. Trees shall be planted plumb (after settlement) and at the same relative height above the finished grade as was their height above grade at the nursery. Holes shall be backfilled with a planting soil mixture consisting of three parts friable topsoil and one part peat moss, and shall be thoroughly watered when the hole is two-thirds full. After watering, the filling shall be completed and the soil thoroughly tamped. After planting, a three-inch mulch of shredded hardwood bark shall be applied over the disturbed ground, and a shallow watering basin shall be provided around the tree.
  7. The developer shall be responsible for causing each tree to be planted in a vertical and plumb position and to maintain each tree [to] remain in a vertical and plumb position throughout the guarantee period. All trees shall be staked and guyed as needed at the time of planting using a bracing procedure to be approved by the superintendent of public works prior to installation.
  8. All trees (original or replacement) determined by the village to be diseased or not in vigorous growing condition after two growing seasons shall be replaced at the beginning of the next succeeding planting season, at no cost to the village.
- E. Areas to be Graded and Sodded.
1. All swales draining two or more lots and all parkways shall be graded and sodded unless it is determined by the village engineer that another method of providing groundcover is more practical. The minimum width of sodding in swales shall be ten (10) feet centered at the center

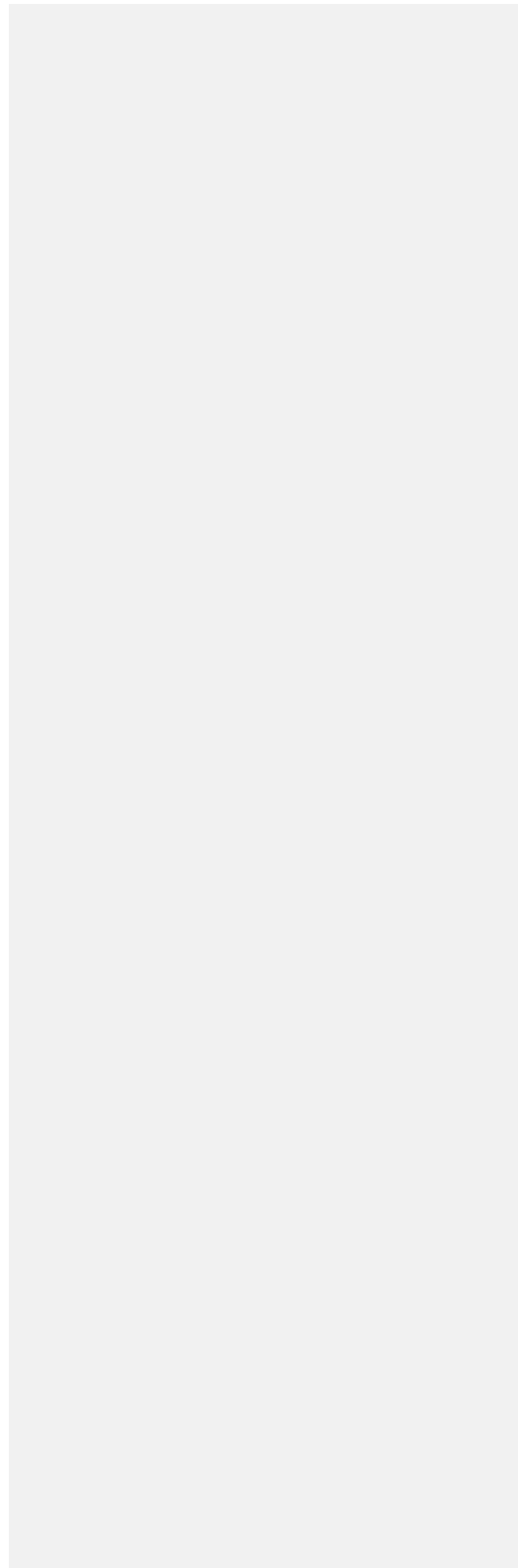
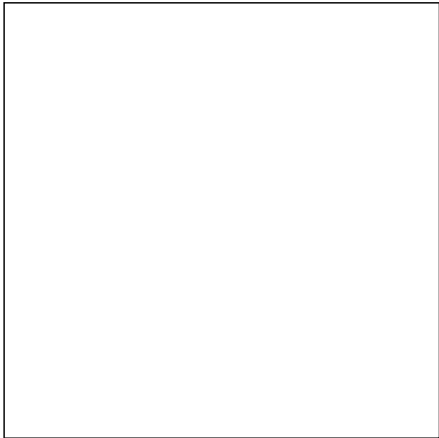
line of the swale or to the flow line, whichever is smaller. A swale sodding detail shall be provided as part of the required sediment and soil erosion plan.

2. All front and side yards on residential lots shall be graded and sodded.
3. Areas to be sodded shall be cleared of stumps, badly damaged trees, boulders and other debris. The areas where residential buildings shall be located shall be graded smooth and compacted. All other areas shall be retained in as natural a condition as possible with existing soils and vegetation, except as approved in writing by the superintendent of public works. A minimum of six inches of topsoil shall be spread on top of the prepared ground surface.
4. All sodding shall be done in conformance with applicable sections of the "Standard Specification for Road and Bridge Construction."
5. Sodded areas shall be maintained and repaired as necessary until the growth is uniformly well-established.
6. The developer shall be responsible for protection of the water service boxes, all service marker boards, all manholes and frames and curb and gutter during the final lot grading. Any damages shall be repaired or replaced immediately at the developer's expense by methods as approved by public works or the village engineer.
7. Sod installation and watering shall be scheduled by homebuilder in accordance with all other village ordinances in effect at that time.



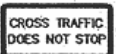



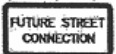






(Ord. 08-10-13-01 §§ 1, 2; Ord. 07-02-26-03 § 3 (part))

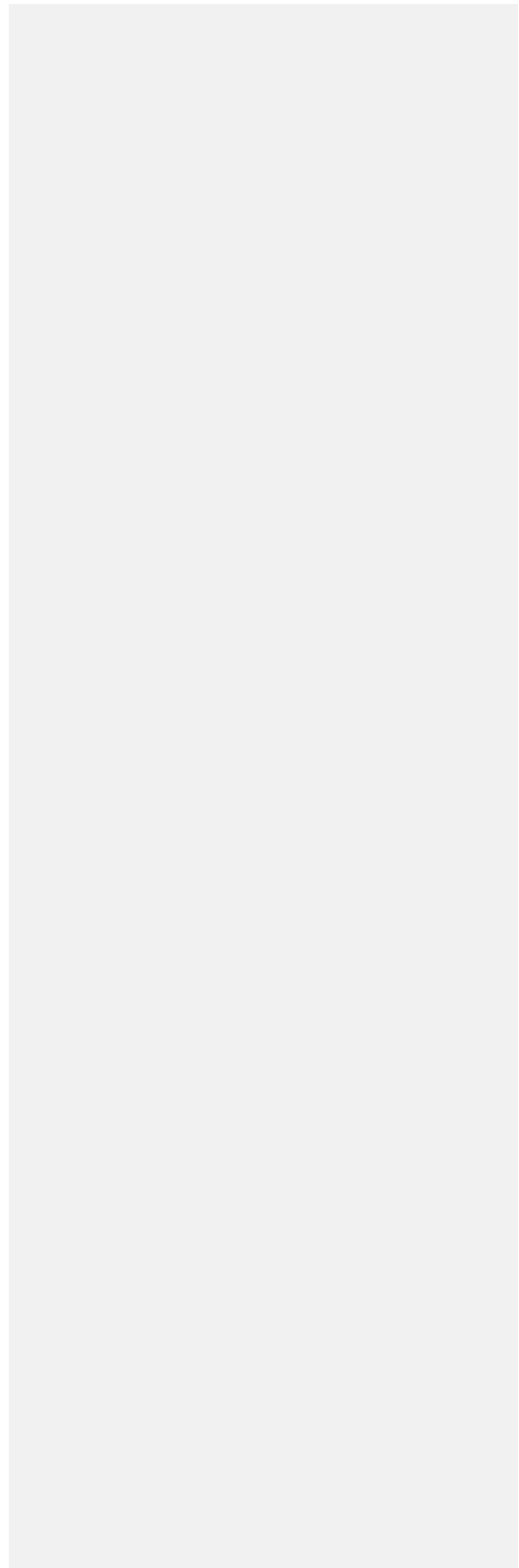
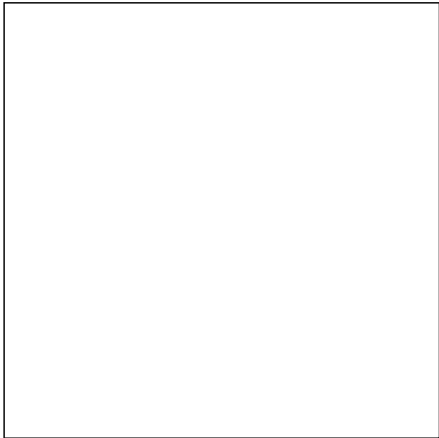
(Ord. No. 09-02-02-02, §§ 1, 2, 2-2-2009; Ord. No. 11-09-19-01, §§ 1, 2, 9-19-2011; Ord. No. 12-08-20-04, § 1, 8-20-2012; Ord. No. 17-09-18-01, § 1, 9-18-2017)





**STREET & TRAFFIC IDENTIFIERS PLAN**  
**SAMPLE LEGEND**

<p>(A)  R1-1 STOP SIGN 30" X 30"</p>	<p>(G)  W11-2 PEDESTRIAN CROSSING 30" X 30"</p>
<p>(B)  W4-4p CROSS TRAFFIC DOES NOT STOP 24" X 12"</p>	<p>(H)    S1-1 SCHOOL ADVANCED WARNING 36" X 36"  W16-7p DIAGONAL ARROW 24" X 12"</p>
<p>(C)  R2-1 SPEED LIMIT 24" X 30"</p>	<p>(I)  OSW-STUBSIGN FUTURE STREET CONNECTION 24" X 36"</p>
<p>(D)  R3-1 TURN PROHIBITION 24" X 24"</p>	<p>(J)  WHITE ARROWS</p>
<p>(E)  R5-1 DO NOT ENTER 30" X 30"</p>	<p>(K)  6" WHITE CROSSWALK STRIPING</p>
<p>(F)  R7-2a NO PARKING 12" X 18" 8:30 AM TO 5:30 PM</p>	<p>(L)  24" WHITE STOP BAR</p>
<p><b>NOTES:</b></p> <p>1. ALL SIGNS &amp; STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE M.U.L.D., DISTRICT 3 PAVEMENT MARKING STANDARDS &amp; VILLAGE APPROVED DETAILS.</p> <p>2. SIGNS &amp; STRIPING LEGEND MAY BE MODIFIED AS NEEDED ON A PER PROJECT BASIS.</p> <p align="right">OSW-R-11</p>	





- A. The developer shall be represented by a project engineer to observe the construction of the public improvements, to provide construction guidance, to certify construction in conformance with the approved improvement plans and specifications, to review and certify the quantities of work items on any reductions in the constructing guarantee, witness required tests in the presence of the village engineer, and to prepare record drawings. All inspection reports of the project engineer and test results shall be submitted to the village prior to final acceptance.
- B. The village engineer will conduct periodic observations of the public improvements, witness the tests (outlined in Section 16.16.070) of the public improvements, review and recommend action relative to construction guarantee, advise the village of potential problems, conduct semifinal and final inspections of the improvements. The developer shall reimburse the village for all services and costs of the engineer for the village incurred by the village. If the village determines through periodic observations of construction by the village engineer or unsatisfactory test results that insufficient inspections by the project engineer were being conducted, the village will authorize the village engineer to conduct resident project representative services with all costs reimbursed by the developer to the village.

The following shall be provided by the developer concurrent with the start-up of residential permits:

- 1. All streets shall have temporary (four by four) street name signs in place before construction of any buildings begins.
- 2. All lots in a subdivision shall have posted, at all times, the lot number on each saleable property.
- 3. After the first unit is occupied the developer shall be responsible for the cleaning of the streets at least weekly.

(Ord. 07-02-26-03 § 4 (part))

#### 16.16.020 - Preconstruction meeting.

Prior to beginning the installation of any improvements, the developer, the project engineer, and general contractor shall attend a preconstruction meeting with village staff, village engineer and the appropriate highway authorities. The purpose of the meeting is to review acceptable site development and constructing practices in accordance with the construction control plan and village ordinances and policies. Following the preconstruction meeting and posting of construction guarantee, the developer may begin construction of land improvements.

(Ord. 07-02-26-03 § 4 (part))

#### 16.16.030 - Limited completion time for public improvements.

- A. Construction of all required public improvements must be completed as follows:
  - 1. All underground improvements, including sanitary, water main, storm sewer, and stormwater management, within two years from the date of final plat approval; and
  - 2. All other public improvements, including streets, sidewalks, parkway trees and all other required improvements, within four years from the date of final plat approval or when the development or identified phase is seventy-five (75) percent built out, whichever is earlier. For purposes of this provision, a development or identified phase shall be considered seventy five (75) percent built out when seventy-five (75) percent of the buildable lots have been sold to third parties.
- B. The time for completion of the required parkway trees and sidewalks may be extended by written application of the developer to the village board, and the village board may extend the time for the completion of the required public improvements if, in the sole discretion of the village board, good cause has been shown for the delay or need for additional time. A request for extension shall not halt the running of the time period.

- C. A request for extension must be accompanied by an updated written estimate, approved by the village engineer, of the cost to complete the remaining public improvements, and no extension shall be granted unless the surety guaranteeing completion of the public improvements has been updated to reflect the estimate of cost to complete the improvements and that surety is received and approved by the village board.

(Ord. 07-02-26-03 § 4 (part))

(Ord. No. 10-05-17-01, § 1, 5-17-2010)

16.16.040 - Construction observation of improvements.

During the course of construction, the developer shall provide construction observation of the work in order to ensure compliance with the approved plans and specifications and according to good engineering and construction practices. A diary shall be kept by the developer and field reports, as required, shall be made and copied to the village engineer or designated representative. The construction observation of the work may also be done by the village as set forth in Section 16.16.010(B) of this chapter.

(Ord. 07-02-26-03 § 4 (part))

16.16.050 - Final inspection.

The village superintendent of public works, village engineer in the presence of the developer and/or his or her representative, and contractors shall make a final inspection of the completed work, and shall, thereafter, report their findings and recommendations to the village board.

(Ord. 07-02-26-03 § 4 (part))

16.16.060 - Certifications for construction guarantee reduction.

Prior to the village authorizing any construction guarantee reduction the developer shall submit to the village engineer a request for said reduction along with certification from the developer and signed and sealed by his or her project engineer that the public improvements included under the construction guarantee have been constructed in substantial compliance with the village approved improvement plans and specifications.

(Ord. 07-02-26-03 § 4 (part))

16.16.070 - Testing and inspection for public improvements.

- A. Public improvements consisting of street's pavement structure, concrete, curb and gutter, concrete sidewalks, water, and sanitary sewers shall be tested and inspected.
- B. Tests Regarding Street's Pavement Structure.
1. The following soil tests are required and must be certified by an independent soil testing service:
    - a. During preparation of subgrade, compaction nuclear tests shall be performed at maximum two hundred (200) foot intervals to confirm proper compaction in accordance with the standards for street construction set forth in this title.

- b. During preparation of aggregate base course, compaction nuclear tests shall be performed at maximum two hundred (200) foot intervals to confirm proper compaction in accordance with the standards for street construction set forth in this title.
- 2. Proof-rolling tests shall be conducted in the presence of the village engineer:
  - a. After the foregoing sub-base compaction testing has been completed and prior to the time the foregoing aggregate base compaction tests are performed.
  - b. After the aggregate base course has been prepared as detailed in Chapter 16.12 of this title.
- 3. Any areas which, in the opinion of the village engineer, show a failure in the base, shall be dug out, replaced with acceptable compound granular material, and retested (proof roll test) until approved by the village engineer. At the option of the developer, geotextile fabric or lime stabilization can be used and may be required if satisfactory proof roll test results cannot be achieved.
- 4. If, in the opinion of the village engineer, areas are observed which pose a significant threat of premature failure, extraction tests, as specified by the Illinois Department of Transportation, may be required.
- 5. Coring shall be performed at random areas selected by the village engineer to confirm the specified thickness of the aggregate base and binder courses. This coring shall be done in the presence of the engineer for the village and may be conducted by the contractor or an independent testing service.
- C. Tests Regarding Water Improvements. The following water service tests are required and, where indicated, shall be conducted in the presence of the village engineer:
  - 1. Bacteriological test of water samples taken from completed water mains.
  - 2. Water main pressure test (in presence of village engineer).
- D. Tests Regarding Sanitary Sewer Improvements. The following sanitary sewer service tests are required and, where indicated, shall be conducted in the presence of the village engineer:
  - 1. Leakage air test as required by Fox-Metro water reclamation district of completed sanitary sewer (in presence of village engineer).
  - 2. Coordinate TV testing of sanitary sewer with Fox-Metro water reclamation district and provide copies of the results recorded on a VCR/VHS cassette along with a DVD disc (in presence of village engineer).
  - 3. Mandrel deflection testing for (PVC) flexible thermoplastic pipe (in presence of village engineer) thirty (30) days after installation.
  - 4. Manhole vacuum testing at ten (10) in/Hg (in presence of village engineer).
- E. Tests Regarding Concrete Curb and Gutter and Sidewalks Improvement. All concrete shall be six bag Class "SI" (formerly Class "X"), four thousand (4,000) psi concrete, or alternately compression test cylinders shall be made and tested for all Portland cement concrete curb and gutter, sidewalks and pavement. A minimum of four cylinders shall be provided, with four additional cylinders for each twenty-four (24) cubic yards poured.
- F. Curb Removal and Replacement Policy. All curb removal limits to be joint-to-joint. All replacement is to be doweled and reinforced per standard detail. Any section containing a stress or impact crack to be fully removed. Any section that has settled or deflected .02 feet or more to be removed. Any chip or spall of five square inches or more, and deeper than one-fourth inch shall be fully removed. Shotcrete application shall not be allowed as a repair.

Note: In general, small removal sections are not structurally desirable.

- G. Notice to Village Engineer. Whenever testing is required by this title to be performed in the presence of the village engineer, developer shall provide a minimum of forty-eight (48) hours notice to the engineer of the time such tests are scheduled to take place. If such notice is not provided, retesting may be required. Any tests not witnessed by the village engineer shall be re-done.
- H. Delivery of Test Results to Village Engineer.
1. Soil Test Report. Copies of all soil tests and reports required by this title any other such reports shall be delivered to the village engineer at his or her regular place of business or at the village hall, as the engineer may designate, prior to initiation of any construction.
  2. Compaction Test Reports. Copies of all compaction test reports required by this title shall be delivered to the engineer for the village within seven days following the completion of these tests.
  3. Certified Compression Test Reports. Copies of all compression test reports required by this title shall be delivered to the village engineer within seven days following the completion of these tests. The costs of all tests to be borne by the developer, results submitted to the village engineer.
- I. Inspection and Reports. The engineer for the developer shall perform such inspections of the public improvements and materials as may be necessary to allow the engineer to certify that all public improvements and materials are constructed and supplied in accordance with the plans and specifications approved by the village.

Copies of all inspection reports prepared by the engineer for the developer and detailing the engineer's observations and work completed during the engineer's inspection visits and recording the date and time of those visits shall be furnished to the village.

If the developer's engineers inspection reports disclose an inadequate number and frequency of inspections is being conducted in accordance with good engineering standards and practice, then the developer shall become liable for all inspection fees incurred by the village for inspections by the village engineer without limitation and the developer shall be required to deposit with the village within fourteen (14) days after invoicing, the full amount of all anticipated inspection charges yet unpaid and exceeding existing credit balance.

(Ord. 07-02-26-03 § 4 (part))

16.16.080 - Record drawings.

- A. During construction an accurate record of all construction work performed shall be kept by the developer. Upon substantial completion and prior to acceptance by the village of the public improvements, the developer shall submit to the village "record drawings" signed and sealed by a professional engineer showing complete "as-constructed" information for all the relevant improvements in both hard and electronic format.
1. The record drawings for underground improvements shall include sanitary, water main, storm sewer, and stormwater management; the ends of all water, sanitary sewer and sump pump service lines shall be accurately located so they can be located in the future; and the final elevations and storage volume for stormwater storage facilities shall be shown.
  2. The record drawings for streets may be submitted after substantial completion of the binder course and shall include all of the improvement detail, including, but not necessarily limited to, curbs, street lighting, electrical, gas, telecom/cable, and other utilities.
- B. The record, as-constructed drawings shall be timely phased and sequentially submitted as outlined herein.

The developer shall, immediately upon substantial completion of sanitary sewer system, submit as-constructed drawings detailing invert elevations, lengths, and slopes. Stormwater management facilities



shall also be separately as-built verified including elevation/storage calculation table, NWL, HWL, required volume, provided volume, required retention, provided detention, major inflow/outflow storm sewer, overflow and orifice restrictor structure detail.

Final comprehensive record drawings shall be prepared and sealed by a registered professional engineer and shall contain thereon a signed and P.E. sealed certification that all improvements have been constructed in accordance with the approved final engineering plans or with approved changes thereto. The village reserves the right to complete record drawings at developer's expense from the letter of credit (LOC).

- C. The record drawings furnished to the village by the developer shall consist of one set of reproducible Mylar drawings and two sets of prints or copies.
- D. Record drawings must be submitted no later than the time of substantial completion and as a condition for triggering the one-year maintenance period and reduction of the letter of credit to the one-year maintenance amount (Section 16.20.050); and in no event shall any public improvements be accepted without complete and accurate record drawings.

(Ord. 07-02-26-03 § 4 (part))

(Ord. No. 10-05-17-01, § 2, 5-17-2010)

#### 16.16.090 - Developer responsibility during development of subdivision.

The developer that subdivides property, or its transferee, bears the primary responsibility for the development of the subdivision, and those responsibilities shall include the following:

- A. A subdivision developer shall plant and maintain all parkway trees and grass and maintain any hard surface driveway aprons within public right-of-way areas across private frontage for each individual lot in the subdivision until an individual lot is improved and/or sold to a third party, at which point the maintenance of the planted parkway trees and grass and driveway aprons shall become the individual lot owner's responsibility; except that the sale or other transfer of a lot to another developer or builder shall not relieve the original developer of the primary obligation for parkway trees and driveway aprons.
- B. All undeveloped, buildable lots in a subdivision shall have posted, at all times, the lot number clearly visible on each lot.
- C. All common areas and individual lots of the subdivision shall be maintained free from weeds or plant growth in excess of eight inches.
- D. Prior to the issuance of any building permit in any phase of a subdivision, temporary street signs consisting of a minimum of six-foot four-by-four post with street name sign shall be placed to clearly identify each street at each intersection throughout such phase of the subdivision.
- E. Prior to the issuance of any occupancy permit in any phase of a subdivision:
  - 1. All permanent street signs conforming to village standards shall be placed to clearly identify each street at each intersection;
  - 2. All street lights shall be installed and operational; and
  - 3. All required traffic control devices shall be installed in compliance with state warrants for each particular device.
- F. Prior to and as a condition of the approval and recording of a final plat, any required declaration of covenants, conditions and restrictions must be recorded in conjunction with the final plat, and any required owners association shall be established.
- G. By and as a condition of requesting an occupancy permit or selling off and transferring any lot in any phase of a subdivision, the developer thereby shall be deemed to have consented to the

enforcement of local and state vehicle code provisions in, on and around the streets in the subdivision, and the village police department shall patrol and enforce the local and state vehicle codes, which patrolling and enforcement shall not constitute acceptance of the streets by the village until all of the requirements for acceptance have been met as provided in Section 12.20.060.

- H. Notwithstanding the provision for police patrol and enforcement by the village, until streets are completed and accepted by the village, the developer and/or its transferee or assign, shall be responsible for all of the maintenance of the streets, curbs and associated rights-of-way, including, but not limited to, all necessary repairs, cleaning, snow plowing, ice removal and any and all other maintenance and repairs of the streets in good condition.

(Ord. 07-02-26-03 § 4 (part))

(Ord. No. 10-05-17-01, § 3, 5-17-2010)

#### Chapter 16.20 - IMPROVEMENT POLICIES

##### 16.20.010 - Registered professional engineer.

All required improvements which will be the responsibility of the village for maintenance and operation shall be designed and planned by a registered professional engineer, licensed in the State of Illinois, retained by the developer.

(Ord. 07-02-26-03 § 5 (part))

##### 16.20.020 - Oversize design.

Where required in the overall utility planning for water, sewer or streets, or the official village plan, any subdivision improvement shall be designed and constructed larger than necessary to serve the immediate subdivision adequately. This shall apply but not be limited to: collector sewers, lift stations, disposal facilities, wells, pumping facilities, water mains, storage tanks, culverts, storm sewers, and streets.

(Ord. 07-02-26-03 § 5 (part))

##### 16.20.030 - Off-site improvements/existing infrastructure modifications.

If it is determined that any existing infrastructure including, but not limited to, water distribution systems, sanitary sewers, storm sewers or other stormwater management facilities, roads and curbs and gutters, which may be situated either in part or entirely off-site, is inadequate to facilitate a proposed subdivision when one hundred (100) percent built-out, then improvements to any one or all of such facilities will be required.

(Ord. 07-02-26-03 § 5 (part))

##### 16.20.040 - Protection of existing improvements.

The developer, his or her contractors, and his or her suppliers shall be jointly and severally liable for damage of any nature to existing improvements and village property.

(Ord. 07-02-26-03 § 5 (part))

16.20.050 - Substantial completion and one-year maintenance responsibility for public improvements.

- A. Every developer shall be responsible for the maintenance of all public improvements required by this title, and shall post a cash deposit or letter of credit to guarantee the completion and maintenance of the public improvements, for a minimum of one year following substantial completion of the constructed public improvement as determined pursuant to Section 16.20.060.
- B. Upon acknowledgment of substantial completion and approval to begin the one-year maintenance period by the village board, the developer shall deposit cash or a letter of credit or continue the existing cash or letter of credit in the amount of twenty (20) percent the original engineers estimate to complete the public improvements as and for a guaranty of the completion of the public improvements and satisfaction of the one-year maintenance obligations, as more specifically set forth in Section 16.36.040 herein.
- C. The guarantee of completion and maintenance shall recognize the possibility of maintenance costs, and the terms of the guarantee shall provide for reimbursement to the village for any maintenance expenses incurred by the village in performing such work after failure of the developer to perform such work after due notice, or without notice when immediate action is reasonably warranted to prevent or avoid potential harm or jeopardy to the health, safety and welfare of the public.
- D. The developer's obligation for maintenance of the streets and snow plowing and removal in any subdivision shall continue until such time as the streets are accepted by the village or until the village formally accepts responsibility for snow plowing and removal (subject to reimbursement by the developer per Chapter 12.08), whichever date is first to occur.

(Ord. 07-02-26-03 § 5 (part))

(Ord. No. 10-05-17-01, § 4, 5-17-2010)

16.20.060 - Acceptance of public improvements.

The process by which the village shall accept a public improvement shall be as follows:

- A. Initial Determination of Substantial Completion.
  - 1. Developer shall submit a written request for a determination that public improvements in a subdivision, or an approved phase thereof, have been substantially completed, along with the record drawings for those public improvements, if not previously submitted to the village.
  - 2. Public improvements may be considered for substantial completion and the one-year maintenance period only if complete throughout the subdivision or approved phase, with the exception that all of the underground improvements may be considered separately from the other public improvements.
  - 3. The village engineer shall inspect the improvements, determine the guaranty amount and issue a written determination of substantial completion, guaranty amount and recommendation to the village board.
  - 4. Upon receipt of the engineer's determinations and recommendation, the village board shall either reject the request to begin the one-year maintenance period and inform the developer of the reasons and items to address to in order to trigger the maintenance period or shall pass a resolution to acknowledge substantial completion, identify the amount of the developer's guarantee and trigger the one-year maintenance period.
  - 5. The one-year maintenance period shall begin on the date following the passage of a resolution by the village board's acknowledging substantial completion.

- B. One-Year Maintenance Obligations. During the one-year maintenance period, the developer shall:
1. Finish all work that must be done to complete the public improvements, including all punch list items and the surface course on the streets;
  2. Cure all defects in the workmanship or operation of the improvements;
  3. Repair or replace defective and damaged materials;
  4. Do crack filling along the entire length of any lateral cracks on the streets;
  5. Provide for all curb removal to be full joint-to-joint full depth saw cut (no patching of any curb or sidewalk will be accepted);
  6. Complete the planting of all parkway trees and installation of all sidewalks, leaving no gaps in the required parkway tree planting and sidewalk construction; and
  7. Maintain the public improvements in good condition, including snow plowing and ice removal.
- C. Acceptance of Public Improvements.
1. After the one-year maintenance period has passed, the developer may make a written request to the village for acceptance of the improvements, which shall be tendered with a bill of sale in the form identified in Appendix F.
  2. The village engineer shall review the request for acceptance of the public improvements; determine whether all of the maintenance requirements for acceptance have been satisfied; and certify that determination to the village board.
  3. The village board shall pass a resolution accepting the bill of sale and terminating the letter of credit or other guaranty on the following conditions:
    - i. Confirmation from the village engineer that all maintenance requirements have been met and comprehensive record drawings have been prepared, sealed by a registered professional engineer and delivered to the village as required in Section 16.16.080;
    - ii. An opinion by the village attorney that satisfactory and proper conveyance or dedication has been made by the developer to the village;
    - iii. Receipt of inspection reports indicating compliance with the approved final engineering plans and specifications; and
    - iv. Compliance with all other requirements and conditions to acceptance of public improvements.
- D. Public improvements may be considered for substantial completion and for acceptance in phases of subdivision development, and all of the underground improvements may be considered separately for substantial completion and acceptance from the other public improvements, but no category of public improvement shall be considered for substantial completion or acceptance in part; the category of improvements shall be complete throughout the subdivision or phase as indicated on the final engineering plans. Street construction work consisting of excavation, grading, parkway restoration, curbs and gutters, pavement subgrade, and pavement base and surface courses shall be considered a single improvement. If disputes arise between the village and the developer as to the acceptability of streets, curbs, and/or sidewalks, tests of these improvements shall be made by an independent testing firm retained and paid for by the developer with results furnished to the village.
- E. Acceptance of a public improvement shall constitute release of the applicable portion of the posted security deposit guaranteeing satisfactory completion and approval of said improvement.

F. Public improvements may be substantially completed and/or accepted in phases and in categories, as outlined below, unless the terms for completion and/or acceptance are modified by an annexation agreement or by ordinance approved by a majority of the village board:

1. All underground improvements; and
2. All other public improvements.

(Ord. 07-02-26-03 § 5 (part))

(Ord. No. 10-05-17-01, § 5, 5-17-2010)

16.20.070 - Connections.

No permanent connection shall be made with the sanitary sewer, storm sewer, or water distribution system until such connection has been approved and all permit fees for the connection have been paid; and, then, such connection shall in all respects conform to the provisions of standards for sewer and water main construction, State of Illinois, latest edition.

(Ord. 07-02-26-03 § 5 (part))

16.20.080 - Site development permit.

- A. An owner or developer of property must apply to the village for a site development permit whenever plans for the improvement of any property in the village:
1. Involve disturbance of the public right-of-way;
  2. Involve disturbance of more than five thousand (5,000) square feet of ground;
  3. Will alter the course of the water flow and/or drainage of water onto or off of the property; or
  4. Will decrease the volume of water flow and/or drainage onto the property or increase the water flow and/or drainage off of the property.
- B. The obligation to apply for a site development permit pursuant to this section applies regardless of whether the property is otherwise subject to all the provisions of this Title 16.
- C. An application for site development permit must include a site plan that includes detail on existing and proposed topographical elevations, the location of existing and proposed utilities and paved improvements, and any other detail and documentation that is reasonably necessary to determine compliance with the applicable provisions of the North Aurora Municipal Code.
- D. Site development plans are subject to the approval of the village engineer and community development director in connection with and pursuant to the same process as the submittal of a building permit and shall be processed with the building permit, if a building permit is required for the particular improvement.

(Ord. No. 10-05-17-01, § 6, 5-17-2010)

16.20.090 - Lot grading, stormwater and erosion control compliance.

Subject to and in compliance with the applicable requirements of the Illinois Environmental Protection Agency, Kane County, and other agencies having jurisdiction, within twelve (12) months from substantial completion of the mass grading of a subdivision or phase, all individual lots within the subdivision or phase shall be graded according to the following minimum standards:

- A. Each lot shall drain cleanly into the stormwater control system; and

- B. Each lot shall be fully stabilized with appropriate vegetation.

(Ord. No. 10-05-17-01, § 6, 5-17-2010)

Chapter 16.24 - DEDICATION OF PARK LANDS AND SCHOOL SITES OR PAYMENT OF FEES IN LIEU THEREOF

16.24.010 - Requirements.

As a condition of approval of a final plat of subdivision, or of a final plat of a planned unit development, each subdivider or developer will be required to dedicate land for park or recreation purposes and land for school sites, to serve the immediate and future needs of the residents of the development, or cash contribution in lieu of actual land dedication, or a combination of both, at the option of the village, in accordance with the following criteria and formula.

(Ord. 07-02-26-03 § 6 (part))

16.24.020 - Criteria for requiring park and recreation land dedication.

- A. Population Ratio. The ultimate density of a proposed development shall bear directly upon the amount of land required for dedication. The total requirement shall be ten (10) acres of land per one thousand (1,000) of ultimate population in accordance with the following classifications:

Types of Recreation Area	Size Range	Minimum Acres Per 1,000 People
1. Neighborhood Park	Minimum of 5 acres	5.50
2. Community Park	Minimum 12 acres up to 30 acres	4.50
		10 acres of land per 1,000 people

- B. Location. The park and recreation plan as adopted by the park district, if any, in which the subdivision is located shall be used as a guideline in locating sites if such plan exists. If a park site of not less than five acres can be placed adjoining an elementary school, such a site dedication shall be a requirement. A central location serving the entire development is most desirable. In large developments, these sites can be located throughout the development.

- C. Private Parks and Recreation Areas. At no time shall any property within a subdivision which is reserved for private use of the residents thereof be credited toward a developer's park land contribution. Such property includes, but is not limited to, open space, parks, tennis courts and similar areas, pools, clubhouses, lots and parking areas.

Wetlands, floodplains, and retention/detention ponds generally will not be credited as land donation. However, the village board may accept land donations consisting of up to fifty (50) percent of such areas if the board determines the property is suitable for the intended purposes of this chapter.

- D. Any street adjacent a public park shall be made three feet wider than standard ordinance (minimum thirty-two (32) feet back-to-back of curb width).

(Ord. 07-02-26-03 § 6 (part))

16.24.030 - Criteria for requiring school site dedication.

- A. Population Ratio. The ultimate number of students to be generated by a subdivision or planned unit development 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:

Estimated number of children to be served in each such school classification over the maximum recommended number of students to be served in each such school classification as stated herein, and then applying such ratio to the said minimum recommended number of acres for a school site of each school classification as stated herein. The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the increased children in each such school classification.

- B. School Classifications and Size of School Site. School classifications and size of school sites within the village shall be determined in accordance with the following criteria:

School Classification by Grades	Maximum Number of Students for Each Such School Classification	Minimum Number of Acres of Land for Each School Site of Such Classification
Elementary Schools, Grades Kindergarten through 5th (K-5)	525 Students	11 Acres
Junior High Schools Grades 6th through 8th (6—8)	600 Students	29 Acres
Senior High Schools Grades 9th through 12th (9—12)	1,500 Students	53 Acres

- C. Location. The comprehensive school plan and/or the standards adopted by the affected school district shall be used as a guideline in locating sites.

(Ord. 07-02-26-03 § 6 (part))

16.24.040 - Criteria for requiring a contribution in lieu of park and school sites.

Where the development is small and the resulting site is too small to be practical or when the available land is inappropriate for park and recreational purposes or a school site, the village shall require the subdivider or developer to pay a cash contribution in lieu of the land dedication required. The cash contributions in lieu of park and recreation land dedication shall be held in trust by the village, or other public body designated by the village, solely for the acquisition of park and recreational land as hereinbefore classified, which will be available to serve the residents of the subdivision or development or for the improvement of said acquired lands or other existing local park and recreation land which already served such needs. The cash contributions in lieu of school sites shall be held in trust by the village, or other public body designated by the village, solely for the use in the acquisition of land for a school site to

serve the immediate or future needs of children from the school district or for additions to any existing school site or buildings which already serves such needs. For purposes of this title "additions" shall be defined as land or capital structures such as new buildings, or expansion of existing buildings, which is acquired so as to create new school sites or buildings or enlarge existing school sites or buildings. Such cash contributions made pursuant to this title shall not be available to be used for repair and maintenance of any school building or other structure under the control of any school district.

- A. Fair Market Value. The cash contribution in lieu of land shall be based on the "fair market value" of the improved acres of land in the subdivision that would have otherwise been dedicated as park and recreation and school sites. For the purposes of this title the "fair market value" of such improved land in and surrounding the village is ninety thousand dollars (\$90,000.00) per acre and such figure shall be used in making any calculation herein unless the village or developer determines that said figure of one hundred thousand dollars (\$100,000.00) per acre does not accurately reflect the "fair market value" of the improved land in such subdivision. In such case, the "fair market value" shall be based upon an appraisal by a qualified appraiser. If the developer does not agree with the appraisal, he or she may file a written objection with the village. Along with the objection, the developer shall submit an appraisal showing the "fair market value" of such improved land in the area of his or her development or other evidence thereof. Final determination of said "fair market value" per acre of such improved land shall be made by the village board based on the information submitted by the developer, together with such other information as may be submitted and/or available to the village.
- B. Criteria for Requiring Dedication of a Fee and a Cash Contribution. A combination of land dedications and a cash contribution in lieu of land will be necessary in the following situations:
  1. When only a portion of the land to be developed is proposed as the location for a park or school site, that portion of the land within the subdivision falling within the park or school location shall be dedicated as a site as aforesaid, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be dedicated;
  2. When a major part of the local park or recreation site or school site has already been acquired and only a small portion of land is needed from the development to complete the site, the remaining portions shall be required by dedication, and a cash contribution in lieu thereof shall be required for any additional land that would have otherwise been required to be dedicated.

(Ord. 07-02-26-03 § 6 (part))

16.24.050 - Density formula.

The following table shall be used in calculating the amount of required dedication of land or cash contributions in lieu thereof. A subdivider or developer may file a written objection to the Table of Estimated Ultimate Population listed herein. If so, he or she shall submit his or her own demographic study showing the estimated additional population to be generated from the subdivision or planned unit development. In that event, final determination of the density formula to be used in such calculations shall be made by the village board, at its sole discretion, based upon such demographic information submitted by the subdivider or developer, this chapter and from other sources which may be submitted to or available to the village board by the park district, school district, or others. 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.

**Table 2**  
**Estimated Ultimate Population Per Dwelling Unit**

Type of Unit	Pre-School 0-4 yrs.	Elementary K-5 5-10 yrs.	Jr. High Grades 6-8 11-13 Yrs.	High School Grades 9-12 14-17	Adults Per Unit 18-Up	Total Per Unit
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				yrs.		
Detached Single-Family:						
2 Bedroom	.102	.122	.041	.020	1.694	1.979
3 Bedroom	.256	.358	.143	.146	1.962	2.865
4 Bedroom	.413	.474	.303	.307	2.176	3.873
5 Bedroom	.231	.317	.231	.212	2.606	3.597
Attached Single-Family: (Townhouses, Rowhouses, Quadplexes, etc.)						
1 Bedroom	.000	.000	.000	.000	1.068	1.068
2 Bedroom	.091	.094	.077	.037	1.775	2.074
3 Bedroom	.229	.212	.063	.067	1.809	2.380
4 Bedroom	.346	.321	.169	.183	2.317	3.336
Apartments:						
Efficiency	.000	.000	.000	.000	1.360	1.360
1 Bedroom	.000	.000	.000	.000	1.734	1.734
2 Bedroom	.041	.080	.039	.038	1.554	1.752

3 Bedroom	.063	.203	.117	.093	2.310	2.786
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(Ord. 07-02-26-03 § 6 (part))

16.24.060 - Reservation of additional land.

Where the comprehensive plan or the standards of the village call for a larger amount of park and recreational land or school sites in a particular subdivision or planned unit development, then the developer is required to dedicate pursuant to this title, the land required in excess of the developer's contribution shall be reserved for subsequent purchase by the village or other public body designated by the village. Such acquisition must be made within eighteen (18) months from the date of approval of the final plat or plan.

(Ord. 07-02-26-03 § 6 (part))

16.24.070 - Combining with adjoining developments.

Where possible, public open space or a school site which is to be dedicated should be combined with dedications from adjoining developments in order to produce useable recreation areas or school sites.

(Ord. 07-02-26-03 § 6 (part))

16.24.080 - Topography and grading.

Park sites to be deeded to a park district shall be designed per the district's criteria. The district shall document acceptance in writing of said park site design prior to final plat approval.

(Ord. 07-02-26-03 § 6 (part))

16.24.090 - Improved site.

All sites shall be dedicated in a condition ready for full service of electrical, gas, water, sewer and streets, telephone, cable, and all utilities (including enclosed drainage and curb and gutter) and sidewalks as applicable to the location of the site, or acceptable provision made therefor.

(Ord. 07-02-26-03 § 6 (part))

16.24.100 - Application to other uses.

The dedications of land or cash contributions in lieu thereof required by this title shall also be required for multiple-family unit developments and annexations of land to the village. As a condition of the granting of a permit for a multiple-family unit development, the change in use of an existing structure to a multifamily design for nontransient residents, or as a condition to the annexation of any residentially improved land to the village, each owner, subdivider or developer shall comply with the requirements of this chapter.

(Ord. 07-02-26-03 § 6 (part))

16.24.110 - Interest earned on contributions.

As to any funds held in trust by the Village of North Aurora pursuant to this chapter, the Village of North Aurora shall be entitled to the interest from said funds to reimburse and compensate the village for its services as trustee, administrator and negotiator pursuant to this chapter.

(Ord. 07-02-26-03 § 6 (part))

16.24.120 - Obtaining cash contributions.

- A. Whenever funds have been contributed for school purposes in lieu of land, the village may require that any school district seeking to obtain such funds contributed for developments within the school district, submit and be subject to the following:
1. Submission of a resolution of the school district board, certified by its secretary, stating that the school district has contracted to purchase real property; or in the alternative that the school district intends to erect a school or an addition to a school. The resolution shall further state that said proposed use or uses of the funds conforms with the requirements or regulations of the appropriate State of Illinois agency whose approval would be required in order to proceed with either the acquisition or construction work proposed.
  2. Upon approval by the village board of trustees of the expenditure of cash contributions made in lieu of school site dedications, the board may require a contract to be executed providing for the specific use of the money, time limitations on its use, repayment of portions of such cash not used on a specific project or any other criteria, conditions or covenants the village board deems necessary in order to fully carry-out and comply with the provisions of this title.
  3. Upon completion of any project undertaken with the use of such funds, the school district shall provide an accounting to the village board of trustees of the actual expenditures by the school district board of such money received from the village.

(Ord. 07-02-26-03 § 6 (part))

16.24.130 - Time for conveyance of dedicated lands and payment of fees in lieu thereof.

Land required to be dedicated herein shall be conveyed at the final plat stage, or within a reasonable time thereafter as permitted by the village, by warranty or trustees deed, free and clear of all liens and encumbrances, except current real estate taxes and customary title company exceptions acceptable to the village. Fees in lieu of such land dedications calculated as provided herein shall be paid at permit for individual buildings. Real estate taxes not yet due at the time of such conveyance and any real estate taxes thereafter due by reason of the change of use of the property from farming or agricultural purposes under 35 ILCS 205/20 et seq., shall be paid by the developer when the same shall become due. Sufficient guarantees of the payment of such taxes shall be provided to the village as a condition of final plat approval. Developer shall submit, concurrently with said deed, at his or her expense, a current commitment for title insurance in an amount equal to the property's fair market value, as approved.

Fees in lieu of land dedications shall be calculated as follows:

School Dedication	
A. Single-Family	

2 BR .122) 525 = .000232 × 11 = .002556	
.041) 600 = .000068 × 29 = .001972	
.020) 1500 = .000013 × 53 = .007067	
.011596 × 100,000 =	\$1,159.60
3 BR .358) 525 = .000682 × 11 = .007501	
.143) 600 = .000238 × 29 = .006912	
.146) 1500 = .000097 × 53 = .005159	
.019572 × 100,000 =	\$1,957.20
4 BR .474) 525 = .000903 × 11 = .009933	
.303) 600 = .000505 × 29 = .014645	
.307) 1500 = .000205 × 53 = .010865	
.035443 × 100,000 =	\$3,544.30
5 BR .317) 525 = .000604 × 11 = .006644	
.231) 600 = .000385 × 29 = .011165	
.212) 1500 = .000141 × 53 = .007491	
.0253 × 100,000 =	\$2,530.00
B. Attached Single-Family	
2 BR .094) 525 = .000179 × 11 = .001969	
.077) 600 = .000128 × 29 = .003722	
.037) 1500 = .000025 × 53 = .001307	

$.007005 \times 100,000 =$	\$ 700.50
3 BR .212) 525 = $.000404 \times 11 = .004442$	
.063) 600 = $.000105 \times 29 = .003045$	
.067) 1500 = $.000045 \times 53 = .002367$	
$.009856 \times 100,000 =$	\$ 985.60
4 BR .321) 525 = $.000611 \times 11 = .006726$	
.167) 600 = $.000282 \times 29 = .008168$	
.183) 1500 = $.000122 \times 53 = .006466$	
$.02136 \times 100,000 =$	\$2,136.00

(Ord. 07-02-26-03 § 6 (part))

16.24.140 - Stormwater fee in lieu of detention.

If a project is approved for fee in lieu of detention, the developer shall be levied a fee of:

\$90,000/Ac-Ft	For all new development (other than TIF)
\$20,000/Ac-Ft	For all redevelopment in Route 31 TIF District

(Ord. 07-02-26-03 § 6 (part))

Chapter 16.28 - CONCEPT PLAN

16.28.010 - Procedure for concept plan.

- A. Paperwork for all developments will be submitted to the village administrator who will distribute it to technical review committee and village planning consultant.
- B. The developer will appear before the technical review committee for an informal review of their concept. The developer shall be responsible for all fees incurred.

- C. Developer may begin formal staff review after escrow fee has been established per current village ordinance. A developer presentation/workshop meeting with staff will then be scheduled, followed by staff review memos to the plan commission prior to formal plan commission hearing.
- D. Formal presentation to plan commission will be made only after staff recommendations have been incorporated into developer's plans. Paperwork, including complete drawings, must be submitted to the village administrator for distribution to plan commission at least ten (10) working days prior to the date of their next scheduled meeting.
- E. After plan commission review is complete, recommendations will be made to village board.

(Ord. 07-02-26-03 § 7 (part))

16.28.020 - Concept plan and supporting information.

Purpose. The intent of the concept plan stage is to provide information to help a prospective applicant appraise the feasibility of a subdivision concept according to development plans and policies, existing and projected development conditions and other development activities. The concept plan stage encourages the discussion of basic problems and questions related to the development proposal prior to the expenditure of funds for more detailed plans. The concept plan stage also includes citizen participation opportunities in order to assist the applicant and the village in defining the conditions under which permanent changes in land use may occur with minimum intrusion on the natural and economic resources of the village.

- A. Before preliminary engineering approval, the developer shall submit to the village administrator, at least one week prior to said conference, sixteen (16) copies of a concept plan in simple form, drawn to a scale of not less than one inch equals one hundred (100) feet, showing the following information:
  - 1. Existing lots, streets, rights-of-way, easements, and covenants;
  - 2. Distinctive natural features such as watercourses, wetland areas, general topography, soil types, and wooded (tree) areas;
  - 3. Existing zoning on and surrounding the site;
  - 4. Proposed street and lot layout;
  - 5. Other proposed rights-of-way and/or easements;
  - 6. Proposed parks and other open space;
  - 7. Any requested zoning changes;
  - 8. Site data table itemizing gross and net densities, and impervious coverages.
- B. Supporting Information. The developer shall describe or outline how the proposed property will be served by water and sewer and other public utilities and shall describe how stormwater runoff control will be provided for. In addition, the developer may submit any additional information that will help determine the feasibility of the proposed development, including preliminary stormwater calculation, and contouring to verify volume requirement.
- C. Traffic Study. Any development larger than five gross acres shall be required to prepare and submit a traffic impact study. Said study should be prepared by a licensed professional engineer to be coordinated by the village engineer.
- D. Concept review does not encumber or bind the village to any specific design commitment.

(Ord. 07-02-26-03 § 7 (part))

Chapter 16.32 - PRELIMINARY SUBDIVISION AND ENGINEERING

16.32.010 - Procedure, preliminary subdivision.

The steps and proceedings hereinafter set forth are adopted as the procedure to be followed for the approval of a preliminary plat and preliminary plan for the subdivision of lands.

(Ord. 07-02-26-03 § 8 (part))

16.32.020 - Preliminary subdivision.

- A. When any owner of land lying within the corporate limits of the Village of North Aurora or within the area of jurisdiction of the North Aurora planning commission desires to subdivide such lands, the owner shall submit to the village administrator: (1) preliminary plat drawn to a scale of not less than one hundred (100) feet to the inch with supporting sheets which shall constitute a part thereof, and (2) a preliminary engineering plan drawn at a scale of not less than one hundred (100) feet to the inch showing all proposed improvements. Amount of copies shall be set from time to time by village administrator. The preliminary plat shall show all land owned, optioned, or proposed to be subdivided by the developer. The number of copies to be provided shall be adjusted from time to time by the village administrator. Such plat and plan shall show and give the information listed in Section 16.32.030 of this chapter and shall include all required certificates and easements in a minimum of ten-point font size. A copy of the preliminary plat and plan shall also be submitted in PDF form.

(Ord. 07-02-26-03 § 8 (part))

(Ord. No. 10-05-17-01, § 7, 5-17-2010)

16.32.030 - Required information.

A. Preliminary Subdivision.

1. The length and bearing of external boundaries, including such curve data as radius, chord length and bearing, of the proposed subdivision, the total acreage contained therein, along with a legal description of the property to be subdivided.
2. The name of the proposed subdivision; the name, address and phone of the developer, the name of the surveyor who prepared the plat.
3. The location of existing corporate boundaries at or contiguous to the subdivision.
4. The subdivision of lands within and immediately adjoining for a distance of one hundred fifty (150) feet from the boundary of the proposed subdivision and the names, location and dimensions of all existing public streets, railways, watercourses or other such public or private easements and rights-of-way within the adjoining lands and proposed subdivision.
5. The then zoning district classification under the Village of North Aurora or the Kane County zoning ordinance for adjoining lands and the land to be subdivided.
6. The names, location, dimensions, widths, bearings, curve data within the proposed subdivision of all proposed streets, easements, parks, playgrounds, and other open spaces proposed to be dedicated to the public use.
7. The blocks and/or lots into which the project is proposed to be subdivided, all dimensions thereof including but not limited to: width of each lot at the front line, length and location of building setback line, length of side lot lines, all lots consecutively numbered within consecutively numbered blocks; the purpose of each lot not dedicated to residential use; area of lots in square feet.

8. All preliminary plats shall be at a scale not less than one inch equals one hundred (100) feet and shall be complete with north arrow, date of preparation, and any other information or data that the village may require for full and complete consideration of the proposed preliminary plat for the subdivision.
9. Supporting Documents.
  - a. A letter of intent stating the desires of the owner of the property or the developer pertaining to annexation to the village if said property is not presently within the corporate boundary.
  - b. Summary of all restrictions intended to be imposed by the final plat or by deeds of conveyance as to the use of all property within the subdivision, including area of buildings for residential use, if any.
  - c. Developer shall provide key plan locating subject property among all other adjacent parcels within one thousand (1,000) feet of project limits, with adjacent parcels noted by address or common ownership name.

B. Preliminary Engineering Plan.

1. The length and bearing of external boundaries, including such curve data as radius, chord length and bearing, of the proposed subdivision, and the total acreage contained therein.
2. The name of the proposed subdivision; the name, address and phone of the subdivider, developer, and the name of the engineer who prepared the plan.
3. The character of lands within and immediately adjoining for a distance of one hundred fifty (150) feet from the proposed subdivision boundaries, showing the subdivision thereof, if subdivided, and the location and dimensions of existing public streets, sanitary and storm sewers, culverts and drain tile, water supply mains, gas and/or petroleum pipelines, underground electrical and telephone lines, bridges, watercourses and floodplain limits, railways, permanent historical features, park and school sites, public utility easements or other than dedicated properties, if any, called out as "existing" on the plan and shown in such a manner as to be differentiated from proposed improvements.
4. Existing ground contours at vertical intervals of not more than one foot intervals based on the United States Geological Survey Datum. Contours of two-foot intervals shall be allowed only when and if unusual topographic features limit plan clarity; environmental or distinguishing natural features, wetlands (as delineated by a certified wetlands biologist), trees of four inches or more in diameter measured two feet above the ground with common tree names; existing buildings and present use, bodies of water with then elevation, if any shown in such a manner as to be differentiated from proposed easements.
5. The existing zoning district classification under the Village of North Aurora or adjacent governmental authority's zoning ordinance for adjoining lands and the land to be subdivided.
6. The names, locations, widths and other general dimensions of proposed streets, easements, parks, playgrounds, school sites, and other open spaces proposed to be dedicated to the public use.
7. The blocks and lots into which the project is proposed to be subdivided, with dimensions, the numbering of all lots, the purpose and area in acreage of all lots not dedicated for residential use.
8. A general description of the type, kind, character, extent and location of all proposed improvements as proposed to be constructed or installed along with sufficient detail as may be required to convey the general basis of design for sewer, water and other improvements both on-site or off-site for the development of the subdivision according to this title.
9. A general description of the type, character, extent and location of all stormwater runoff control facilities, including critical spot elevations.



10. Typical street cross-sections showing curbs, pavement width, sidewalks, width of right-of-way, street name and classification; general description of proposed street grades and drainage facilities.
11. All preliminary plans shall be at a scale of one inch equals one hundred feet and shall be complete with north arrow, legend, and any other information or data that the village engineer or planning commission may require for full and complete consideration of the proposed preliminary plan for the subdivision.
12. A location map at a scale of not less than one inch equals two thousand (2,000) feet showing the relationship of the subdivision to its surroundings within one-half mile including section lines, primary and collector roads.
13. Proposed phasing of the development of the proposed subdivision, if any, and the corresponding phasing of any and all improvements thereof.
14. Supporting Documents.
  - a. A watershed map such as the flood insurance rate map (FIRM) and flood insurance study published by the Federal Emergency Management Agency, the hydrological investigations published by the Northeastern Illinois Metropolitan Area Planning Commission, location of on-site wetlands areas or any other pertinent water shed information.
  - b. Review and report by the Kane-DuPage soil and water conservation district.
  - c. Soils report which is to be used in the bearing capacity design for foundations, sewers, pavement subgrades and for environmental concerns.
  - d. Preliminary design calculations and drawings for stormwater runoff and control facilities as required herein.
  - e. Illinois Historical Preservation Archeological Report, Phase 1 Report.
  - f. Title survey.
  - g. Tree survey.
  - h. Tile survey.
  - i. Inundation exhibit/overflow route exhibit.

(Ord. 07-02-26-03 § 8 (part))

16.32.040 - Submission.

- A. The staff shall notify the applicant of any limitations of village services or public improvements which would affect the character of the development, its size and/or density, prior to plan commission submittal.
- B. The developer shall then submit all information required by Sections 16.32.020 and 16.32.030 of this chapter to the village administrator at least ten (10) days before the next planning commission meeting.
- C. The village administrator shall then refer the preliminary plat, preliminary engineering plan and supporting documents to the planning commission for consideration.

(Ord. 07-02-26-03 § 8 (part))

16.32.050 - Planning commission action.

- A. Action. The planning commission shall, within ninety (90) days of the receipt of the last item of required information, consider the proposed preliminary plat of subdivision and preliminary engineering plan as represented by the documents received, and shall thereupon approve or disapprove the same.
- B. Reviews. Prior to the planning commission's acting on the proposed preliminary plat, preliminary engineering plan, and supporting documents, said preliminary plat, preliminary engineering plan, and supporting documents shall be reviewed by the village engineer, village attorney, village planner, village superintendent of public works, village police chief, North Aurora's fire district chief (or other agencies, if applicable), and any other consultants deemed necessary by the planning commission. The village administration shall also notify other service districts including, but not limited to, the library district, park district, and school district for their input and concerns regarding the impact of the proposed development.
- C. Changes. If the preliminary plat and engineering plan are not approved as presented, the planning commission may permit the subdivider to make changes and additions required by the commission to meet the requirements of this title.
- D. Approval. After the proposed preliminary plat, engineering plan and supporting documents have been prepared to the planning commission's satisfaction, a recommendation shall be forwarded to the village board.
- E. Disapproval. If the proposed plan of subdivision as shown by the preliminary plat and engineering plan is disapproved by the plan commission, such action with a statement of the reasons for such disapproval, shall be forwarded to the village board for final action.

(Ord. 07-02-26-03 § 8 (part))

16.32.060 - Village board of trustees action.

- A. Action. The village board shall approve or disapprove the preliminary plat and preliminary engineering plan within forty-five (45) days after the next regular stated meeting following the action of the planning commission. Preliminary approval shall not qualify a plat for recording.

(Ord. 07-02-26-03 § 8 (part))

Chapter 16.36 - FINAL SUBDIVISION PLAT AND FINAL PLANS

16.36.010 - Procedure, final subdivision plat and plans.

- A. The developer shall, within two years after approval of the preliminary plat and plans, submit all of the documentation required for approval of the final subdivision plat and engineering plans including one original, one Mylar copy, twenty-five (25) copies of the final plat and six copies of the final engineering plans, each complete with all supporting documents as required. A copy of the final plat and plans shall also be submitted in PDF form.
- B. The final subdivision plat and engineering plans shall be in strict conformance with the preliminary plat and plans, shall be in final form for recording and shall include all of the property included in the preliminary plat and plans, unless, prior to the expiration of the two-year period from approval of the preliminary plat and plans, the developer has submitted a request in writing to the community development director for approval of the final plat and plans only for a phased portion of the development. The submission shall be presented to the board of trustees for approval, which may be given with or without conditions or even denied if the board of trustees determines that granting the request is not consistent with the approved preliminary plat and plans.
- C. All phasing of the final plat and plans, and associated public improvements, shall be in strict accordance with the phase lines approved on the overall preliminary plat and plans, and any

proposed revision to previously approved phasing shall be submitted to the community development director with a request to the board or trustees to consider amendment to the phasing of the development. The request to amend the phasing of a development shall be presented to the board of trustees for approval, which may be given with or without conditions or even denied if the board of trustees determines that granting the request is not consistent with the approved preliminary plat and plans.

- D. The final plat and plans shall be recorded within six months after approval, and before any work is begun on the development.
- E. If a final plat and plans are not submitted for approval within two years after approval of the preliminary plat and plans, the preliminary plat and plans shall be considered void, and the developer must resubmit a preliminary plat and plans to the site plan review process.
- F. If a final plat and plans are not recorded within six months from the date of approval of the final plat and plans, the final plat and plans shall be considered void, and the developer must resubmit a final plat and plans for approval.

(Ord. 07-02-26-03 § 9 (part))

(Ord. No. 10-05-17-01, § 8, 5-17-2010)

16.36.020 - Final subdivision plat.

- A. The final plat (sheet size thirty-six (36) inches by twenty-four (24) inches) shall be drawn in black ink on tracing cloth or mylar to a scale of not less than one hundred (100) feet to one inch (one inch equals one hundred (100) feet) and shall show the following information thereon:
  - 1. The name or names of the owners of the property;
  - 2. The name of the registered land surveyor who prepared the plat and date thereof;
  - 3. The legal description of the property to be subdivided;
  - 4. The boundary of the plat based on accurate traverse, with angular and linear dimensions;
  - 5. Location of all permanent monuments;
  - 6. North arrow, scale;
  - 7. All other measurements, dimensions, data, and certificates required by 765 ILCS 2050.01-205/14, as amended;
  - 8. The name, purpose and exact width of all easements and rights-of-way;
  - 9. The dimensions of all lots, building setback lines, easements, and area of all lots in square feet with buildable envelope within setback lines indicated on each lot, all landscape easements, no obstruction sight distance areas, green space buffers or other easement requirements; indicated buildable area;
  - 10. All lots numbered as in the preliminary plat and the purpose of all nonresidential lots;
  - 11. The number of degrees and minutes of all lot angles other than ninety (90) degrees, except that when the lines in any tier of lots are parallel, it shall be sufficient to mark only the outer lot. When any angle is between a curve and its tangent, the angle shown shall be that between the tangent and the main chord of the curve. When between curves of different radii, the angle between the main chords shall be shown;
  - 12. When a street is on a circular curve, the main chord of the center line shall be drawn as a dotted line in its proper place; and, either on it or, preferably, in an adjoining table, shall be noted its bearing and length, the radius of the circle of which the curve is a part, and the central angle subtended. The lot lines on the street sides may be shown in the same manner, or by

bearings or angles of distances. When a circular curve of thirty (30) foot radius or less is used to round off the intersection between two straight lines, it shall be tangent to both straight lines; it shall be sufficient to show on the plat the radius of the curve and the tangent distances from the points of curvature to the point of intersection of the straight line.

- B. On any such plat showing a tract or tracts of land dedicated for park, playground, or other public use, if such tract or tracts are not located within the corporate limits of the Village of North Aurora, the certificate of dedication shall provide that the future official act of annexation of such tract or tracts to the Village of North Aurora shall constitute a transfer of the title to such tract or tracts to the Village of North Aurora for such public use.

(Ord. 07-02-26-03 § 9 (part))

16.36.030 - Supporting documents.

An original and twenty-five (25) copies of the final plat and six copies of the final engineering plans (thirty-six (36) inches by twenty-four (24) inches), as herein described, shall be submitted to the planning commission, each complete with a set of supporting documents, as follows:

- A. Final engineering plan according to the requirements of Section 16.36.080 of this chapter.
- B. Drainage Overlay. A reproducible mylar drainage overlay drawing with certificate, as required by the Illinois Plat Act, shall be submitted to the village for approval with the final engineering plans. The drainage overlay drawings shall be at the same scale as the final subdivision plat.
- C. A statement by a professional engineer representing the developer registered in the State of Illinois giving a detailed estimate of the total cost of construction for all proposed improvements.
- D. Proof of compliance with Chapter 16.24 herein, dedication of park lands and school sites or payment of fees in lieu thereof.
- E. Any and all documents as may be required by the Village of North Aurora to insure that the dedication of all required rights-of-way and the granting of all required easements shall be established.
- F. Any covenants or other documents which place certain restrictions on the use and development of the property and is intended to be recorded with the final plat.
- G. Five completed copies of all permit application forms (IEPA, IDOT, IDOWR, etc.) required for construction of the proposed improvements.

(Ord. 07-02-26-03 § 9 (part))

16.36.040 - Public surety—Irrevocable letter-of-credit—Guarantee of completion and maintenance of improvements.

- A. The improvements required for a particular subdivision or phase of a subdivision, which shall be set forth in the developer's statement (Section 16.36.030(C)), as certified by the village engineer, shall be completed within the time set forth below from approval of the final plat:
  - 1. For the underground improvements, within two years; and
  - 2. For all other improvements, within four years or seventy-five (75) percent built out, as defined in Section 16.16.030(A)(2), whichever is earlier.
- B. To insure the satisfactory completion of the required improvements and to insure the maintenance of the improvements for one year prior to acceptance by the village board, the developer shall:

1. Deposit with the village, cash in an amount equal to one hundred (100) percent of the cost of construction estimate certified by the village engineer plus an additional twenty (20) percent of that amount for maintenance and contingency; or
2. Deposit with the village a duly executed irrevocable letter-of-credit in the form attached to this title as in Appendix "C", item number C.06., from a financial institution approved by the village and authorized to do business in the State of Illinois. The letter-of-credit shall name the village as beneficiary, shall be in effect for at least one year from its issuance date, and shall remain in effect thereafter until the village is given ninety (90) days notice of an expiration date. The irrevocable letter-of-credit shall be in an amount equal to one hundred (100) percent of the cost of construction estimate certified by the village engineer plus an additional twenty (20) percent of that amount for maintenance and contingency. The letter-of-credit shall insure the satisfactory completion of the public improvements and their maintenance for one year prior to acceptance by the village.

The cash deposit or irrevocable letter-of-credit in an amount equal to one hundred (100) percent of the cost of construction estimate certified by the village engineer is hereinafter referenced as the "public improvement surety"; the additional twenty (20) percent of that amount for contingency and maintenance obligations is hereinafter referenced as the "contingency/maintenance surety"; and collectively the sureties are hereinafter referenced as the "developer's surety".

- C. During construction of the improvements, the public improvement surety may be periodically reduced upon approval by the village engineer and community development director; provided that reductions shall only be allowed as components of the public improvements, are substantially completed within the subdivision or approved phase and the public improvement surety may not be reduced below eighty (80) percent without approval of the village board. Reductions of the public improvement surety may be approved for some components of the public improvements even though other components of the public improvements may not qualify for a formal determination of substantial completion and beginning of the one-year maintenance period, alone. In no event, shall the developer's surety be less than one hundred (100) percent of the estimated cost of the improvements not yet completed as determined by the village engineer (public improvement surety), plus twenty (20) percent of the total estimated cost of the improvements not yet completed as a contingency and for maintenance of the improvements (contingency/maintenance surety).
- D. A developer shall be responsible to maintain all public improvements for a minimum of one year after substantial completion and prior to acceptance by the village board, per Section 16.20.050 of this chapter. To insure the completion of the public improvements and maintenance of such improvements for a minimum of one year prior to acceptance, the developer shall deposit the contingency/maintenance surety with the village, and the village shall hold the contingency/maintenance surety until the developer's obligations to maintain the public improvements has been satisfied per Section 16.20.050 of this chapter.
- E. The contingency/maintenance surety shall recognize the possibility of maintenance and contingency costs, and the guarantee shall provide for reimbursement to the village for any maintenance or contingency expenses incurred by the village in performing such work after failure of the developer to perform such work after due notice, or without notice when immediate action is reasonably warranted to prevent or avoid potential harm or jeopardy to the health, safety and welfare of the public.
- F. The village has the right to require an increase in the amount of the developer's surety at any time, and to adjust any reductions in the developer's surety so that developer's surety at all times is sufficient to cover the total estimated cost of the public improvements not yet completed plus the twenty (20) percent contingency/maintenance surety, as determined by the village engineer.
- G. The purpose of the developer's surety is to ensure the completion, including all of the maintenance obligations following acknowledgement of substantial completion of the public improvements required for a subdivision. The developer's surety is not intended as a vehicle for a developer to pay its contractors and materials necessary for completion of the public improvements. no reduction of a developer's surety shall be approved without proof of contractor and materialmen payments and appropriate lien waivers. In approving a reduction of a developer's surety, the Village of North Aurora

shall assume no responsibility for the payment of contractors or materialmen based on the reductions of the developer's surety.

(Ord. 07-02-26-03 § 9 (part))

(Ord. No. 10-05-17-01, § 9, 5-17-2010)

16.36.050 - Final engineering plans.

- A. Purpose. The improvement plan stage is for the purpose of accurately showing how the improvements will be constructed in order to conform to the layout and design objectives of the preliminary plan. As such, the improvement plan process is an extension of the preliminary plan process. Where conditions so warrant, the plat officer may require that portions of improvement plans be submitted during the preliminary plan review process in order to determine the land's suitability for the preliminary plan design. Any required off-site improvements and engineering studies shall be provided upon request. Where the subdivision is to be developed in phases, and where soil and/or topographical conditions so warrant, the plat officer may require that improvement plans for the entire preliminary plan area be submitted prior to the construction of improvements.
- B. Filing. Prior to the submittal of the final plat, the applicant shall submit three complete sets of plans and specifications for the construction of the proposed site improvements. Improvement plans shall not be approved until after the site has been zoned according to the uses proposed in the approved preliminary plan. Said plans shall be prepared by an Illinois Registered Professional Engineer on twenty-four (24) inch by thirty-six (36) inch quality sheets, be designed in accordance with Chapters 16.12, 16.16 and this chapter, other applicable sections of this title and all other applicable village ordinances.
- C. Final engineering plans (twenty-four (24) inches by thirty-six (36) inches) (one inch equals fifty (50) feet scale) shall, as a minimum, consist of the following:
  - 1. Title sheet; (with legend and certification of topographical survey benchmarks and accuracy);
  - 2. Project specifications to be incorporated in plans; and general construction notes;
  - 3. Geometric plan;
  - 4. Grading plan, which includes the street paving plan, all storm sewer lines and structures, stormwater retention/detention facilities, erosion control measures, floodplain and wetland protection measures;
  - 5. Master and detailed utility plan, which shows all storm sewers, sump pump drain lines, sanitary sewers, water main and any other public utility lines with appurtenant structures;
  - 6. Lighting plan, which includes the layout for lighting standards and underground conduits (typical) for off-street parking and/or public street lighting facilities;
  - 7. Street plan and profiles;
  - 8. Construction details; and site sections as directed by the village engineer;
  - 9. Sanitary and storm sewer profiles;
  - 10. Landscaping plan;
  - 11. Soil erosion and sedimentation plan.
- D. Each plan sheet shall include the following information:
  - 1. A title block that includes the project name, job number, sheet title (Geometric, Grading, etc.), sheet number, date of preparation and latest revision date;
  - 2. North arrow and scales;

3. Additional general plan notes and legend as may be required with original date and revision dates.
- E. Title sheet shall include the following information:
1. Subdivision name and unit number or phase number;
  2. Location map;
  3. Seal, signature, address and phone number of the registered professional engineer who prepared the plans and the person or firm who prepared the topographic surveys;
  4. Developer's name, address and phone number;
  5. Index of sheets;
  6. A minimum of two benchmarks;
  7. Dates of preparation and any revisions;
  8. Summary of quantities for each division of improvement work;
  9. Standard legend;
  10. Verification of accuracy of topographic survey by design engineer.
- F. Project specifications and general construction notes shall include:
1. The project specifications and general construction notes shall include but shall contain at least the following provisions:
    - a. All on-site and off-site improvements shall be constructed in accordance with the requirements of the Village of North Aurora;
    - b. Permits shall be obtained from all outside governmental agencies having jurisdiction (Illinois Department of Transportation, Illinois Environmental Protection Agency) prior to initiation of construction activity (any IEPA application for construction shall be completed and submitted to the village for signature with the final subdivision plans;
    - c. All structure adjustments shall be accomplished with concrete adjusting rings; and water tight sealed with bitumastic "Easy Stik";
    - d. Existing field tiles encountered during construction shall be integrated into the site drainage system, in a manner deemed appropriate by the village engineer. All tile connections shall be reviewed by village engineer prior to reconnection work;
    - e. The developer shall be responsible for all adjustments before and after final inspection, prior to final acceptance by the Village of North Aurora;
    - f. The village must have seventy-two (72) hours notice prior to the initiation of construction activity and mandatory preconstruction meeting with developer and field representative; no construction or ground disturbance (i.e., any stripping of topsoil, tree removal or grading other than soil borings) shall commence prior to preconstruction meeting. (Refer to Section 16.16.020);
    - g. The testing and sterilization of all new water distribution facilities shall be completed prior to making water service taps;
    - h. Material specifications comply with village standards and include:
      - i. Paving base materials,
      - ii. Paving surface materials,
      - iii. Concrete materials,
      - iv. Pipe materials;

- i. All restoration work in the public right-of-way subject to the specific approval of the village engineer. Developer shall procure hydrant meter from village water superintendent for any construction use of water from village hydrants;
- j. Village public works department, village police department and the fire district shall be notified a minimum of seventy-two (72) hours prior to road or water main shutdowns, all in accordance with preconstruction meeting coordination;
- k. Contractor shall contact JULIE (1-800-892-0123) prior to any excavation work (including section, township, and range numbers of property with note). Contractor responsible to locate utilities until village acceptance of improvements;
- l. Contractor shall maintain pavement crossing cuts until final pavement restoration is complete and accepted by the village engineer;
- m. Water distribution plans and specifications shall conform to "Standard Specifications for Water and Sewer Main Construction in Illinois" and village ordinances. If a conflict arises, the village ordinances shall govern;
- n. Pavement, curb and gutter, sidewalks, and storm sewer shall conform to "Standard Specifications for Road and Bridge Construction, IDOT";
- o. A reproducible mylar set (signed and sealed by a professional engineer) and two mylar copies and an electronic file of "Record Drawings" shall be submitted to the village prior to any final acceptance. Said "Record Drawings" shall indicate the exact final location and layout of all improvements; include verification of all building pad, top of foundation, invert, rim and spot grade elevations; and incorporate all field design changes approved by the village.

G. Geometric plan shall include the following information:

- 1. The geometric plan to show site boundaries and lot layout shall be a copy of the final plat, reduced if required, without the certificates;
- 2. All necessary geometric data required to layout the proposed improvements;
- 3. Show all streets adjacent to and within one hundred (100) feet of project site;
- 4. Show all site access roadways and driveways within one hundred (100) feet of project site;
- 5. All necessary geometric data required to show existing and proposed easements;
- 6. Street right-of-way width;
- 7. Street centerline and radii and curve data;
- 8. Right-of-way radii and curve data;
- 9. Street pavement width;
- 10. Location of curb and gutter;
- 11. Intersection geometric data;
- 12. Parking lot dimensioning and data including: lot aisle widths, space dimensions, handicap space dimensions, loading berth dimensions, curb radii, angle of parking, throat width of drives, angle of driveway at street intersection;
- 13. Setback lines and distances for all proposed building, parking lots, etc.;
- 14. Proposed building footprint outlines;
- 15. Nonresidential site area in square feet:
  - a. Office buildings are in square feet (if applicable),
  - b. Warehouse building area in square feet (if applicable);



16. Building ties:

- a. Distance to front lot line, rear lot line, interior side lot line, and exterior lot line (if applicable),
- b. Distance to all existing off-site buildings within one hundred (100) feet of the subject site.

H. Grading plan shall include the following information:

- 1. Existing and proposed finished ground topography of site at one foot contour intervals extending for one hundred (100) feet onto adjacent properties;
- 2. All existing structures located and described;
- 3. All streets, driveways, parking lots, and other paved areas;
- 4. Longitudinal slope of parkways and driveways where required;
- 5. Locations of all trees exceeding six inches in diameter;
- 6. Flood hazard and wetlands delineation:
  - a. Floodway delineation,
  - b. One hundred (100) year floodplain delineation,
  - c. Drainage watershed delineation,
  - d. Wetlands and other flora areas delineation,
  - e. Delineation of all major watercourses;
- 7. Curb and gutter, sidewalks;
- 8. Typical street cross-section:
  - a. Transverse slope;
- 9. Storm and sump pump drainage appurtenances:
  - a. Number all storm sewer structures,
  - b. Rim and invert grades and pipe sizes noted for all drainage structures;
- 10. All elevations including contours shall be referenced to USGS datum:
  - a. Existing contours to be shown as light dashed lines,
  - b. Proposed contours to be shown as heavy solid lines;
- 11. Spot elevations at break points, at all lot corners, and top curb elevation at all property lines extended to curbline;
- 12. Proposed building footprint with top foundation elevation and, where applicable, garage floor elevation. Basement floor elevation for proposed building with walkout basement or adjacent to flood hazard area;
- 13. Drainage arrows around all proposed building foundations, along lot lines, swales, ditches, and wherever else required to delineate surface drainage direction and pattern;
- 14. Retaining wall and details;
- 15. Stormwater overflow routing with applicable cross-sections and profiles;
- 16. Stormwater retention or detention storage basin:
  - a. Outline of the storage basin with finished contours at one foot intervals,
  - b. Typical cross-sections showing the degree of side slopes, 4:1 maximum; top of bank elevations, bottom elevations and proposed storage elevations,
  - c. Finished surface restoration including any slope stabilization or protection,

- d. Inlet and release structures with details,
- e. Any subsurface (bottom) drainage system,
- f. Designation if a dry or wet bottom basin,
- g. High and, where applicable, normal water storage elevation,
- h. Calculated water storage volume in acre feet.

Where a stormwater management facility is to be dedicated to the Fox Valley park district, the design of said facility shall comply with the criteria stipulated by the park district.

- 17. Erosion and sedimentation control measures applicable to site grading;
- 18. Designation of critical lots for drainage.

I. Master and detailed utility plan shall include the following information:

- 1. Location and size (if applicable) of all existing utility lines and their appurtenant structures located on-site or within the construction limits of proposed off-site improvements;
- 2. Location and size of all proposed on-site and off-site watermain, sanitary sewers, storm sewers, and sump pump drain lines, and their appurtenant structures (hydrants, valves, manholes, etc.) which shall be numbered for reference;
- 3. The finished frame elevation and invert elevations shall be given for all structures;
- 4. The plan shall indicate size, slope, purpose, length, and type of material of all proposed utility lines;
- 5. Show all locations where granular trench backfill is required;
- 6. All existing structures which require adjusting, reconstruction or filling shall be noted on plan;
- 7. The plan shall conform to overall village plans for any trunk lines, existing or proposed, which traverse the subdivision;
- 8. Depict adjacent property lines for proper utility and street extensions;
- 9. Hydrant locations, dimension to the back of the nearest curb, final grade ring elevation;
- 10. Valve vault and valve box locations, with description including size and type of valve, final adjusted grade;
- 11. Note that thrust blocks shall be at all bends, tees and plugs for all water mains;
- 12. Provide vertical and horizontal clearance between water main and sanitary/storm sewer in accordance with standard specifications.

J. Lighting plan shall include the following information: all exterior illumination shall be per the outdoor lighting ordinance and shall include:

- 1. Light pole locations, heights and spacing;
- 2. Site lighting shall be directed or shaded to avoid casting direct light upon any residential district;
- 3. Control system and underground site wiring diagram specifying cable size, locations and material;
- 4. Typical installation section per village standard:
  - a. Type of base and pole,
  - b. Bracket or arm,
  - c. Luminaire, indicating type of lamp/wattage,
  - d. Mounting height;

5. Photometrics. All off-street parking areas, loading facilities and driveway aisles shall be provided with a minimum average maintained horizontal illumination value of one-half footcandle. A photometric plan shall be submitted that designates light pole locations and displays illumination values by one of the following methods:
    - a. Illumination levels verified by showing illumination values at control points spaced at ten (10) foot intervals superimposed by grid layout on a geometric site plan,
    - b. Illumination values displayed as iso-illumination lines showing horizontal intensity superimposed on a geometric site plan;
  6. Catalog cuts and specifications from manufacturer shall be provided when requested by the village.
- K. Street plan profiles and sections shall include the following information:
1. Plan view of all proposed street and sidewalk improvements showing, but not limited to, street name, centerlines with stationing and horizontal curve data, right-of-way lines and widths, pavement outline and widths, sidewalks, curb and gutter, return radii, all storm sewers and other drain lines with structures, and, where applicable, shoulders and drainage ditches;
  2. Plan view shall show all locations where granular trench backfill is required;
  3. Centerline profile of existing ground line with elevations shown at one hundred (100) foot intervals minimum;
  4. Centerline profile of proposed pavement surface with grades, vertical curve data, and elevations shown at one hundred (100) foot intervals minimum;
  5. Profile of all proposed storm sewers and other drain lines with structures within the plan view area showing pipe size, slope, length, type of material, and finished frame and invert elevations for structures;
  6. Profile of all utility crossings where a grade conflict may occur;
  7. Typical sheet cross-sections showing all proposed street construction within the right-of-way and the calculated pavement structural number;
  8. Street cross-sections at one hundred (100) foot intervals minimum when rural ditch cross-sections are used;
  9. Plan view scale shall be one inch equals fifty (50) feet minimum and profile scales shall be horizontal same as plan and vertical one inch equals five feet.
- L. Construction details shall include the following information: all details shall be of type standard with the Village of North Aurora, including but not limited to:
1. Manholes, inlets, catch basins, vaults;
  2. Standard utility structure covers;
  3. Standard valve and hydrant installation;
  4. Drainage structures;
  5. Concrete curb and gutter;
  6. Thrust block installation;
  7. Service connections;
  8. Paving installation, pavement section, and pavement design structural number;
  9. Stormwater restrictor;
  10. Street lights;
  11. Soil erosion control details;

12. Sanitary sewer details per Fox-Metro water reclamation district.

- M. Sanitary sewer profiles shall be provided for all proposed sanitary sewers.
- N. Landscaping Plan. Landscaping plan shall include trees to be preserved, screening where required, the restoration of site flora and other areas to be stabilized and enriched according to this chapter and all other village requirements.
- O. Soil Erosion and Sedimentation Plan. Soil erosion and sedimentation plan shall include the location, type and details of all required site soil erosion control measures, and shall show any proposed groundcover areas such as seeding, sodding, according to the Village of North Aurora soil erosion control ordinance (No. 95-13). Attached as Appendix "I".
- P. Supplementary stormwater documents shall include. Final studies, reports, drawings and calculations for all proposed stormwater sewers, drain lines, culverts, retention or detention storage basins, flood routing, and any other site stormwater management documentation requested during staff review.
- Q. Supplementary Traffic Report. A supplementary traffic report shall be provided for all residential developments larger than twenty (20) units, (or commercial developments larger than fifteen thousand (15,000) square feet) which shall outline trip generation, distribution and impact to adjacent roadway network.
- R. Supplementary Cost/Benefit Report. A financial report shall be submitted for all residential developments larger than twenty (20) units, (or commercial developments larger than fifteen thousand (15,000) square feet) which shall itemize annualized cost impact (including public works, police, etc.), and provide direct annualized benefit (revenue from sales and real estate taxes, etc.) which can be anticipated.
- S. Minor Modification. As defined as being in close conformance with previously approved plan and having no change in density, use or impact to village or adjoining property, may be approved by the village administrator.

(Ord. 07-02-26-03 § 9 (part))

16.36.055 - Conditions precedent to approval of final plat.

No final plat shall be recommended for approval by the plan commission or approved by the village board of trustees unless all of the following conditions are met:

- A. The final plat must be submitted with final engineering plans in accordance with the requirements of Section 16.36.010.
- [B. Reserved.]
- C. All of the information required for final plats pursuant to Section 16.36.020 has been provided and adequately shown.
- D. All of the supporting documents identified and required in Section 16.36.030 have been provided.
- E. The amount of the public surety (cash deposit or letter-of-credit) to be required must be identified and approved.
- F. The final engineering plans submitted with the plat shall be in compliance with sound engineering practices and all of the requirements of Section 16.36.050; and the village engineer has certified such in compliance on the submitted final plat.
- G. All of the dedications, as required by ordinance or otherwise lawfully required by the village, have been clearly included, subject to the conditions required in Section 16.36.040(B) [insert the option we are going to employ] and in a form that is acceptable to the village.

- H. Any and all other requirements imposed as a condition on the approval and recording the final plat that are contained in any annexation agreement, development or redevelopment agreement or other agreement with the village must be satisfied.
- I. Signature blocks shall be included on the final plat for all governmental bodies and agencies having any right of review or interest affected, including signature blocks for the village plan commission chairman, president, clerk and community development director or designated representative of the community development department assigned with the responsibility to oversee the subdivision process.
- J. The font size on final plats shall be no smaller than ten (10) point.

(Ord. No. 10-05-17-01, § 10, 5-17-2010)

16.36.060 - Planning commission action on final subdivision plat and plans.

- A. Hearing. The community development director or other person designated with the responsibility of overseeing the subdivision process by the village board shall determine when all of the criteria for submittal of a final subdivision plat and plans have been submitted and shall schedule a public hearing before the plan commission. The village shall notify the subdivider or his or her representative of the time and place for hearing on the final plat and plans.
- B. Reviews. The community development director or other designate shall seek the review all final plats, final engineering plans and supporting documents and comments from the village engineer, attorney, administrator, public works department, police department, community development department, the North Aurora Fire Department and other consultants reasonably necessary for the thorough consideration prior submittal to the plan commission and public hearing.
- C. Village Engineer's Approval. Prior to the planning commission's approval of the final plat of subdivision, final improvement plans, and supporting documents, the village engineer shall submit a written report stating that, in his or her opinion, the final plat, final engineering plans and the engineer's estimate of construction cost meets the minimum requirements of the village's subdivision control ordinance and other ordinances of the village, and are acceptable.
- D. Action. The planning commission shall approve or disapprove the final plat, final subdivision plans, and supporting documents within sixty (60) days of the submission of the last item or required data to the commission.
- E. Disapproval. If the proposed plan of subdivision as shown of the final subdivision plat and plan is disapproved by the plan commission, such action with a statement of the reasons for such disapproval, shall be forwarded to the village board for final action.
- F. Approval. When the plan commission has recommended a final plat and engineering plans for approval, the community development director or other designee shall place the final plat and plans on the agenda of the next practicable committee of the whole or board meeting along with a summary of the plan commission's recommendation, minutes and any other documentation that is helpful to the determination. After the board of trustees approves a final plat, the plat shall be signed by the plan commission chairman, community development director, village president and village clerk.

(Ord. 07-02-26-03 § 9 (part))

(Ord. No. 10-05-17-01, § 11, 5-17-2010)

16.36.070 - Village board action on a final plat and plans.

When all of the conditions precedent to approval of a final plat, together with the final engineering plans and supporting documents, have been met for a proposed development, the village board shall approve the final plat and plans by motion. After the village board has approved a final plat and the required public surety (cash deposit or letter-of-credit) has been filed with the village, the plan commission chairman, village president, village clerk and community development director or designated representative of the community development department, shall date and sign the approval certificates on the final plat.

(Ord. 07-02-26-03 § 9 (part))

(Ord. No. 10-05-17-01, § 12, 5-17-2010)

#### 16.36.080 - Recording of final subdivision plat.

- A. No final plat may be recorded until all of the signatures of all of the governmental bodies having a right of review or interest affected, including the village as prescribed in Section 16.36.070, have signed the plat.
- B. No final plat shall be recorded until the surety required (cash deposit or letter-of-credit) guaranteeing the completion of the public improvements in compliance with the provisions of this chapter has been provided in a form acceptable to the village.
- C. An approved and fully signed final subdivision plat shall be recorded in the Kane County Recorder of Deeds office within one hundred eighty (180) days after approval by the village board and all of the signatures of the required village personnel are affixed. If the final plat is not recorded within the time frame set forth above, the approval shall lapse and shall be null and void and of no force and effect.
- D. No building permits shall be issued for any subdivided property without the approval and recording of a final plat.

(Ord. 07-02-26-03 § 9 (part))

(Ord. No. 10-05-17-01, § 13, 5-17-2010)

#### Chapter 16.40 - ADMINISTRATION

#### 16.40.010 - The village board.

The village board is vested with the following responsibilities with regard to this title:

- A. Approval or disapproval of all preliminary plats and plans;
- B. Approval or disapproval of all final plats and plans from this title;
- C. Approval or disapproval of all requested variations and exceptions;
- D. Approval or disapproval of all final engineering plans as reviewed and approved by project engineer;
- E. Hear and decide appeals from the decisions of the planning commission;
- F. Institute appropriate proceedings to enforce the provisions of this title;
- G. Acknowledgement of substantial completion of public improvements to initiate one year maintenance period; and
- H. Approval of easement plats for recording.

(Ord. 07-02-26-03 § 10 (part))

16.40.020 - The planning commission.

The planning commission shall administer the provisions of this title and in addition thereto, and in furtherance of said authority, shall:

- A. Maintain permanent and current records of this title including amendments thereto;
- B. Forward copies of the preliminary and final plats and plans to other appropriate officers and agencies for their recommendations, reports, and action;
- C. Receive, review and forward final plats and plans to the village board with recommendations;
- D. Insure compliance with this title in all final and preliminary plats, plans and supporting documents;
- E. Make all other recommendations to the village board as required by the ordinance codified in this title; and
- F. Have all other power and authority as granted by law.

(Ord. 07-02-26-03 § 10 (part))

16.40.030 - The village engineer.

The village engineer shall be vested with the responsibility and duty of reviewing all preliminary and final plats, preliminary and final engineering plans and supporting documents, making determinations in the areas of design standards and engineering specifications. Additionally, and in furtherance of said responsibility, the engineer shall:

- A. Approve the developer's estimate of costs for required improvements;
- B. Furnish all approval statements as required by this title;
- C. Assist the village board and planning commission in setting engineering standards for improvements and establishing the limits of compliance with said standards;
- D. Review all preliminary plat and plans for the village board and plan commission; and
- E. Review the final plat for completeness and agreement with the conditions of the approved preliminary plat and plan.

(Ord. 07-02-26-03 § 10 (part))

16.40.040 - The village administrator, the village planner, the village attorney, police chief, fire chief, superintendent of public works, superintendent of building and zoning and other consultants.

Said officials and consultants shall be asked from time to time to set standards, make comment, and review plats and plans according to the provisions of this title.

(Ord. 07-02-26-03 § 10 (part))

16.40.050 - The village administrator.

- A. Maintain permanent and current records of this title including, but not limited to, all maps, amendments, variations, exceptions, appeals, applications, plats, plans, and agreements.

- B. Prepare and update a calendar for action on each application for subdivision.
- C. Schedule such meetings as are necessary to meet the calendar requirements of the commission and board.
- D. Notify all developers of the actions of the plan commission and the village board.
- E. Prepare a summary of the facts and recommendation of the planning commission for the village board; and forward the same to the village board for final approval of the plat and plans.
- F. Compute the requirements for park/school dedication; and report same to the village board.
- G. Coordinate the review of the plat, plans, and any agreements being reviewed by the village engineer, village attorney, superintendent of public works, superintendent of building and zoning, police chief, and the fire chief, and transmit all recommendations to the planning commission and village board.
- H. Assist the commission and the board in assessing the need for and conditions of oversized improvements, maintenance agreements, necessary bonds for public improvements, recording of plats and agreements and in-place plans.
- I. Report any violation of this title to the village board for action; and keep a record of each inspection notice, and final disposition of each reported violation.
- J. Insure that the official village map, the official land use plan for the Village of North Aurora and its mile-and-a-half planning area, and the records for subdivisions outside the corporate limits of the Village of North Aurora, in the planning area, are accurate and up to date.
- K. Collect all fees for plat and plan review as provided in Chapter 16.64.

(Ord. 07-02-26-03 § 10 (part))

#### Chapter 16.44 - ENFORCEMENT

##### 16.44.010 - Enforcement.

The regulations contained herein shall be enforced as specified below:

- A. No owner, or agent of the owner, of any parcel of land located in a proposed subdivision shall transfer or sell such parcel before a plat of such subdivision has been approved by the village board, in accordance with the provisions of this title, and filed with the recorder of deeds of Kane County, Illinois.
- B. The subdivision of any lot or any other parcel of land by the use of meets and bounds description with the intent of evading this title is expressly prohibited.
- C. No building permit shall be issued for the construction of any building or structure located on a lot or parcel subdivided or sold in violation of this title.
- D. No sewer or water hook-up will be granted unless all the requirements of this title and all other pertinent ordinances have been satisfied.
- E. No plat of subdivision shall be approved which does not comply with all the provisions of this title.
- F. No permanent occupancy permit shall be granted by any governing official for the use of any structure within a subdivision approved for platting until required utility facilities have been installed and made ready to service the property and until roadways providing access to the subject property, lot or lots have been constructed.
- G. The building commissioner and zoning may grant a temporary occupancy permits if weather or other conditions prevent completion of the final grading, cement work, or landscaping.



Temporary permits shall only be effective for six months from the date of issue and will only be issued after the payment of a bond amount that is set from time to time by action of the village board.

- H. No plat of any subdivision shall be entitled to be recorded with the Kane County recorder's office or have any validity until it shall have been approved in the manner prescribed by law and provided for herein.
- I. No improvements such as sidewalks, water supply, stormwater drainage, sewerage facilities, gas service, electric service or lighting, or grading, paving or surfacing of streets, shall hereafter be made within any such subdivision by any owner or owners or his or her or their agent or by any public service corporation at the request of such owner or owners or of his or her agent until the plans for improvements thereto have been formally recommended by the planning commission and approved by the village board of the Village of North Aurora.
- J. Continuing street cleanliness shall be the developer's express responsibility, required daily, or immediately if a safety hazard is noted.
- K. Temporary stockpile of materials on public streets shall be cleaned prior to leaving job site that day.

(Ord. 07-02-26-03 § 11)

#### Chapter 16.48 - VARIATIONS AND EXCEPTIONS

##### 16.48.010 - Variations and exceptions.

When the developer can show that a provision of this title would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, staff and plan commission may consequently recommend variations to the village board. The village board may approve variations from these requirements only in specific cases which, in its opinion, do not affect the general intent or the spirit of this title.

(Ord. 07-02-26-03 § 12)

#### Chapter 16.50 - STORMWATER MANAGEMENT

##### 16.50.010 - Adopted by reference.

The Kane County Stormwater Ordinance and Technical Manual is hereby adopted by the Village of North Aurora Stormwater Management Program by reference as if fully set out in this code. Said ordinance and technical manual can be cited as the Stormwater Management Ordinance of the Village of North Aurora, and can be viewed by using the following link:

<https://www.countyofkane.org/FDER/Documents/waterOrdinances:adoptedOrdinance.pdf>

(Res. No. R19-08-05-02, § 2, 8-5-2019)

#### Chapter 16.52 - PLANNED UNIT DEVELOPMENTS

##### 16.52.010 - Planned unit developments.

Plats, plans and specifications for planned unit developments may vary from the strict requirements and provisions of this title in order to better comply with the provisions of the zoning ordinance of the Village of North Aurora. The order of application; amount, type, kind, and character of required

submissions; and the nature of approval and entitlements of approval may vary according to the provisions of the aforesaid section of the zoning ordinance. However, a developer may not present an application for a planned unit development solely to circumvent the provisions of this title.

All provisions of this title shall be adhered to, and any waivers from this title shall be called out on the final engineering plan cover sheet.

(Ord. 07-02-26-03 § 13)

#### Chapter 16.56 - APPEALS

##### 16.56.010 - Appeals.

Any party aggrieved by a decision of the planning commission may, within thirty (30) days thereafter, appeal such decision to the village board. The notice of appeal shall include the plan commission decision appealed from and a statement of reasons for the appeal. Plan commission disapproval or partial approval of preliminary plats, improvement plans, final plats of subdivision, and final improvement plans are not governed by this section, but are addressed in Sections 16.32.050(D), (E), 16.36.060(E) and (F) of this title.

(Ord. 07-02-26-03 § 14)

#### Chapter 16.60 - AMENDMENTS

##### 16.60.010 - Amendments.

The Village Board may, from time to time, after review and recommendation from the Plan Commission, amend Title 16 and any of the chapters, sections or provisions hereof consistent with the authority and jurisdiction of a non-home rule municipality.

(Ord. 07-02-26-03 § 15)

(Ord. No. 11-11-21-02, § 2, 11-21-2011)

#### Chapter 16.64 - FEES AND PENALTIES

##### 16.64.010 - Fees.

It is the obligation of the developer to pay all administrative, professional, consulting in-house planning and review, and public hearing expenses, including court reporter fees, incurred by the village in processing and acting upon petitions or requests for land development. The payment of such fees and expenses shall be assured by the deposit in advance of sums to cover such fees and expenses more fully set forth in Ordinance No. 93-9, being "An Ordinance Establishing Fees and Deposits for Administrative and Consultant Expenses Relating to the Zoning, Subdividing, Development, and Annexation of Lands," as now in effect or as hereinafter revised by ordinance passed from time to time by the North Aurora village board. The terms of such ordinance, including revisions and amendments thereto is deemed to be fully incorporated herein.

(Ord. 07-02-26-03 § 16 (part))

##### 16.64.020 - Additional development fees.

Additional development fees may be adopted by the village from time to time. It is the developer's sole and express responsibility to discover if additional fees are applicable.

(Ord. 07-02-26-03 § 16 (part))

16.64.030 - Penalty for violation.

Whoever shall violate any of the provisions of this title shall be subject to a fine of not less than one hundred dollars (\$100.00), nor more than seven hundred fifty dollars (\$750.00) for each violation thereof, and each day that a violation exists or continues shall constitute a separate offense.

(Ord. 07-02-26-03 § 16 (part))

16.64.040 - Project shutdown.

If a developer ignores written notification from the village of a violation of this title or any other ordinance of the village relating to the development of land and the construction renovation or demolition of structures within the village, the village has the right to halt all construction and development proceedings.

(Ord. 07-02-26-03 § 16 (part))

Chapter 16.68 - ZONING MAP, PLAN AND DRAWINGS

16.68.010 - Zoning map.

The zoning map of the Village of North Aurora (as amended from time to time) becomes a part of this title. The zoning map is the official plat and boundary map of the Village of North Aurora.

(Ord. 07-02-26-03 § 17 (part))

16.68.020 - Standard drawings and illustrations.

All standard drawings and illustrations and maps attached to this title become a part thereof; and shall have the full force and effect of any and all of the provisions of this title.

(Ord. 07-02-26-03 § 17 (part))

16.68.030 - Comprehensive plan.

The comprehensive plan (as amended from time to time) for the Village of North Aurora and mile-and-a-half planning area becomes a part of this title. The Village of North Aurora claims jurisdiction over the area shown on said comprehensive plan. All provisions and regulations in this title shall be enforced throughout the area shown on the comprehensive plan, and it is deemed to be a part of this title and is incorporated herein as if fully set forth herein.

(Ord. 07-02-26-03 § 17 (part))

Chapter 16.72 - SEVERABILITY, EFFECT, DATE OF EFFECT

16.72.010 - Severability.

If any article, section, subsection, clause or phrase of this title is for any reason held to be void, such decision shall not affect the validity of any other article, section, subsection, clause or phrase.

If any court of competent jurisdiction shall adjudge any application of any provision of this title to a particular property, building or structure as invalid, such judgment shall not affect the application of said provision to any other property, building or structure not specifically included in the judgment.

(Ord. 07-02-26-03 § 18 (part))

16.72.020 - Effect.

This title shall supersede Ordinances 96-3, 97-36, 03-12-08-23, and all prior and inconsistent ordinances. All ordinances or parts of ordinances in conflict with the provisions of this title, unless such conflict is specifically provided for herein, are repealed. This title shall be in full force from and after its passage and publication, in pamphlet form, according to law.

(Ord. 07-02-26-03 § 18 (part))

Chapter 16.76 - SUBDIVISION APPENDICES

**Appendix "A"**  
**Standard Drawings**

Pavement Cross Section  
Typical Section - Combination Concrete Curb & Gutter, Roll Type  
Typical Section - Combination Concrete Curb & Gutter, Type B6.12  
Typical Section - Curb & Gutter Expansion Joint  
Typical Section & Detail - Sidewalk & Parkway Construction  
Intersection/Sidewalk Ramps  
Driveway Approaches  
Fox Metro  
Fire Hydrant Assembly  
Water Service Installation Detail  
Watermain Valve Vault - Type A  
Pressure Connection Valve  
Thrust Block Details  
Standard Detail - Sewer Pipe Installation (Sheet 1 of 2)  
Standard Detail - Sewer Pipe Installation (Sheet 2 of 2)  
Storm Inlet - Type A  
Storm Manhole - Type A  
Storm Manhole - Type C  
Catch Basin

Standard Light and Pole - Commercial Street

Standard Light and Pole - Residential Street

Watermain Restrained Joints Table

Shoreline Detail

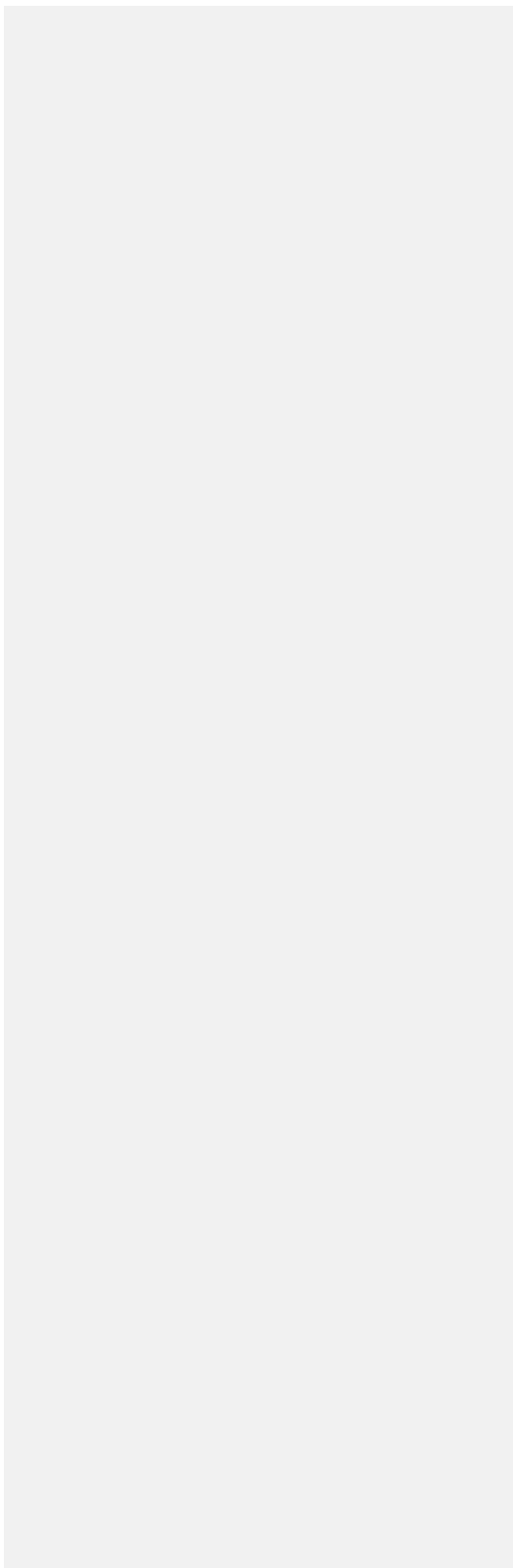
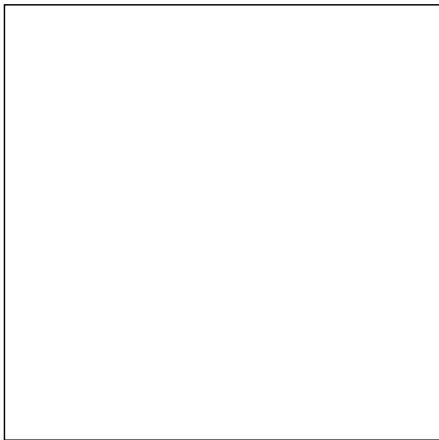
Silt Fence Construction Detail

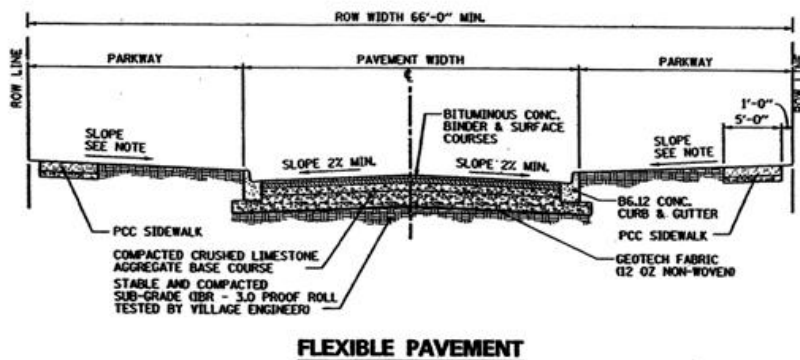
Snout Sizing Chart

Snout Installation Detail

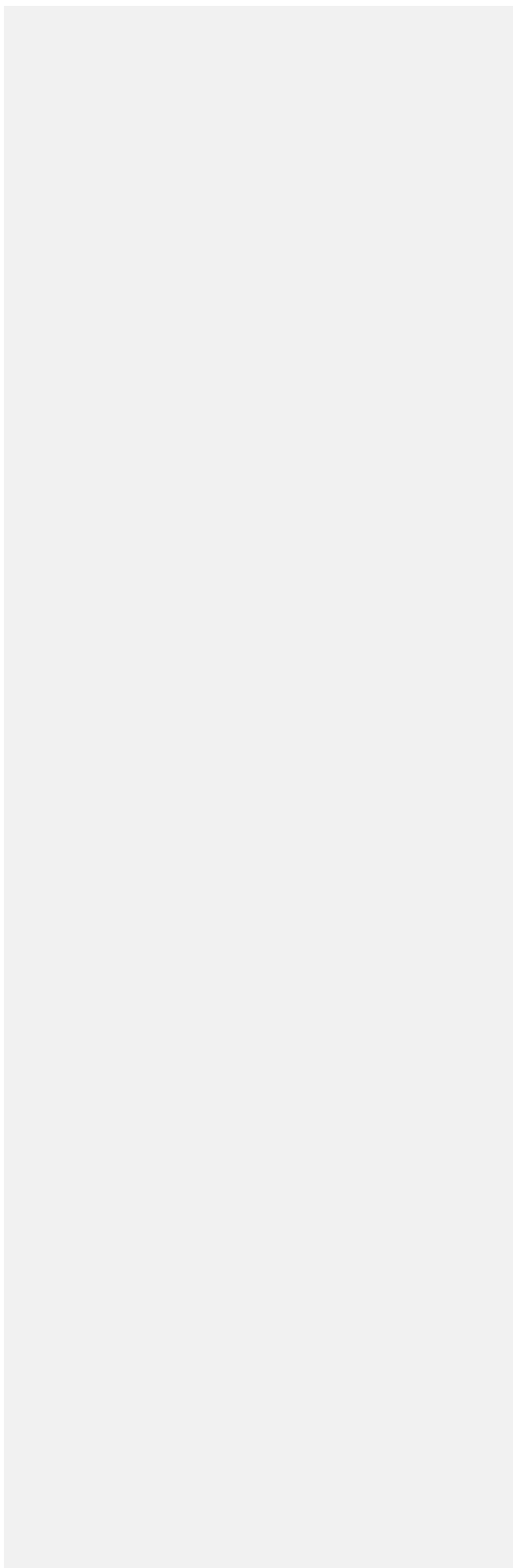
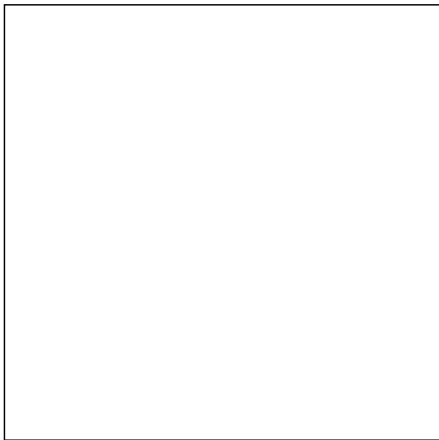
Frames, Grates and Lids

State of Illinois Conversion Chart - IDOT - Neenah Foundry Co.



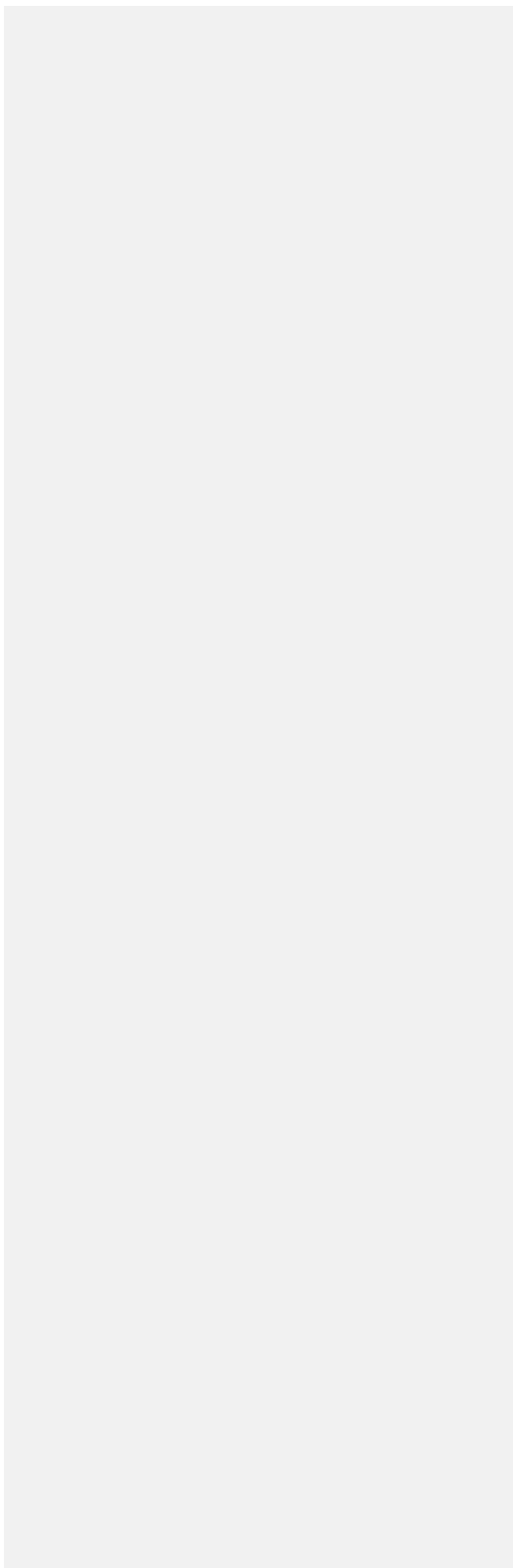
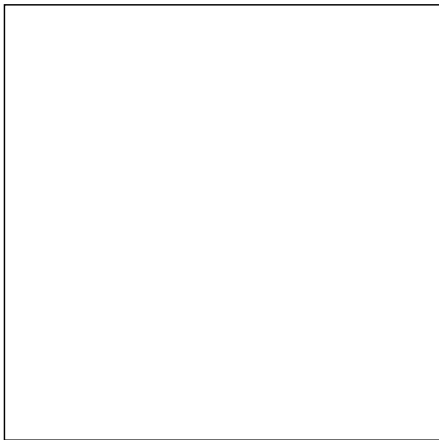


REVISIONS	DATE: APRIL 2006	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
SEPTEMBER 2006	SCALE: NONE	PAVEMENT CROSS SECTION	NO.
	DRAWN BY: G. RIOS		





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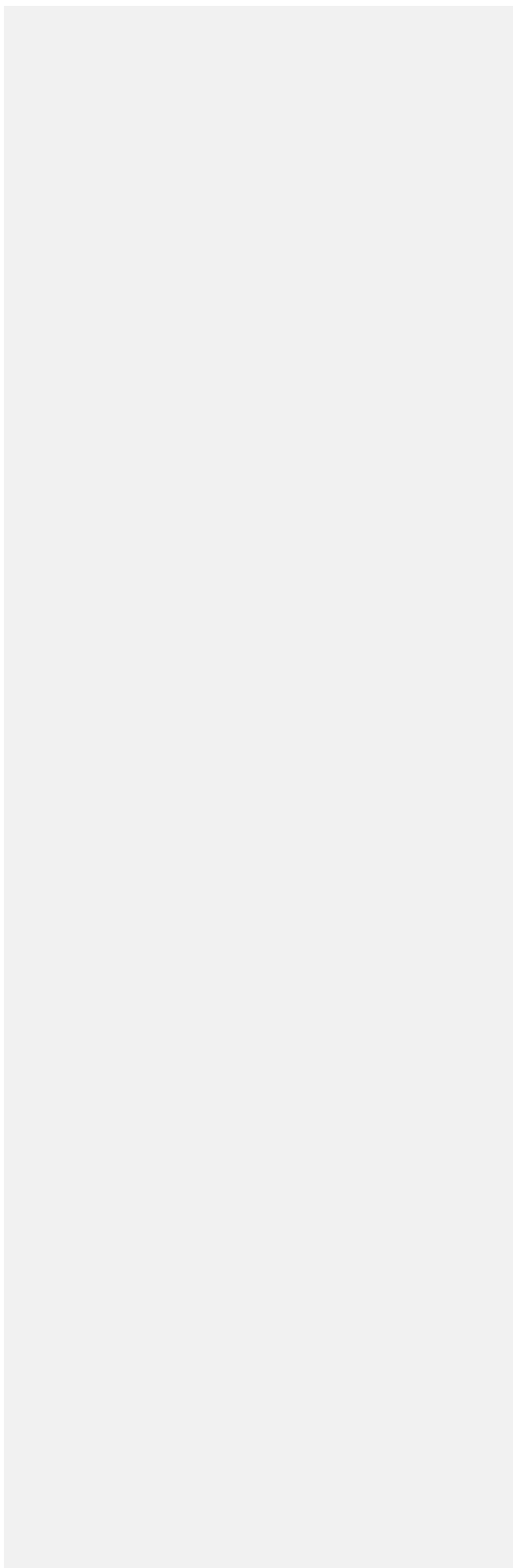
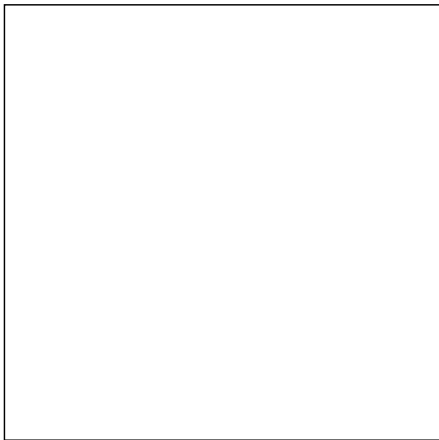


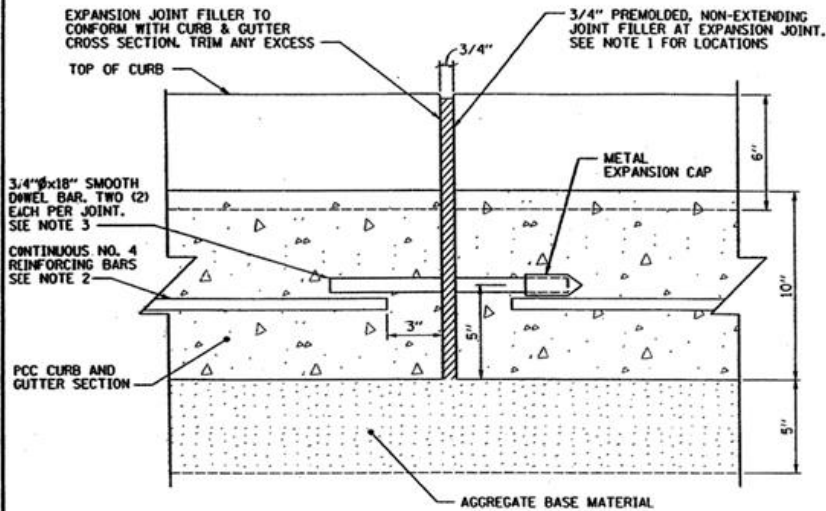


- ### **STANDARD B6.12 CURB & GUTTER**

REVISIONS	DATE: APRIL 1996	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
SEPTEMBER 2006	SCALE: NONE	TYPICAL SECTION COMBINATION CONCRETE CURB & GUTTER TYPE B6.12	NO.
	DRAWN BY: G. NIOS		

11/29/2006 1:18:27 PM HENDERSON NORTH AURORA STANCH DETAIL NORTH AURORA CLERKOUTLET.COM





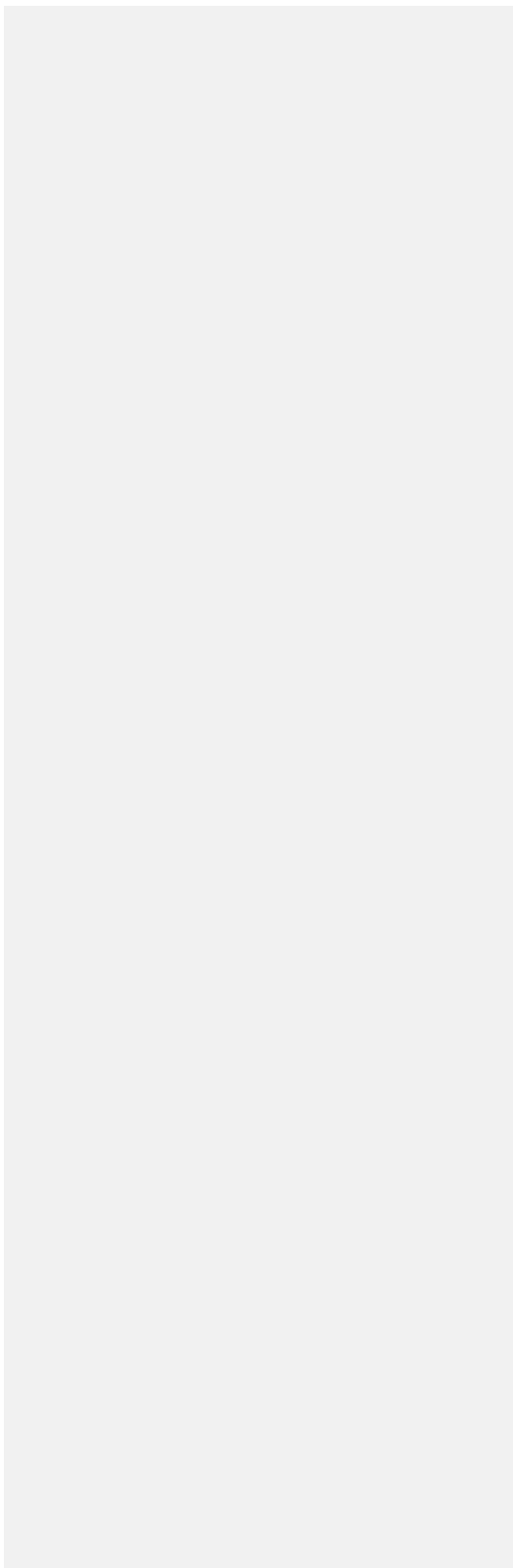
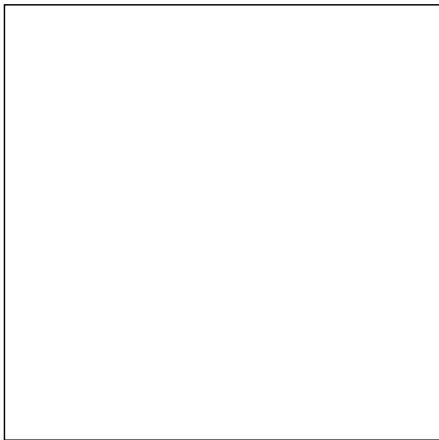
**NOTES:**

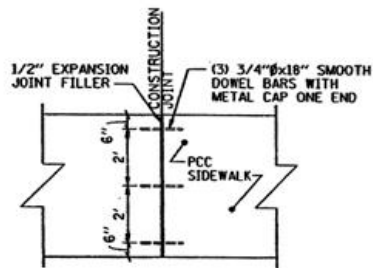
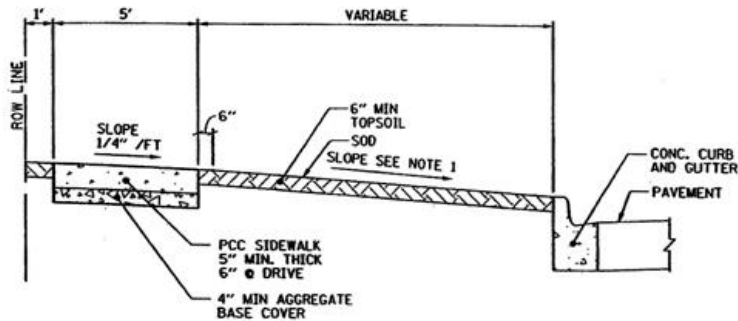
- 1 EXPANSION JOINTS ARE TO BE CONSTRUCTED AT 60' MAXIMUM SPACING ALL PC'S AND PT'S OF INTERSECTION RETURNS AND ALL OTHER SHORT RADIUS SECTIONS, AND THREE FEET FROM DRAINAGE FRAMES TO BOX OUT THE STRUCTURES.
- 2 CURB AND GUTTER CONTINUOUS REINFORCING BARS ARE NOT TO RUN THROUGH THE EXPANSION JOINT.
- 3 DOWEL BARS SHALL BE PARALLEL TO CURB AND GUTTER AND GREASED AT TIME OF CONSTRUCTION.

**TYPICAL SECTION CURB & GUTTER EXPANSION JOINT**

REVISIONS	DATE: APRIL 1996	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	TYPICAL SECTION CURB & GUTTER EXPANSION JOINT	NO.

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 THE CITY OF NORTH AURORA AND THE VILLAGE OF NORTH AURORA ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.





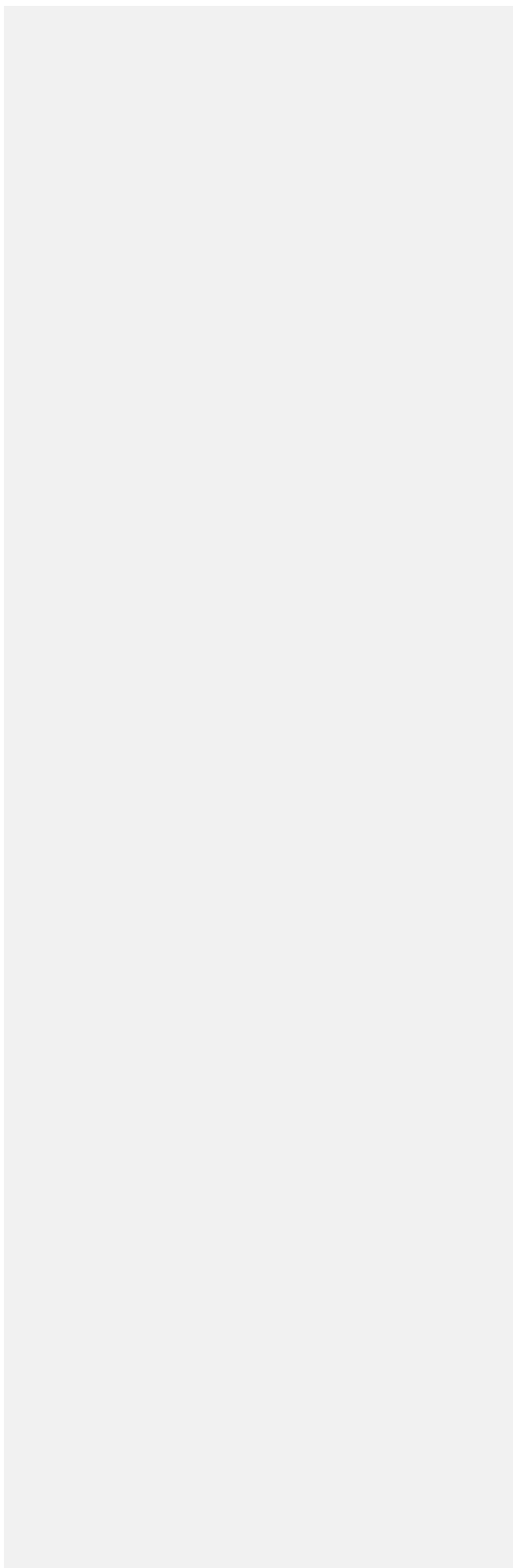
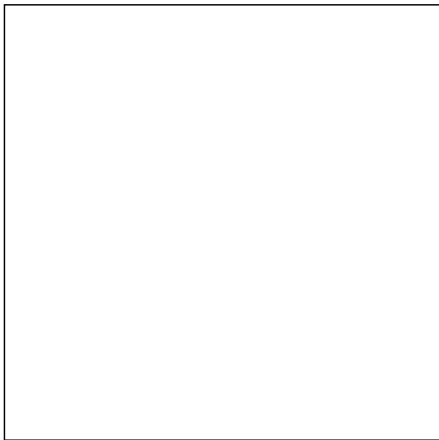
CONSTRUCTION JOINT DETAIL

**NOTES:**

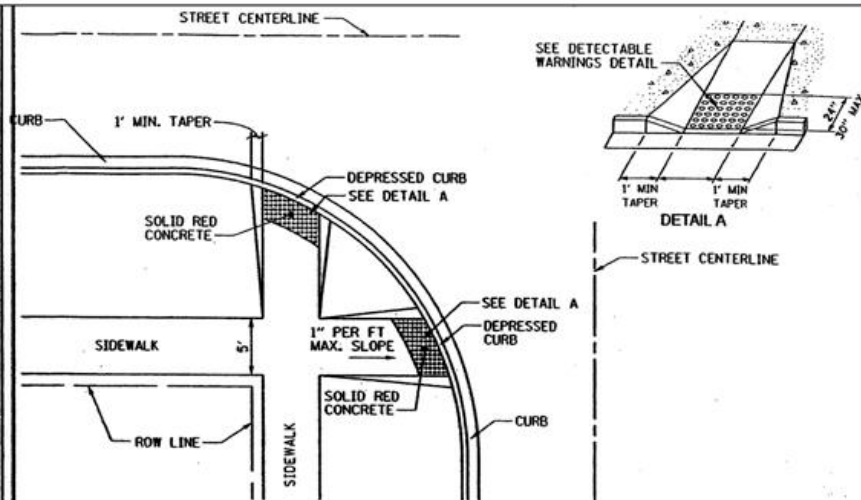
1. PARKWAY SLOPE SHALL BE A MINIMUM OF 2% AND MAXIMUM OF SLOPE TO BE 6%.
2. SIDEWALK SHALL BE A MINIMUM OF 5" THICK, 6" AT DRIVE WITH WWF.
3. CONTRACTION JOINTS, "V" TYPE, SHALL BE TOOLED IN THE SURFACE OF THE SIDEWALK AT 5 FOOT INTERVALS.
4. EXPANSION JOINTS 1/2" SHALL BE PROVIDED EVERY 50 FEET, AND AT ALL LOCATIONS WHERE SIDEWALK ABUTS CONCRETE CURBS.
5. THE FINISHED SIDEWALK SURFACE SHALL HAVE A BROOM TEXTURE.
6. CONSTRUCTION JOINTS, AS SHOWN, SHALL BE CONSTRUCTED AT ALL TERMINUS ENDS WHERE THE SIDEWALK IS NOT CONSTRUCTED CONTINUOUS.
7. SIDEWALK SURFACE SHALL BE SPRAY CURED WHEN TEMPERATURE IS EXPECTED TO EXCEED 85° THAT DAY.

REVISIONS	DATE: APRIL 1996	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
AUGUST 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	TYPICAL SECTION & DETAIL SIDEWALK & PARKWAY CONSTRUCTION	NO.

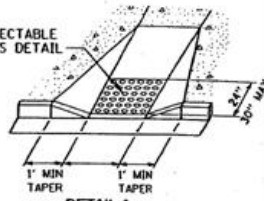
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.







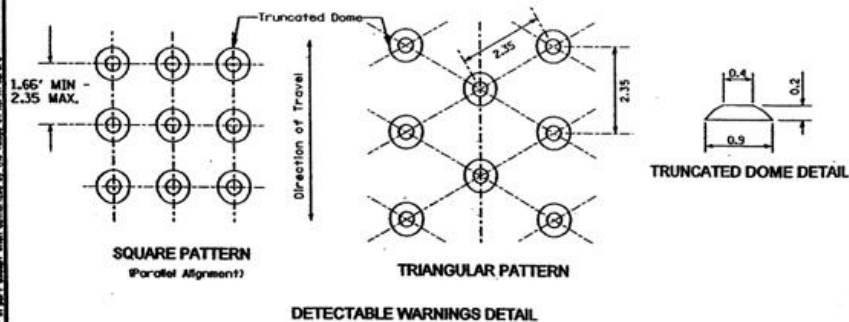
SEE DETECTABLE  
WARNINGS DETAIL



DETAIL A

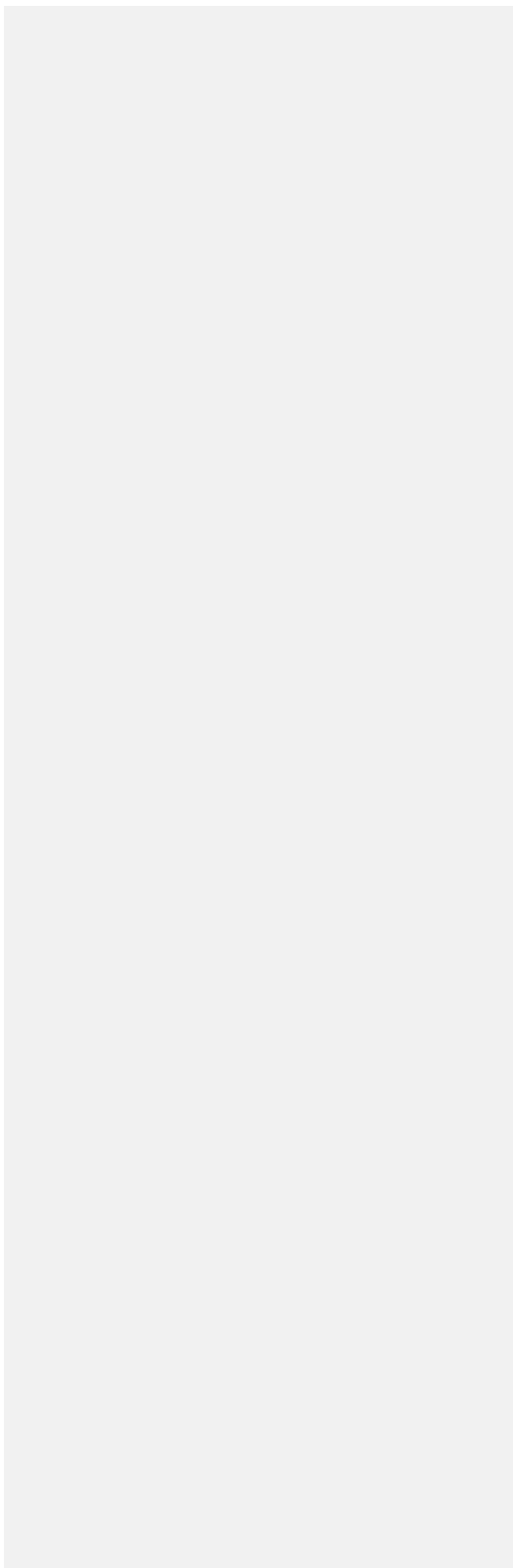
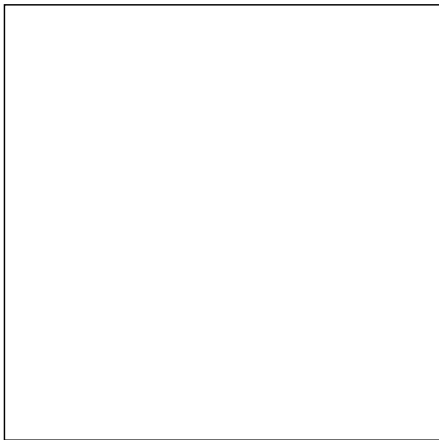
**NOTES:**

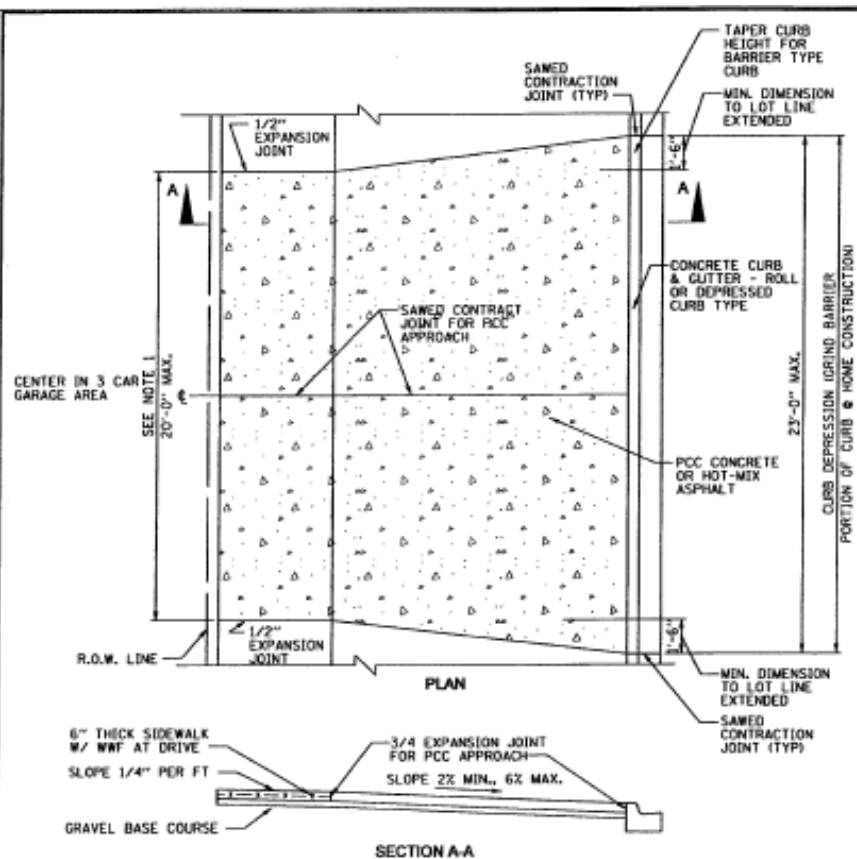
1. AREA TO BE RESTORED WITH SOD.
2. ALL SIDEWALK RAMPS TO MEET FEDERAL A.D.A. REQUIREMENTS



TRUNCATED DOME DETAIL

REVISIONS	DATE: APRIL 1996	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	INTERSECTION /SIDEWALK RAMPS	NO.





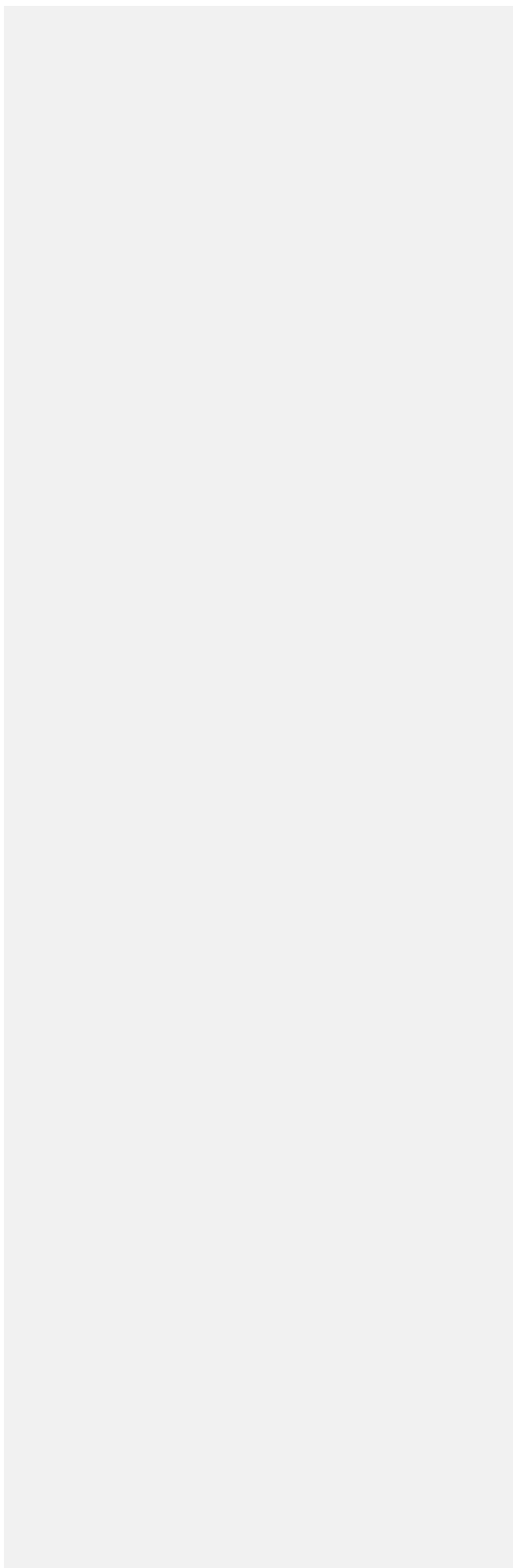
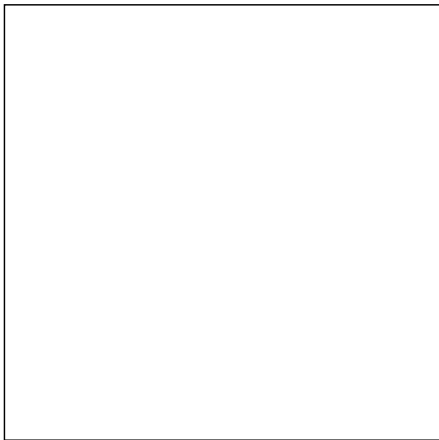
**NOTES:**

1. RESIDENTIAL DRIVEWAYS WIDTH AS MEASURED AT PROPERTY LINE: 10 MIN. AND 20' MAX.
2. DRIVEWAY SHALL BE AS NEAR 90 DEGREES TO STREET AS SITE CONDITIONS PERMIT BUT NOT LESS THAN 60 DEGREES. IN NO CASE SHALL DRIVEWAY APPROACH FLARES CROSS AN ADJOINING LOT LINE EXTENDED.

**DRIVEWAY APPROACHES**

REVISIONS	DATE: APRIL 1998	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
SEPTEMBER 2006	SCALE: NONE		
FEBRUARY 2007	DRAWN BY: G. RIOS	DRIVEWAY APPROACHES	NO.
NOVEMBER 2011			

(Ord. No. 11-11-21-02, § 1, 11-21-2011)



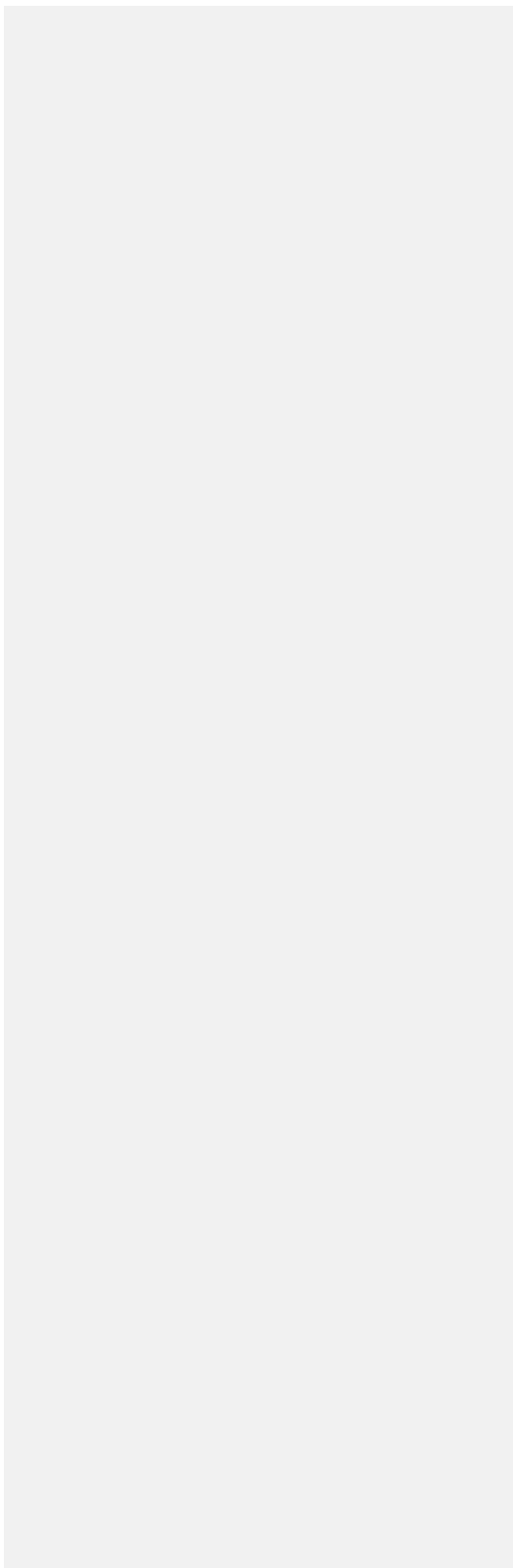
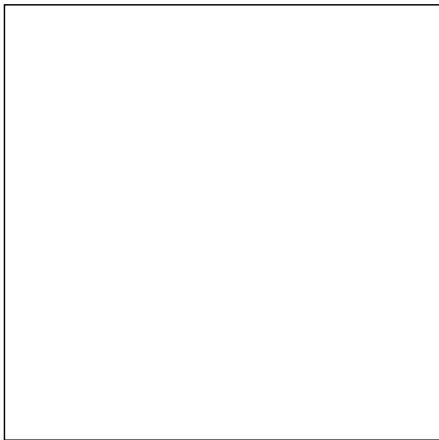
FOX METRO WATER RECLAMATION DISTRICT  
682 STATE ROUTE 31  
OSWEGO, ILLINOIS 60543  
TEL: (630)892-4378  
FAX: (630)892-4394

**NOTE:**

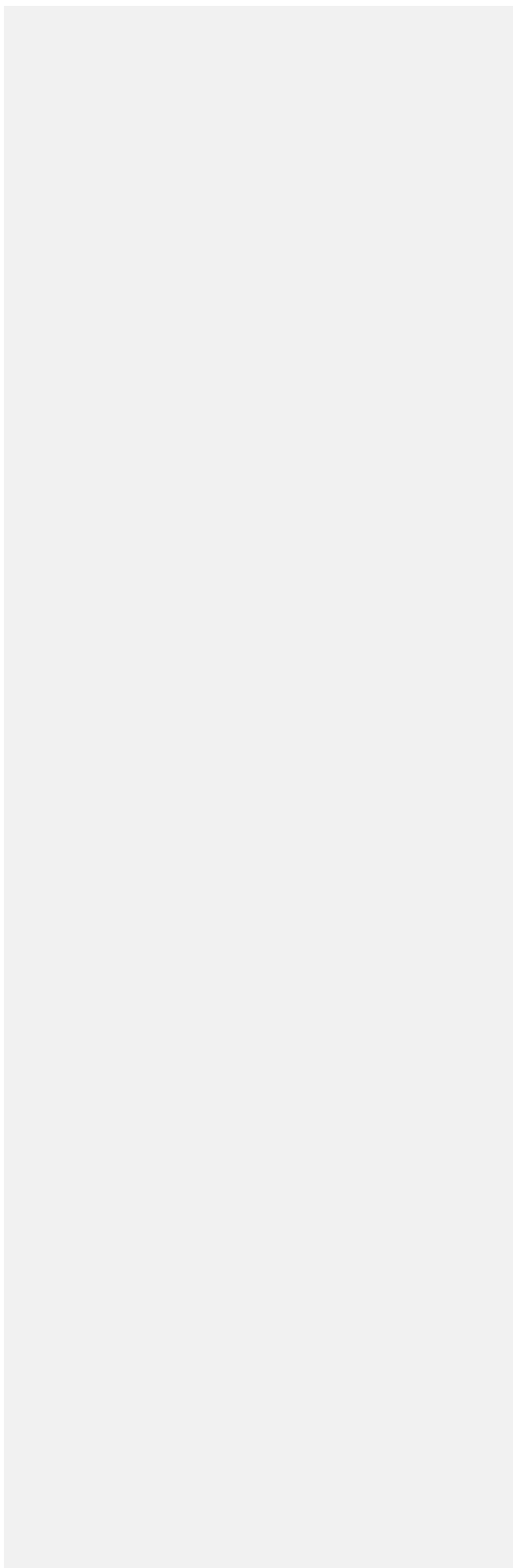
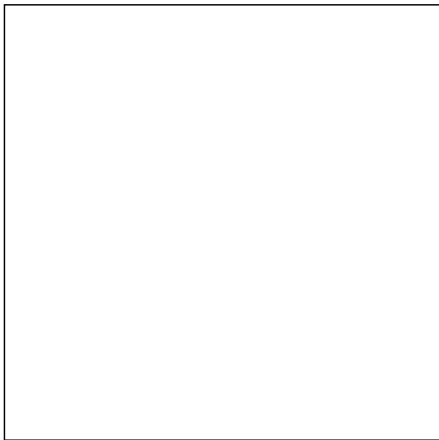
JURISDICTION OF 15" OR GREATER SANITARY SEWERS FOR  
VILLAGE OF NORTH AURORA, ILLINOIS IS CONTROLLED BY  
FOX METRO. FOR DETAILS CONTACT AT ABOVE ADDRESS  
OR WEBSITE(<http://www.foxmetro.dst.il.us/>)

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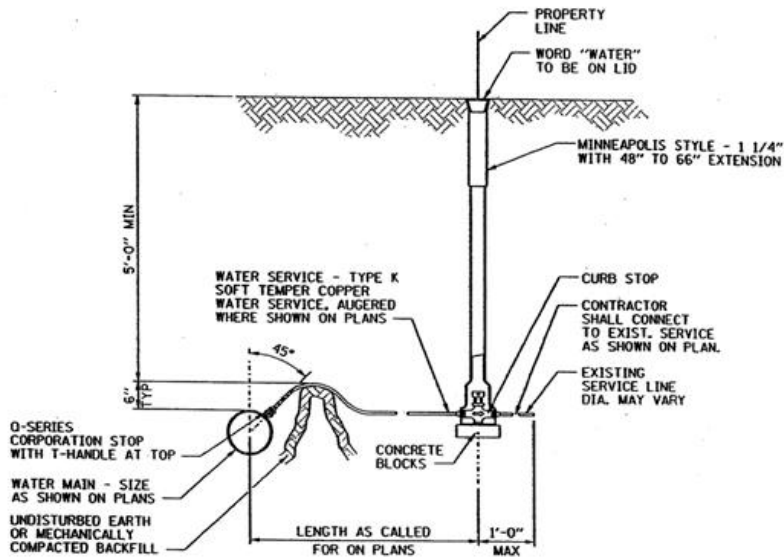
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SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	FOX METRO	NO.



REVISIONS	DATE: APRIL 1996	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	FIRE HYDRANT ASSEMBLY	NO.







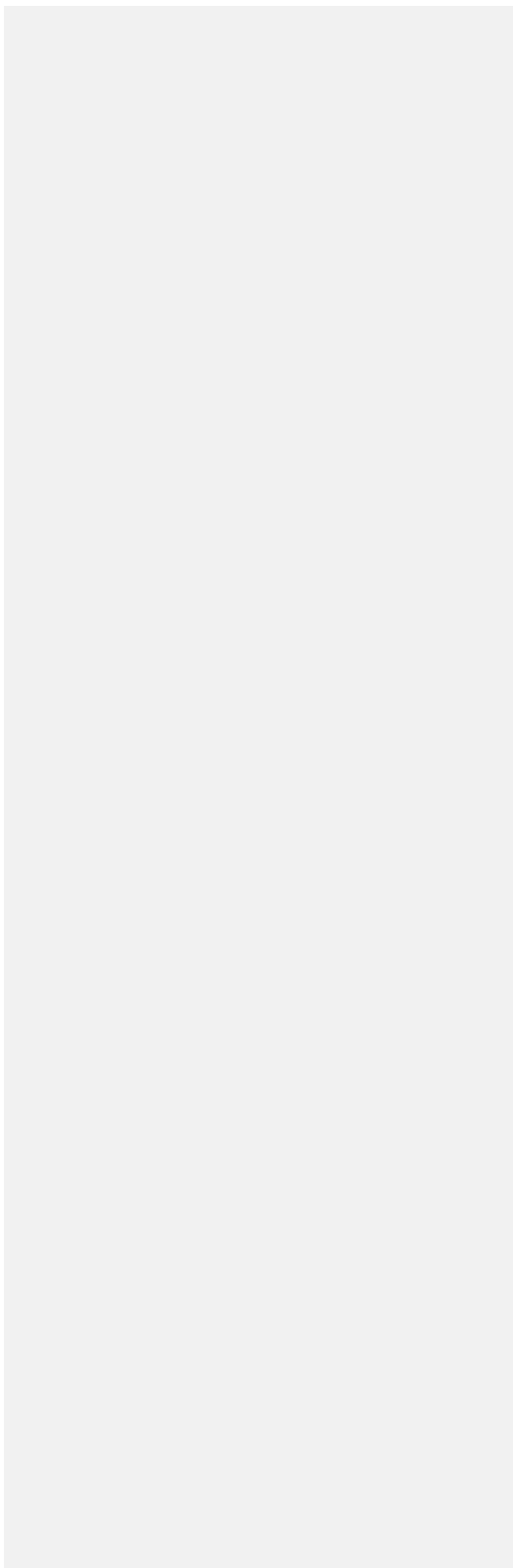
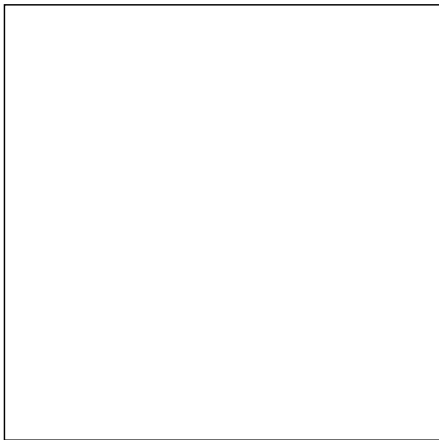
**NOTE:**

THE CONTRACTOR SHALL INQUIRE FROM WATER SUPERINTENDENT OR OWNER AS TO THE EXACT STYLE, TYPE & MANUFACTURE OF CORPORATION STOPS, CURB STOPS & CURB BOXES.

**WATER SERVICE  
INSTALLATION DETAIL**

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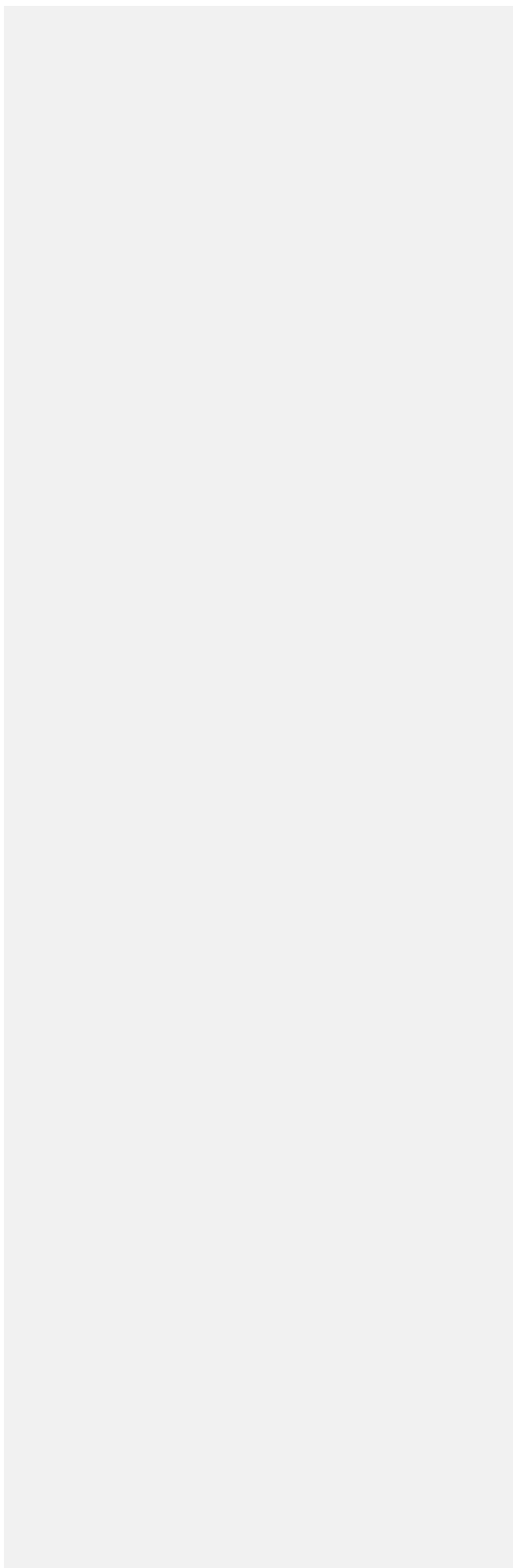
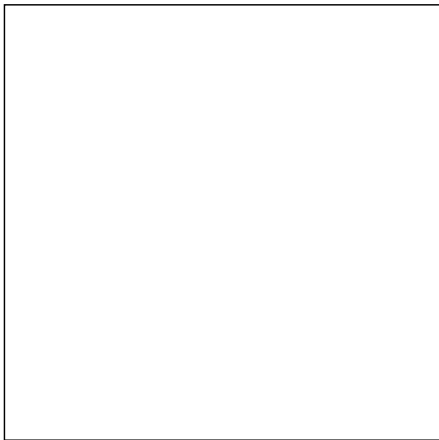
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SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	WATER SERVICE INSTALLATION DETAIL	NO.





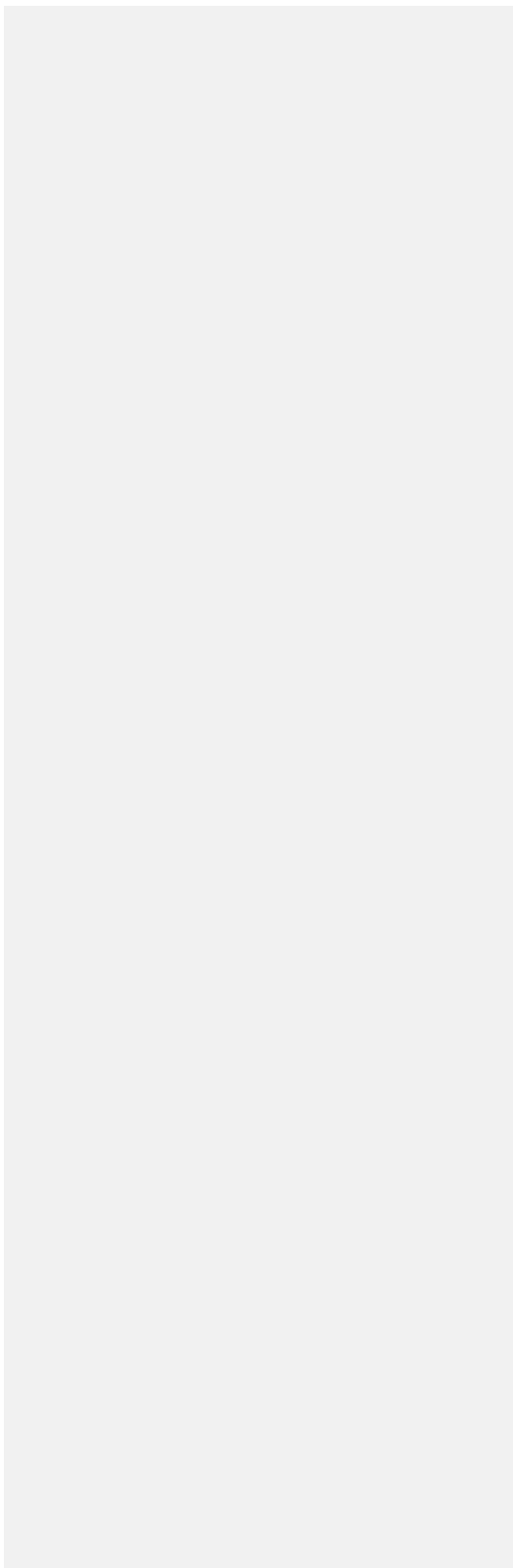
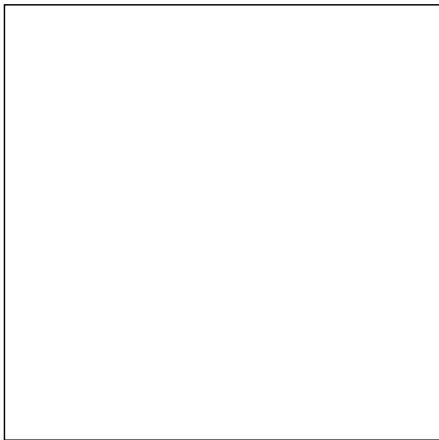
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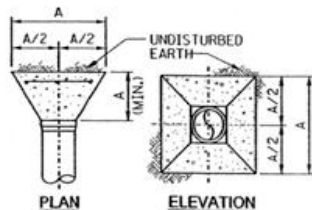
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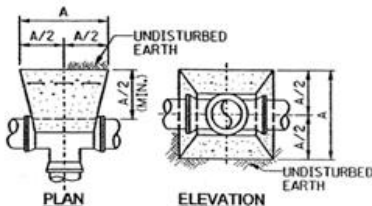


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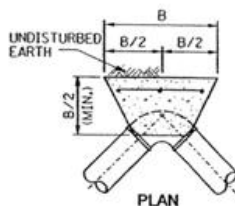




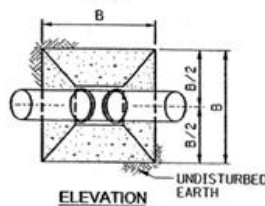
PLUG END



TEE



BEND



BEND

TABLE OF "A" DIMENSION (IN FEET)							
TEST PRESSURE (PSI)	PIPE SIZE (NOMINAL DIAM. IN INCHES)						
	4	6	8	10	12	16	20
100	1'-2"	1'-7"	2'-1"	2'-7"	3'-1"	4'-0"	5'-0"
115	1'-3"	1'-9"	2'-3"	2'-9"	3'-3"	4'-4"	5'-4"
130	1'-3"	1'-10"	2'-5"	2'-11"	3'-6"	4'-7"	5'-8"
150	1'-4"	2'-0"	2'-7"	3'-2"	3'-9"	4'-11"	6'-1"

TABLE OF "B" DIMENSION (IN FEET)								
TEST PRESSURE (PSI)	BEND DEGREES	PIPE SIZE (NOMINAL DIAM. IN INCHES)						
		4	6	8	10	12	16	20
100	90°	1'-4"	1'-11"	2'-6"	3'-1"	3'-8"	4'-9"	5'-11"
	45°	1'-0"	1'-5"	1'-10"	2'-3"	2'-8"	3'-5"	4'-4"
	22-1/2°	0'-9"	1'-0"	1'-4"	1'-11"	2'-5"	3'-2"	3'-2"
	11-1/4°	0'-6"	0'-8"	1'-0"	1'-2"	1'-4"	1'-10"	2'-2"
115	90°	1'-5"	2'-1"	2'-8"	3'-3"	3'-11"	4'-11"	6'-4"
	45°	1'-1"	1'-6"	2'-0"	2'-5"	2'-10"	3'-9"	4'-8"
	22-1/2°	0'-9"	1'-1"	1'-5"	1'-10"	2'-1"	2'-8"	3'-4"
	11-1/4°	0'-7"	0'-9"	1'-0"	1'-3"	1'-6"	1'-11"	2'-5"
130	90°	1'-6"	2'-2"	2'-10"	3'-5"	4'-2"	5'-4"	6'-9"
	45°	1'-2"	1'-7"	2'-1"	2'-6"	3'-1"	4'-0"	5'-0"
	22-1/2°	0'-10"	1'-2"	1'-6"	1'-10"	2'-2"	2'-10"	3'-2"
	11-1/4°	0'-7"	0'-10"	1'-1"	1'-4"	1'-7"	2'-0"	2'-6"
150	90°	1'-8"	2'-4"	3'-1"	3'-7"	4'-5"	5'-10"	7'-4"
	45°	1'-3"	1'-9"	2'-3"	2'-9"	3'-5"	4'-4"	5'-4"
	22-1/2°	1'-0"	1'-3"	1'-8"	2'-0"	2'-4"	3'-1"	3'-10"
	11-1/4°	0'-8"	0'-11"	1'-2"	1'-5"	1'-8"	2'-2"	2'-9"

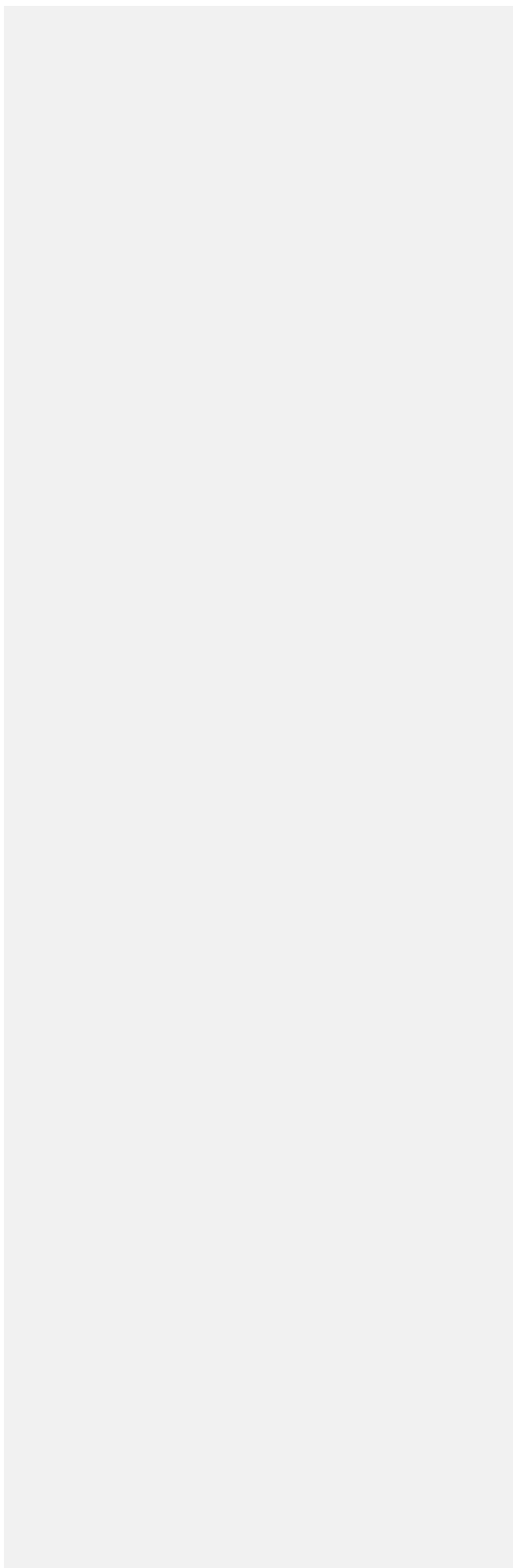
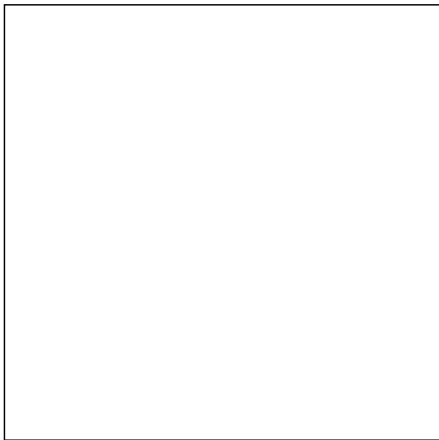
**NOTES:**

- THRUST BLOCKS SHALL BE CONSTRUCTED OF CLASS "X" CONCRETE
- REINFORCING STEEL SHALL BE: FOR TEST PRESSURES OF
  - 100 PSI-#4 @ 12" E.W.
  - 115 PSI-#4 @ 12" E.W.
  - 130 PSI-#5 @ 12" E.W.
  - 150 PSI-#5 @ 12" E.W.
- THRUST BLOCK SIZE FOR TEE DETERMINED BY SMALLEST DIAMETER OF TEE AND TEST PRESSURE OF LINE. ALL THRUST BLOCK SIZES SHOWN ARE BASED ON A MINIMUM SOIL BEARING PRESSURE OF 1500 PSI (STANDARD PROCTOR). SEE PLAN SHEETS FOR SPECIFIC REQUIREMENTS IN SPECIAL SOILS AND ROCK AREAS.

**THRUST BLOCK DETAILS**

REVISIONS	DATE:	APRIL 1996	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
SEPTEMBER 2006	SCALE:	NONE		
	DRAWN BY:	G. RIOS	THRUST BLOCK DETAILS	

NO.



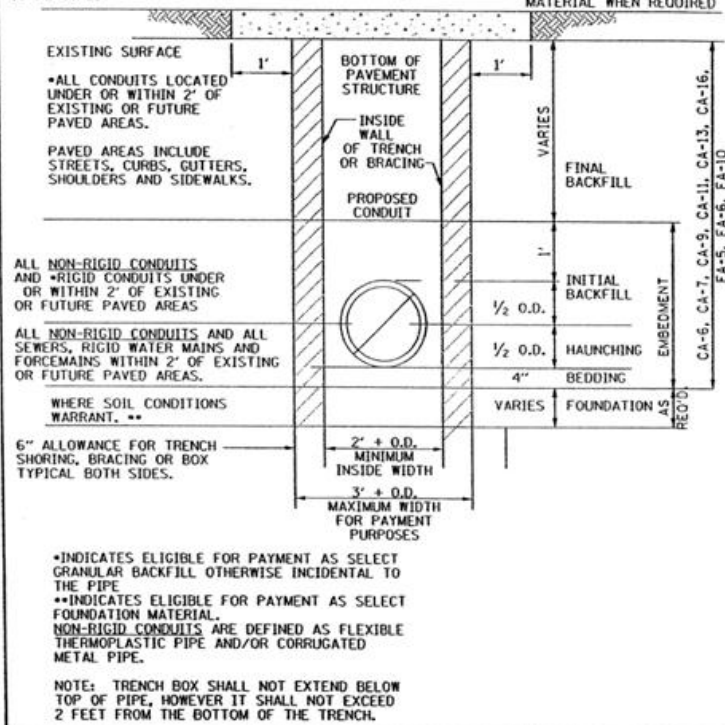


SEE PLANS AND SPECIFICATIONS FOR SURFACE RESTORATION

WIDTH OF PERMANENT PAVEMENT REMOVAL AND REPLACEMENT FOR PAYMENT PURPOSES

IDENTIFICATION OF WHERE SELECT GRANULAR MATERIAL IS REQUIRED

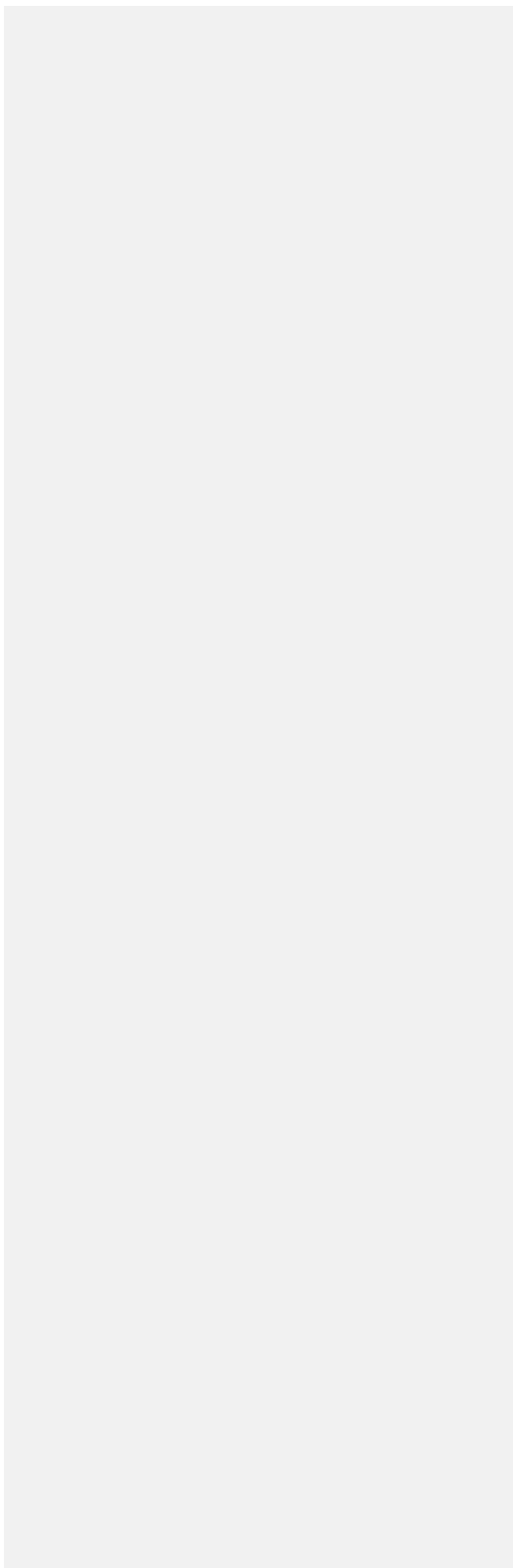
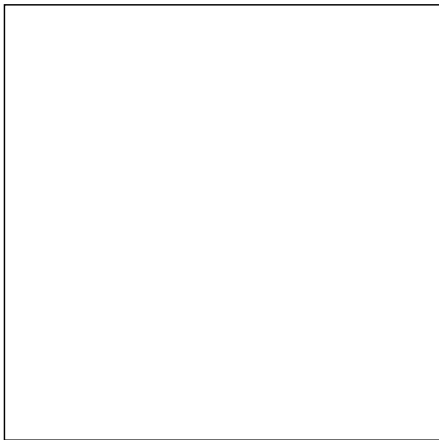
TERMINOLOGY, DIMENSIONS AND TYPE OF SELECT MATERIAL WHEN REQUIRED



### UTILITY TRENCH STANDARD

REVISIONS	DATE: APRIL 1996	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	NO.
SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS		
STANDARD DETAIL FOR SEWER PIPE INSTALLATION SHEET 1 OF 2			

11/16/2006 11:46:41 AM H:\CADD\NORTH AURORA STANDARD DETAILS\UTILITY TRENCH STANDARD.DWG  
THIS DRAWING IS THE PROPERTY OF THE VILLAGE OF NORTH AURORA. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE VILLAGE OF NORTH AURORA.



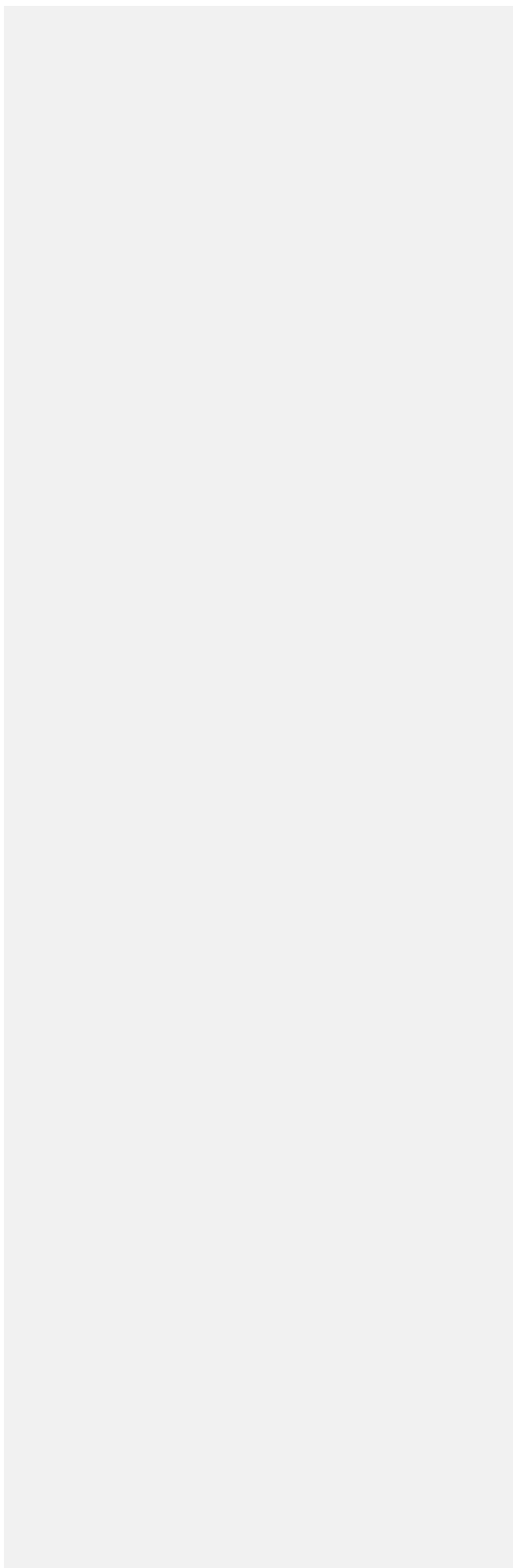
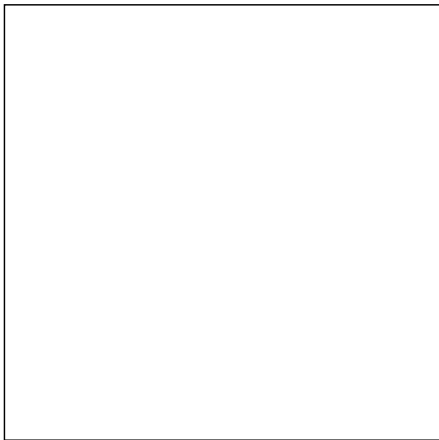
2-25-2006 11:18:11 AM -\\S0505\NORTH AURORA STANDARD DETAIL\NORTH AURORA UTILITY TRENCH STANDARD.DGN  
 This drawing was not created by a registered engineer or architect and is not to be used for any purpose other than that intended by the Village of North Aurora

TABLE 1

INSIDE DIAMETER OF CONDUIT IN INCHES "D"	MAXIMUM TRENCH WIDTH IN FEET FOR PAYMENT	BEDDING C.Y./FOOT WHERE ELIGIBLE FOR PAYMENT	HAUNCHING C.Y./FOOT WHERE ELIGIBLE FOR PAYMENT	INITIAL BACKFILL C.Y./FOOT WHERE ELIGIBLE FOR PAYMENT	FINAL BACKFILL C.Y./FOOT PER FOOT OF DEPTH WHERE ELIGIBLE FOR PAYMENT	PERMANENT PAVEMENT REMOVAL AND REPLACEMENT S.Y./FOOT
6	3.58	0.04	0.03	0.17	0.13	0.62
8	3.78	0.05	0.05	0.19	0.14	0.64
10	3.97	0.05	0.06	0.20	0.15	0.66
12	4.17	0.05	0.07	0.22	0.15	0.69
14	4.36	0.05	0.08	0.24	0.16	0.71
15	4.46	0.06	0.09	0.25	0.17	0.72
16	4.56	0.06	0.10	0.26	0.17	0.73
18	4.75	0.06	0.11	0.29	0.18	0.75
20	4.94	0.06	0.12	0.31	0.18	0.77
21	5.04	0.06	0.13	0.32	0.19	0.78
24	5.33	0.07	0.15	0.35	0.20	0.81
27	5.63	0.07	0.17	0.38	0.21	0.85
28	5.72	0.07	0.18	0.39	0.21	0.86
30	5.92	0.07	0.20	0.41	0.22	0.88
33	6.21	0.08	0.22	0.45	0.23	0.91
36	6.50	0.08	0.24	0.48	0.24	0.94
42	7.08	0.09	0.29	0.56	0.26	1.01
48	7.67	0.09	0.35	0.63	0.28	1.07
54	8.25	0.10	0.40	0.71	0.31	1.14
60	8.83	0.11	0.46	0.79	0.33	1.20
66	9.42	0.12	0.52	0.87	0.35	1.27
72	10.00	0.12	0.58	0.95	0.37	1.33
78	10.58	0.13	0.65	1.04	0.39	1.40
84	11.17	0.14	0.72	1.13	0.41	1.46
90	11.75	0.15	0.79	1.23	0.44	1.53
96	12.33	0.15	0.86	1.32	0.46	1.59
102	12.92	0.16	0.94	1.42	0.48	1.66
108	13.50	0.17	1.02	1.52	0.50	1.72
120	14.67	0.18	1.19	1.73	0.54	1.85

### UTILITY TRENCH STANDARD

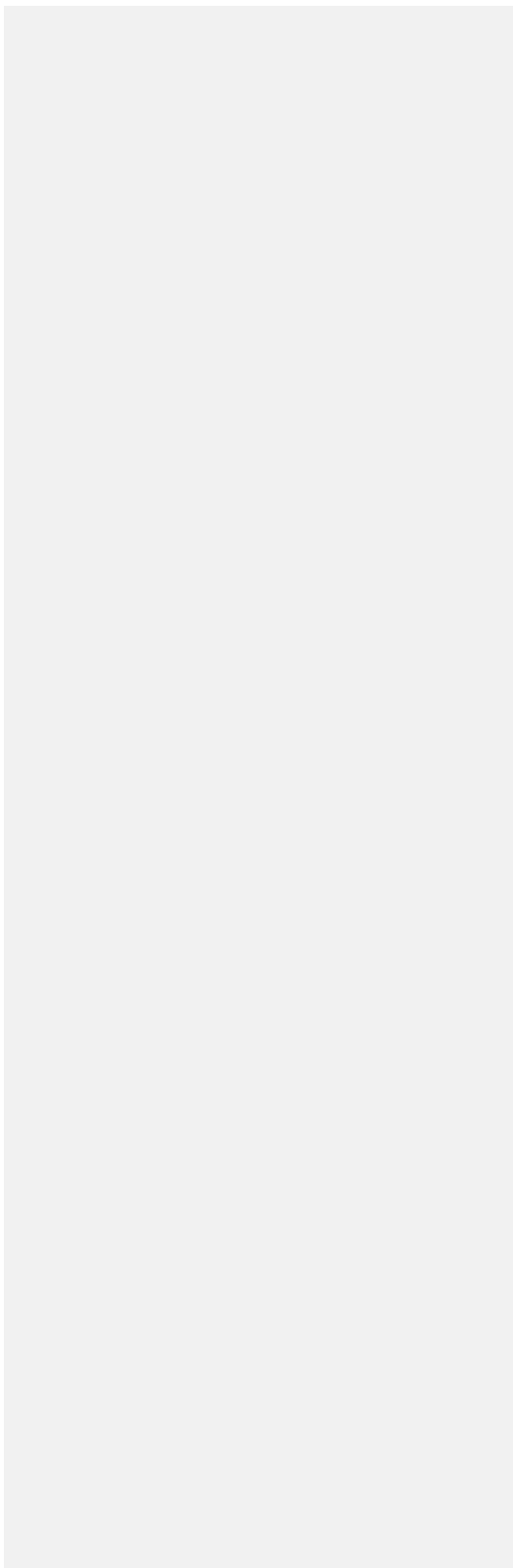
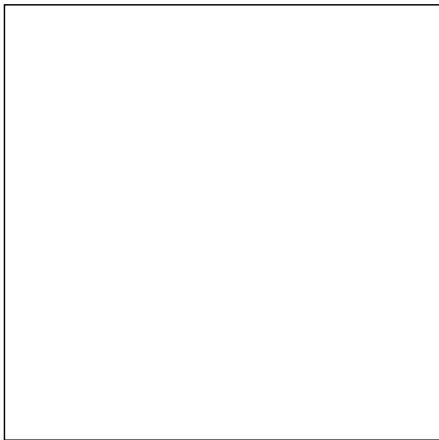
REVISIONS	DATE: APRIL 1996	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
APRIL 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	STANDARD DETAIL FOR SEWER PIPE INSTALLATION SHEET 2 OF 2	NO.





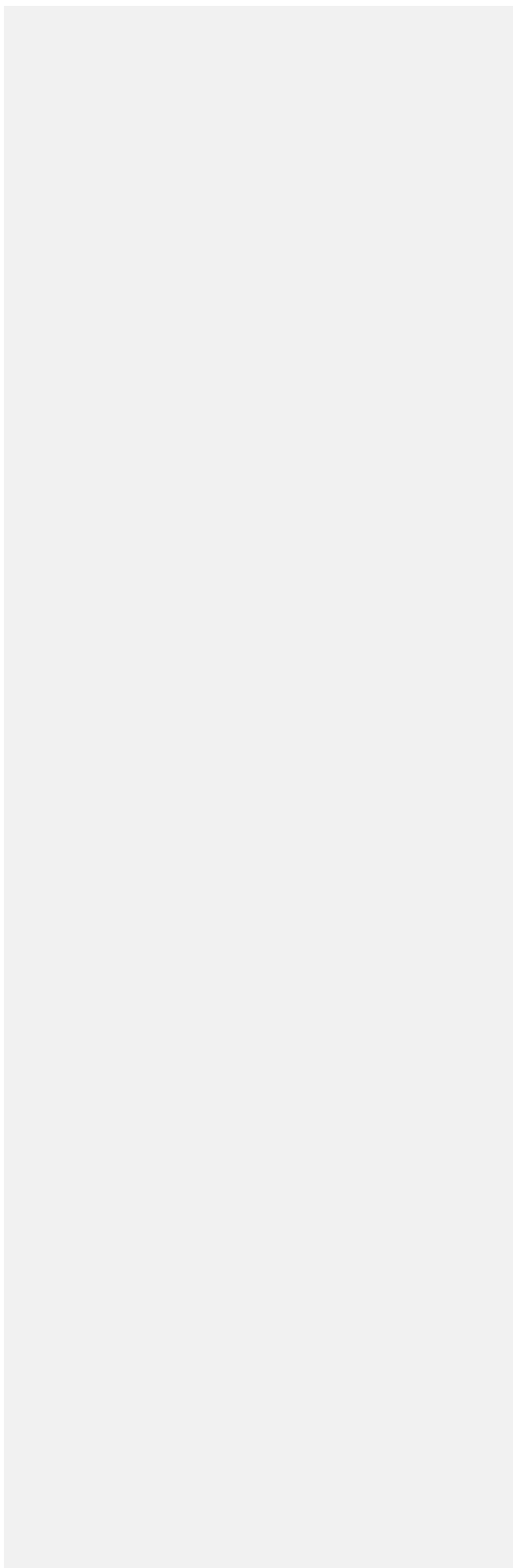
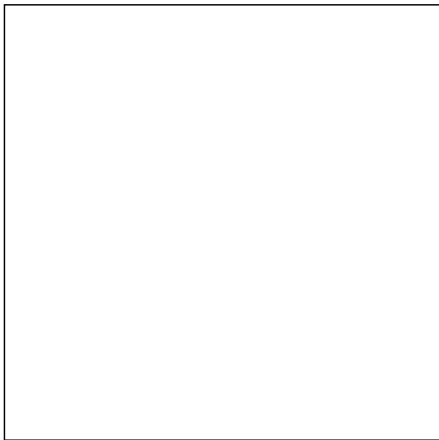
1. ALL COMPONENTS TO BE SET WITH BUTYL ROPE BED
2. MATERIAL SHALL BE MONOLITHIC PRECAST CONCRETE
3. STORM STRUCTURE FRAMES & GRATES & LIDS:
4. TYPE 1 FRAME, 10'-NEENAH No. R-1713 OR  
EAST JORDAN No. 9500 CLOSED LIDS LABELED "STORM"  
& "VILLAGE OF NORTH AURORA"  
OPEN GRATES-NEENAH TYPE A, EAST JORDAN TYPE M1
5. B6.12 CURB & GUTTER-NEENAH No. R-3281-A OR  
EAST JORDAN No. 7210 DEPRESSED CURB &  
GUTTER-EAST JORDAN No. 7210 WITH TYPE M3 GRATE.
6. M3.12 CURB & GUTTER-NEENAH No. R-3501-P OR  
EAST JORDAN No. 7525 DEPRESSED CURB &  
GUTTER-EAST JORDAN No. 7210 WITH TYPE M3 GRATE.

REVISIONS	DATE: APRIL 1996	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	STORM INLET TYPE A	NO.

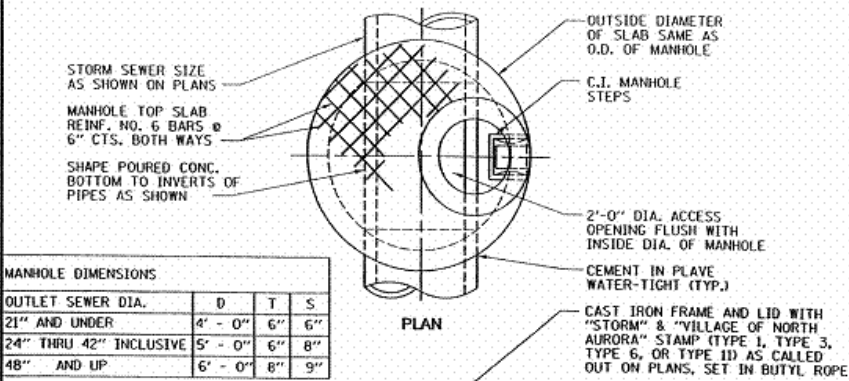




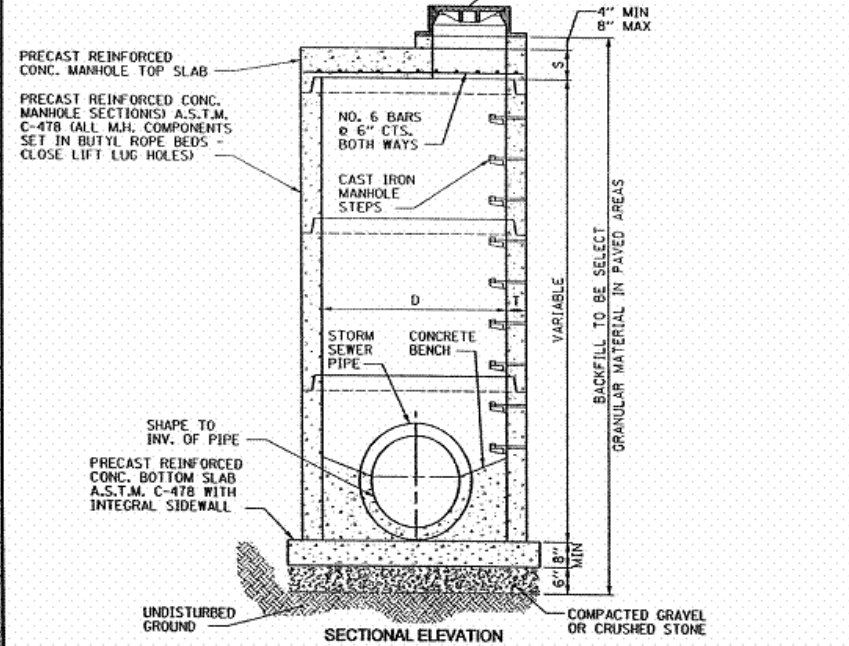
2/28/2008 1:18:04 PM K:\NOV\NORTH\WARRA\STANDARD DETAILS\NORTHWOODA\_STORMWATER\_DETAILS.DGN







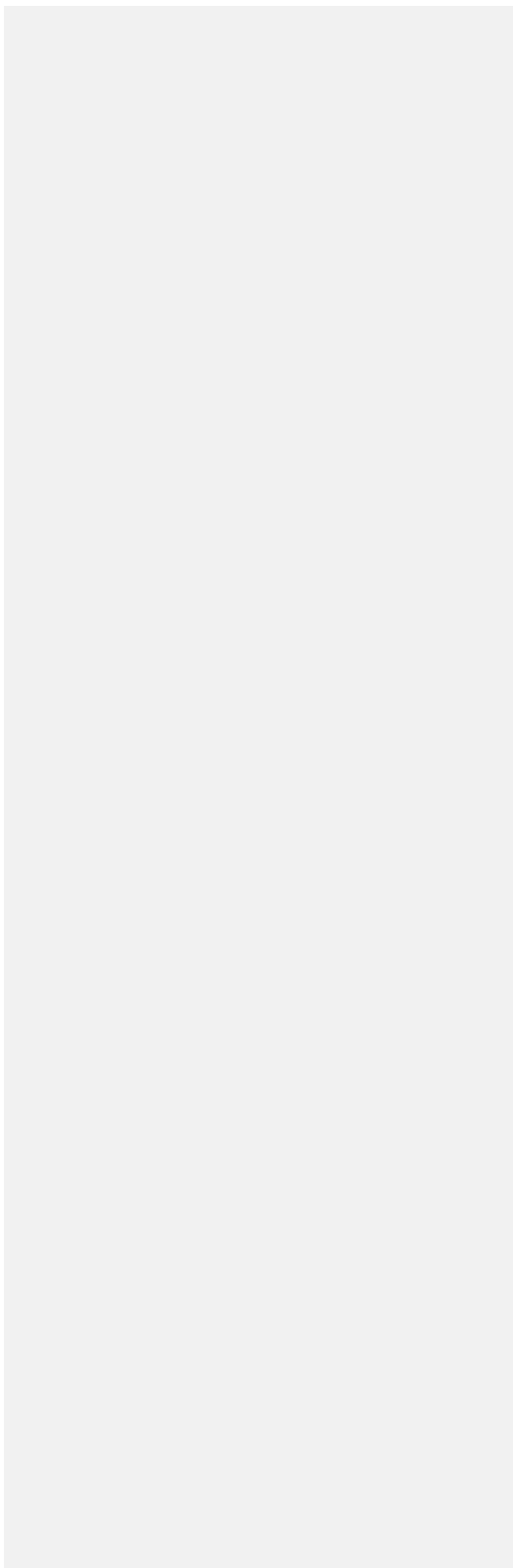
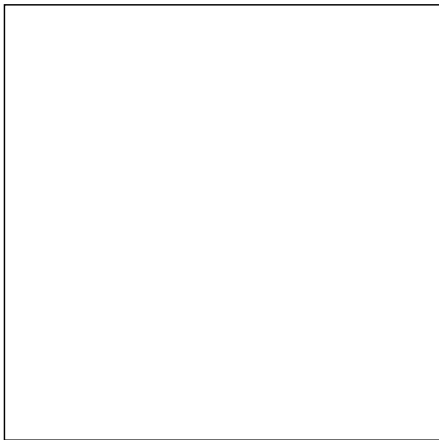
MANHOLE DIMENSIONS				
OUTLET SEWER DIA.	D	T	S	
21" AND UNDER	4' - 0"	6"	6"	
24" THRU 42" INCLUSIVE	5' - 0"	6"	8"	
48" AND UP	6' - 0"	8"	9"	

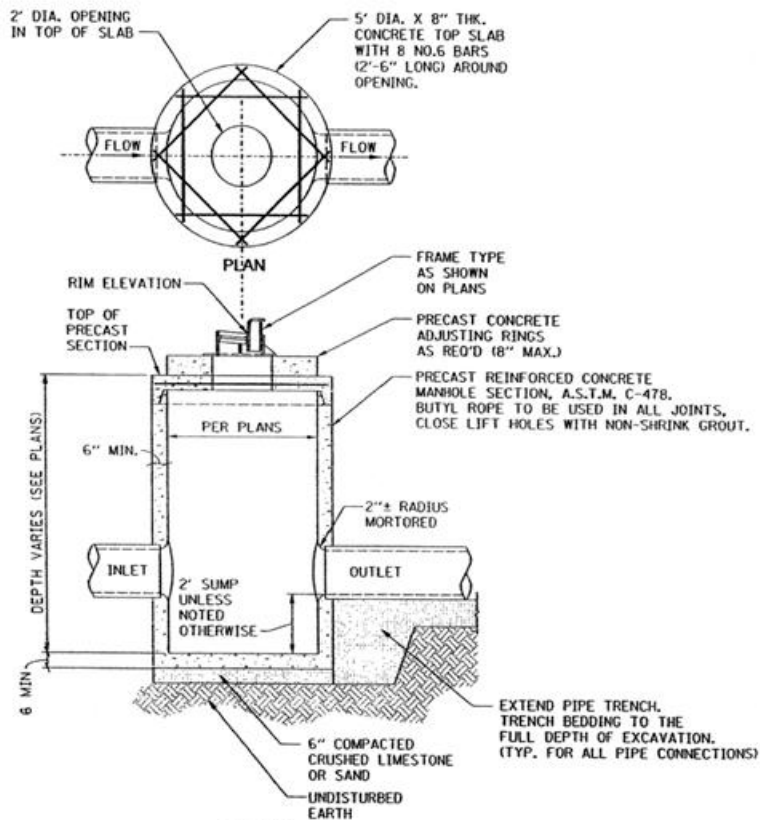


**STORM SEWER MANHOLE TYPE - C**

REVISIONS	DATE:	SEPTEMBER 2006	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
	SCALE:	NONE		
	DRAWN BY:	G. RIOS		
STORM MANHOLE TYPE C				NO.

22/07/2006 11:46:42 AM: ALL VILLAGE OF NORTH AURORA STANDARD DETAILS UNDER THE VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE. THIS DRAWING IS THE PROPERTY OF THE VILLAGE OF NORTH AURORA AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE VILLAGE OF NORTH AURORA.



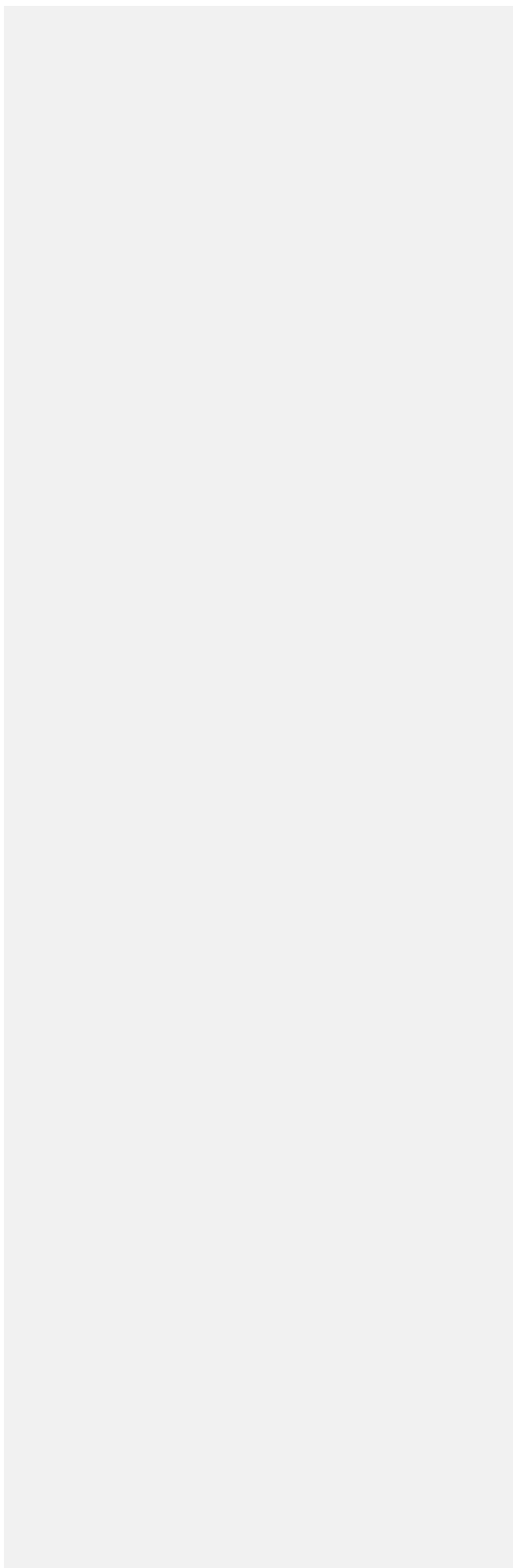
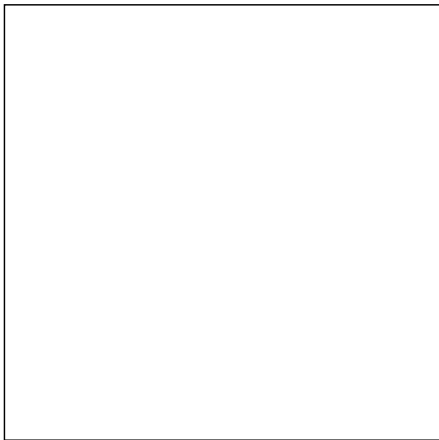


SECTION

### CATCH BASIN

REVISIONS	DATE: APRIL 1996	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	CATCH BASIN	NO.

0-104-2386-1-11-14-16 IN VILLAGE OF NORTH AURORA, ILLINOIS. DETAILS FOR NORTH AURORA, CATCH BASIN. 2006. THE CITY OF NORTH AURORA, ILLINOIS, IS THE OWNER OF THIS DRAWING. ALL RIGHTS ARE RESERVED BY THE CITY OF NORTH AURORA.





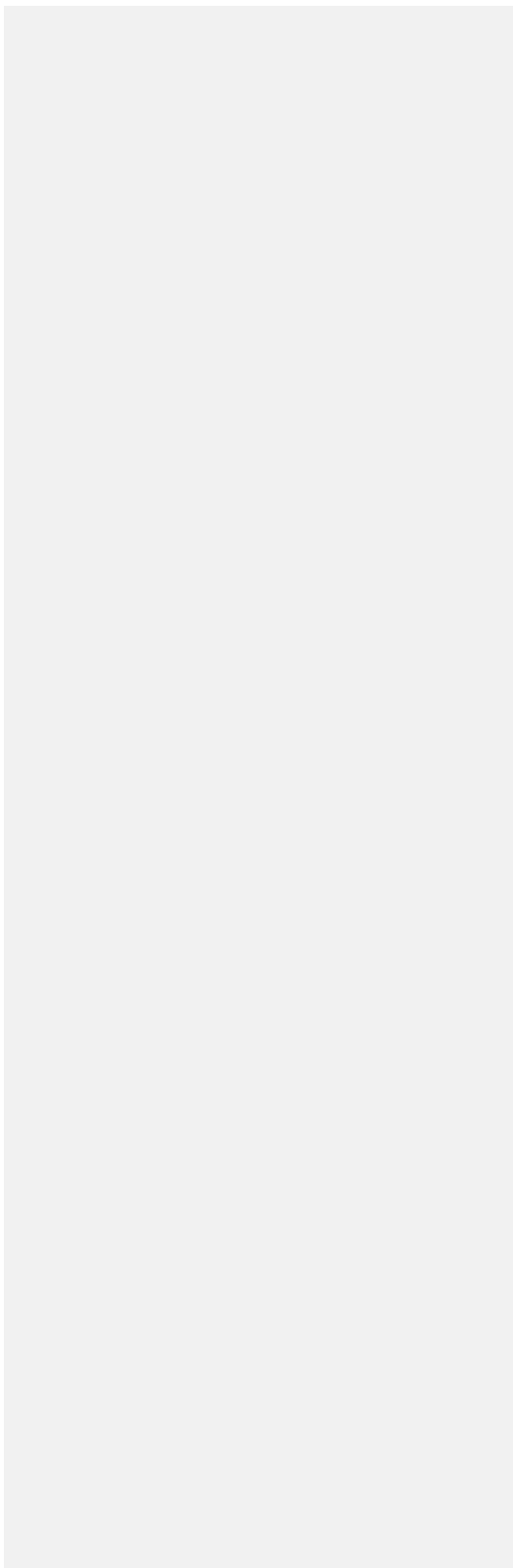
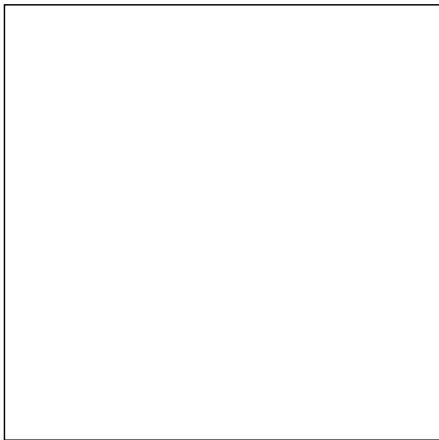
5

4' MIN. INTO  
ENSE VIRGIN SOIL

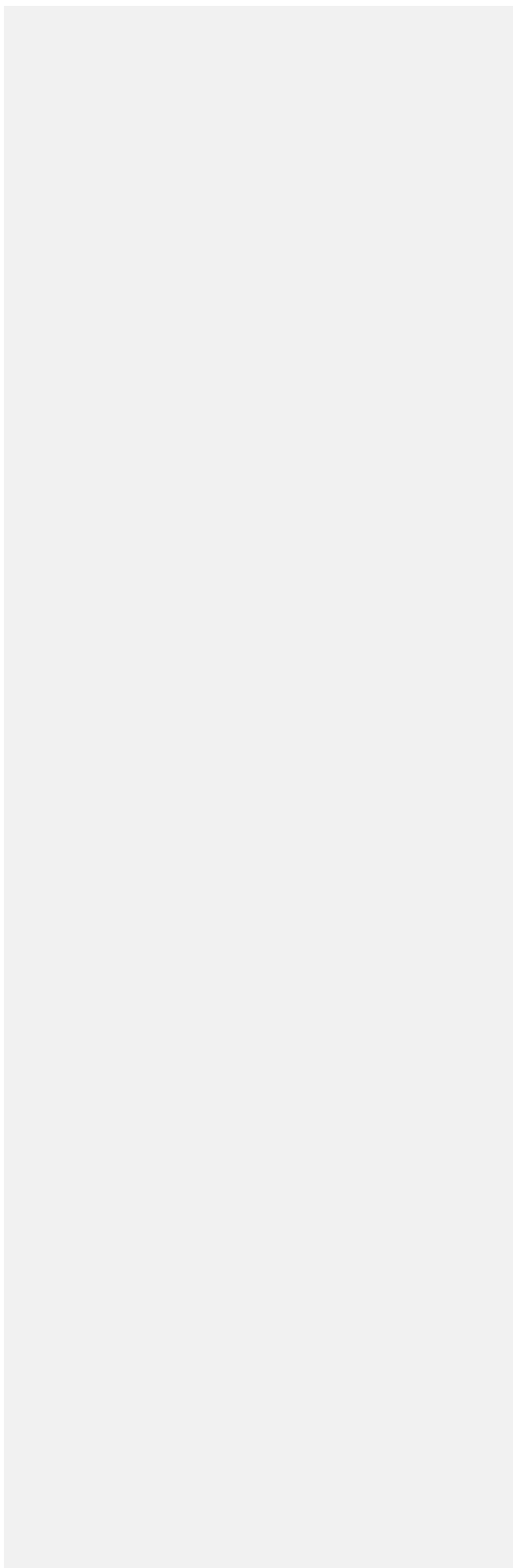
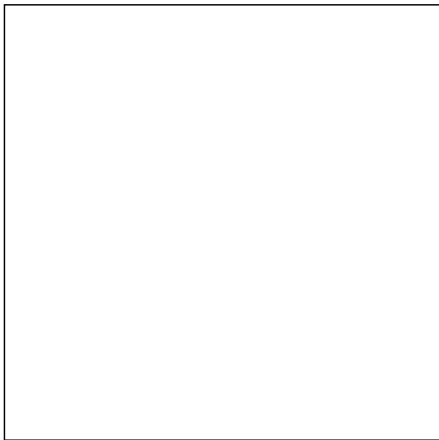
**TAMPED LIMESTONE SCREENINGS**

### STANDARD LIGHT AND POLE FOR COMMERCIAL STREET

NO.









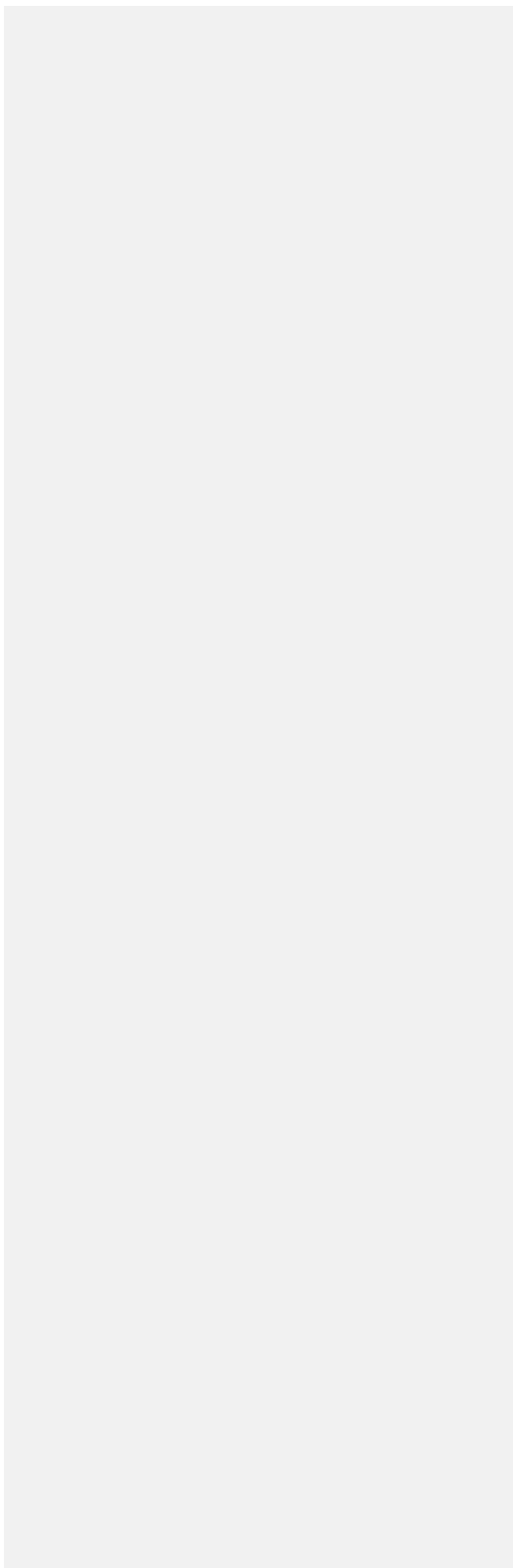
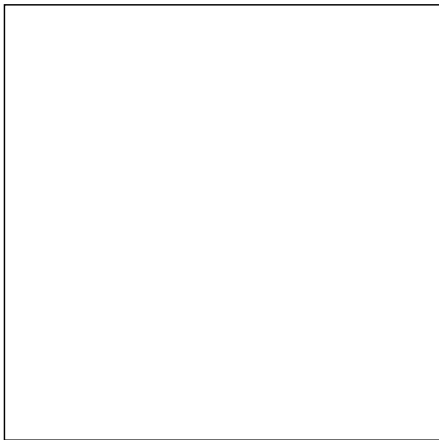
# RESTRAINED JOINTS  
(EACH DIRECTION FROM M.J. FITTING)

	WATERMAIN SIZE		
	8"	10"	12"
90 *	2	3	3
45 *	1	1	2
22 1/2 *	1	1	1
TEE (ALL LEGS)	1	2	3
DEAD END PLUG	4	5	6
6" REDUCER x —		2	3
10" REDUCER x —			3

**NOTE:**

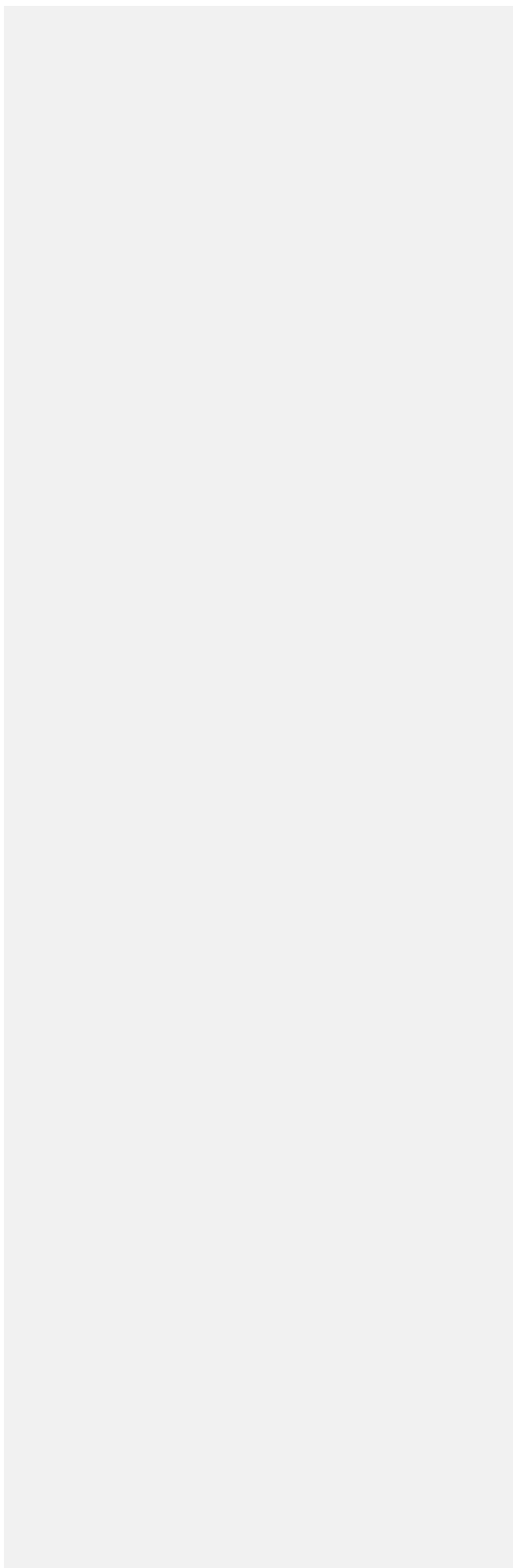
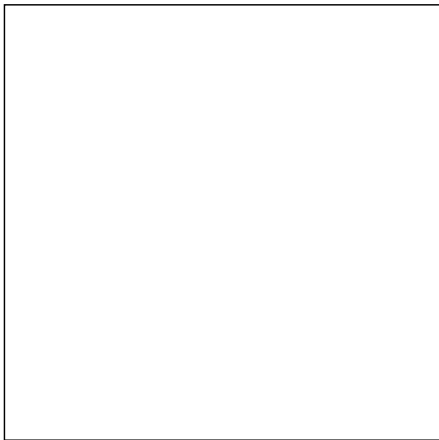
ALL 16" WATERMAIN RESTRAINT AS DIRECTED BY VILLAGE ENGINEER

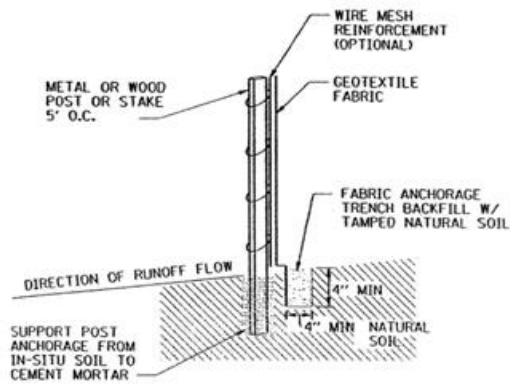
REVISIONS	DATE: APRIL 1996	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	WATERMAIN RESTRAINED JOINTS TABLE	NO.





NO.	
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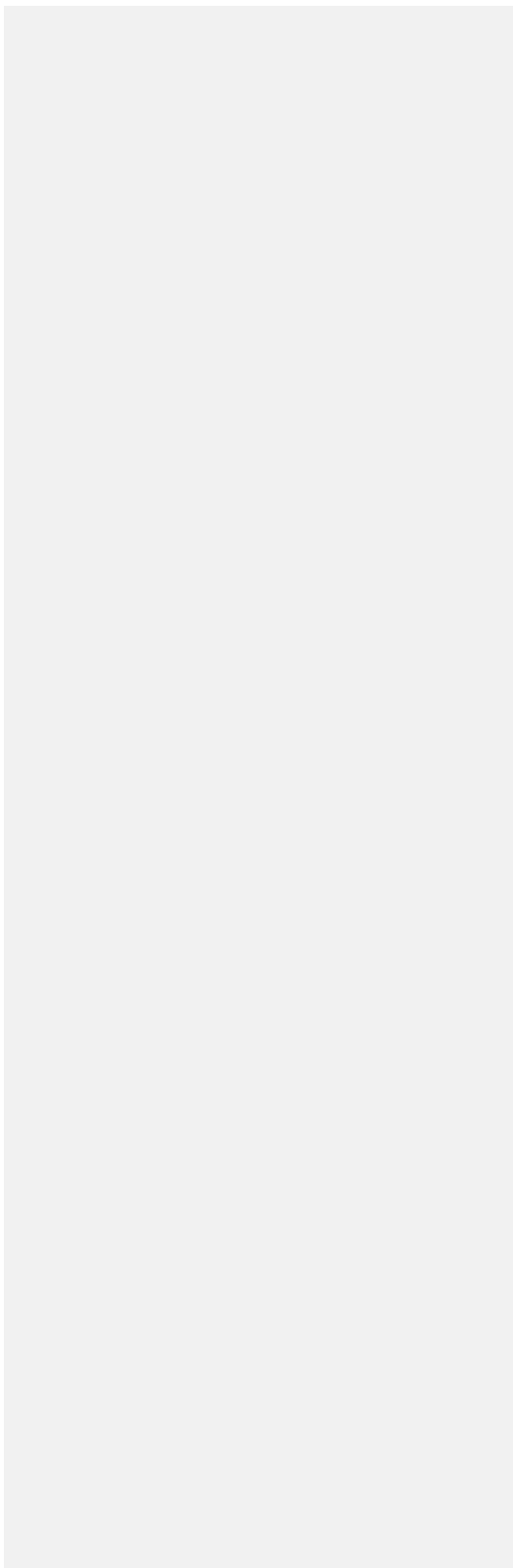
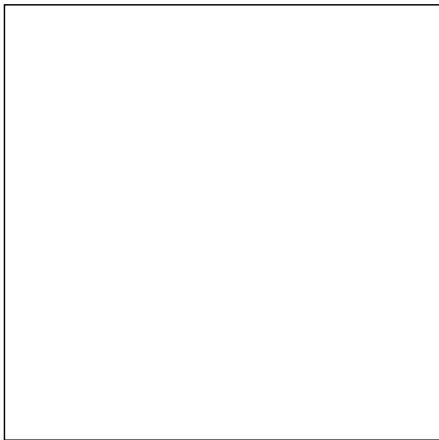


DEPENDENT UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

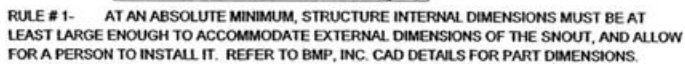
### SILT FENCE DETAIL

20/2006 11:17:11 PM H:\000\00000000\AURORA\STANDARD DETAIL\NORTH AURORA.dwg PLTENSECT, CON  
 1. 11/17/06 11:17:11 PM H:\000\00000000\AURORA\STANDARD DETAIL\NORTH AURORA.dwg PLTENSECT, CON  
 1. 11/17/06 11:17:11 PM H:\000\00000000\AURORA\STANDARD DETAIL\NORTH AURORA.dwg PLTENSECT, CON

REVISIONS	DATE: NOVEMBER 2003	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G.RIOS	SILT FENCE CONSTRUCTION DETAIL	NO.



4/28/2008 11:17:18 PM H:\DOCKMAN\NORTH ALABAMA STAGNATED DETAILS\NORTHALABAMA\_SUSTAINABILITY.docx



**RULE #2- USE ONLY "F" SERIES SNOOTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOOTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", AND, 30" SIZES.**

SUMP DEPTH (Ds)- SUMP DEPTH SHOULD BE A MINIMUM OF 36" FOR ANY NEW CONSTRUCTION FOR PIPES 12" AND LESS. FOR 15"-18" PIPE MIN. DEPTH SHOULD BE 48". OPTIMAL SIZING IS AT LEAST 2.5X TO 3X OUTLET PIPE DIAMETER (Dp) FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.

STRUCTURE DIMENSIONS: PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE APPROX. 7X  
AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL  
CLEANOUT FREQUENCY.  
(SEE MAINTENANCE FREQUENCY CALCULATION SHEET FOR MORE INFORMATION)

**IMPORTANT NOTICE:** *DO NOT CONFUSE PIPE O.D WITH PIPE I.D.* A SNOUT FITS OVER A PIPE, NOT IN IT. THUS, SNOUT MUST BE SIZED TO FIT OVER PIPE OPENING IN STRUCTURE. SNOUTS ARE AVAILABLE FOR ROUND STRUCTURES TO ACCOMMODATE PIPES OF 30" O.D. MAX. FOR PIPES 30" O.D. AND ABOVE, USE SQUARE OR RECTANGULAR STRUCTURES.

**SIZING EXAMPLES:**

U. S. Patent • 6126817

**BMP, INC.**

53 MT. ARCHER ROAD, LYME, CT. 06371  
(800) 504-8008 FAX: (800) 434-3195

DESCRIPTION  SNOUT SIZING CHART	DATE 04/24/00	SCALE NONE
	DRAWING NUMBER SP-SI	

REVISIONS	DATE: NOVEMBER 2003	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	SNOUT SIZING CHART	NO.

**FRAMES, GRATES AND LIDS JAN. 2006**

**TYPE — 1** ROUND FRAME FOR SANITARY, STORM OR WATER IN PAVEMENT OR PUBLIC RIGHT-OF-WAY. ALL CLOSED LIDS TO BE CAST WITH "VILLAGE OF NORTH AURORA" AND "WATER", "SANITARY", OR "STORM".

ILL. TYPE	NEENAH	EAST JORDAN	LID
TYPE — 1	R-1713	1050 EX HD	SOLID
TYPE — 1	R-1713	1050 EX HD	"SANITARY"
TYPE — 1	R-1713	1050 EX HD	"STORM"
TYPE — 1	R-1713	1050 EX HD	"WATER"
TYPE — 1 GR	R-2504 w/ TY-A	1050 EX HD w/ TY-M1	GRATE

**TYPE — 11** (eleven) STORM SEWER B6.12 CURB AND GUTTER FRAME.

ILL. TYPE	NEENAH	EAST JORDAN	GRATE
TYPE — 11	R-3281-A	7210	INCLUDED

FOR DEPRESSED CURBS, ORDER AS FOLLOWS:

NEENAH: R-3281-1 WITH SLOTTED PLATE TO MATCH GRATE. (See R-3246-1.)

EAST JORDAN: 7210 WITH TYPE - M3 GRATE.

**TYPE — M3.12** FOR MOUNTABLE, ROLL-TYPE, CURB AND GUTTER

|--|--|--|--|



TYPE	NEENAH	EAST JORDAN	GRATE
M3.12	R-3501-P	7525	INCLUDED

**TYPE — 8 ROUND BEEHIVE GRATES**

ILL. TYPE	NEENAH	EAST JORDAN
TYPE - 8	R-4340-B	6527

**TYPE - 1 WITH A 7 INCH TALL FRAME**

ILL. TYPE	NEENAH	EAST JORDAN
TYPE - 1 WITH 7 "FRAME	R-1772	1076

**FRAMES, GRATES AND LIDS JAN. 2006**

**TYPE - 1** ROUND FRAME FOR SANITARY, STORM OR WATER IN PAVEMENT OR THE PUBLIC RIGHT-OF-WAY.

THIS FRAME SHALL ALWAYS BE NINE (9) INCHES TALL, HEAVY DUTY, AND OF THE STATE APPROVED NUMBER TO SATISFY OUR OWN SPECS. IT IS OK TO USE NINE (9) INCH FRAMES THROUGHOUT THE SITE IF PREFERRED.

NEENAH R-1712 HAS BEEN REPLACED BY R-1713. DURING PLAN REVIEWS, WATCH OUT FOR THIS MISTAKE MADE BY OTHERS.

(EX HD =EXTRA HEAVY DUTY, AND GR = GRATE)

(NEENAH CAT. 12TH EDITION, EAST JORDAN CAT. 15TH EDITION)

ILL. TYPE	NEENAH	EAST JORDAN	LID
TYPE - 1	R-1713	1050 EX HD	SOLID
TYPE - 1	R-1713	1050 EX HD	"SANITARY"
TYPE - 1	R-1713	1050 EX HD	"STORM"
TYPE - 1	R-1713	1050 EX HD	"WATER"
TYPE -1 GR	R-2504 w/ TY-A	1050 EX HD w/ TY-M1	GRATE

**TYPE - 11** (eleven) STORM SEWER B6.12 CURB AND GUTTER FRAME.

ILL. TYPE	NEENAH	EAST JORDAN	GRATE
TYPE - 11	R-3281-A	7210	INCLUDED

FOR DEPRESSED CURBS, ORDER AS FOLLOWS:

NEENAH: R-3281-1 WITH SLOTTED PLATE TO MATCH GRATE. (The profile can be seen in R-3246-1.)

EAST JORDAN: 7210 WITH TYPE - M3 GRATE.

Replacement grates can be ordered for use on frames if the curb is saw cut for a driveway at a later date.

**TYPE - M3.12** FOR MOUNTABLE, ROLL-TYPE, CURB AND GUTTER

Use this frame only when rehabbing existing streets. New streets are not Roll-Type unless special exceptions are requested and approved. One such case is Town-home Cul-De-Sacs where driveways run close together.

TYPE	NEENAH	EAST JORDAN	GRATE
M3.12	R-3501-P	7525	INCLUDED

#### **TYPE - 8 ROUND BEEHIVE GRATES**

THIS GRATE IS BEING REPLACED WHERE IT HAS BEEN INSTALLED IN RESIDENTIAL LOCATIONS AND PEDESTRIAN LOCATIONS FOR SAFETY AND APPEARANCE. AT SUCH LOCATIONS, USE TYPE - 1 FRAMES AND GRATES.

ALONG PATHS AND IN BASINS TO BE USED AS PLAY FIELDS/MULTI-PURPOSE FIELDS, ALSO USE TYPE 1 FRAMES AND LIDS.

TYPE - 8 MAY BE USED IN RURAL TYPE ROADSIDE DITCHES AND INDUSTRIAL PARKS BACK AND SIDE LOTS.

IN LOCATIONS WHERE TYPE - 8 GRATES ARE TO BE USED, SPECIFY THE FOLLOWING:

ILL. TYPE	NEENAH	EAST JORDAN
TYPE - 8	R-4340-B	6527

#### **TYPE - 1 WITH A 7 INCH TALL FRAME**

WHERE A TYPE - 1 IS SPECIFIED IN A LOCATION OTHER THAN A PUBLIC RIGHT-OF-WAY OR IN PAVEMENT, THE DESIGN MAY SUBSTITUTE A 7" TALL FRAME. SOME LOCATIONS MAY INCLUDE SIDE AND BACK YARDS, BASINS AND PARKS.

TYPE - 1 FRAMES SHORTER THAN 7 INCHES TALL SHALL NOT BE SPECIFIED. THEY SHALL ONLY BE SUBSTITUTED WITH VILLAGE INSPECTION'S APPROVAL ON THE CONSTRUCTION SITE.

SPECIFY THE FOLLOWING FRAME WITH THE SAME SOLID LIDS OR GRATES AS LISTED USING THE TYPE - 1 FRAMES LISTED ABOVE.

ILL. TYPE	NEENAH	EAST JORDAN
TYPE - 1 WITH 7 "FRAME	R-1772	1076

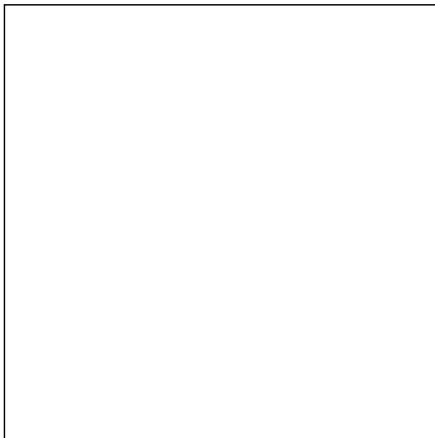
**TYPE - 1 WITH A 7 INCH TALL FRAME**

WHERE A TYPE - 1 IS SPECIFIED IN A LOCATION OTHER THAN A PUBLIC RIGHT-OF-WAY OR IN PAVEMENT, THE DESIGN MAY SUBSTITUTE A 7" TALL FRAME. SOME LOCATIONS MAY INCLUDE SIDE AND BACK YARDS, BASINS AND PARKS.

TYPE - 1 FRAMES SHORTER THAN 7 INCHES TALL SHALL NOT BE SPECIFIED. THEY SHALL ONLY BE SUBSTITUTED WITH VILLAGE INSPECTION'S APPROVAL ON THE CONSTRUCTION SITE.

SPECIFY THE FOLLOWING FRAME WITH THE SAME SOLID LIDS OR GRATES AS LISTED USING THE TYPE - 1 FRAMES LISTED ABOVE.

ILL. TYPE	NEENAH	EAST JORDAN
TYPE - 1 WITH 7" FRAME	R-1772	1076

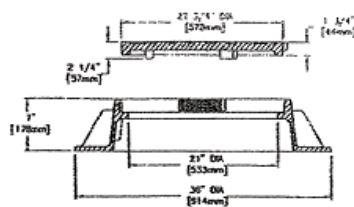
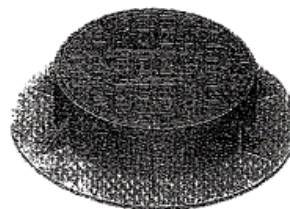


### R-1772 Manhole Frame, Solid Lid

Heavy Duty

Also available with Non-Rocking feature. See page 9 for illustration.

Also furnished with 36" Diameter Range



### 1076 Frame & Cover

Heavy Duty

Machined bearing surfaces

Locking Covers

Unit provided with non-rock ratchet feature

325 lb. (148kg) total weight

Options:

Gasket Seal Covers

4" Ht. Frame

available - 1077



**TYPE - 1** ROUND FRAME FOR SANITARY, STORM OR WATER IN PAVEMENT OR THE PUBLIC RIGHT-OF-WAY.

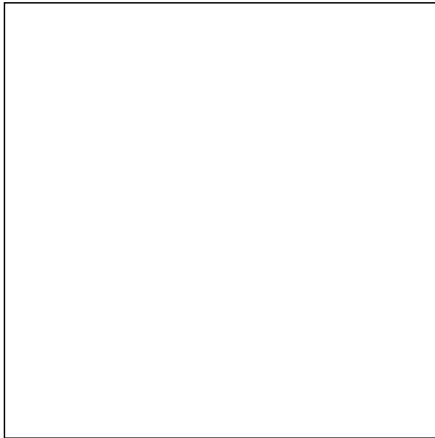
THIS FRAME SHALL ALWAYS BE NINE (9) INCHES TALL, HEAVY DUTY, AND OF THE STATE APPROVED NUMBER TO SATISFY OUR OWN SPECS. IT IS OK TO USE NINE (9) INCH FRAMES THROUGHOUT THE SITE IF PREFERRED.

NEENAH R-1712 HAS BEEN REPLACED BY R-1713. DURING PLAN REVIEWS, WATCH OUT FOR THIS MISTAKE MADE BY OTHERS.

(EX HD = EXTRA HEAVY DUTY, AND GR = GRATE)

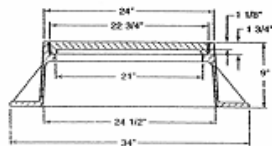
(NEENAH CAT. 12<sup>TH</sup> EDITION, EAST JORDAN CAT. 15<sup>TH</sup> EDITION)

ILL. TYPE	NEENAH	EAST JORDAN	LID
TYPE - 1	R-1713	1050 EX HD	SOLID
TYPE - 1	R-1713	1050 EX HD	"SANITARY"
TYPE - 1	R-1713	1050 EX HD	"STORM"
TYPE - 1	R-1713	1050 EX HD	"WATER"
TYPE - 1 GR	R-2504 w/ TY-A	1050 EX HD w/ TY-M1	GRATE



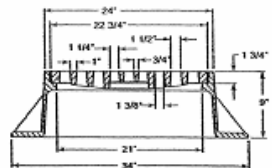
# **R-1713 Manhole Frame, Solid Lid**

Heavy Duty

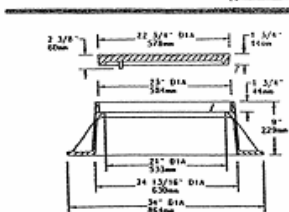


# **R-2504 Catch Basin Frame and Grate**

Heavy Duty



Uses R-1713 frame.



# **1050 Frame & Cover**

Heavy Duty  
Machined bearing surfaces  
Accepts 1020 covers and grates  
See 1020 table for assembly weights

Options:  
*Solid, Vented, or Classic*  
Covers  
*Special Lettered Covers*  
*Watertite Assembly*  
*Adjusting Rings*  
*Light Weight Stacking*  
*Frame Shown*



TYPE - 11 (eleven) STORM SEWER B6.12 CURB AND GUTTER FRAME.

ILL. TYPE	NEENAH	EAST JORDAN	GRATE
TYPE - 11	R-3281-A	7210	INCLUDED

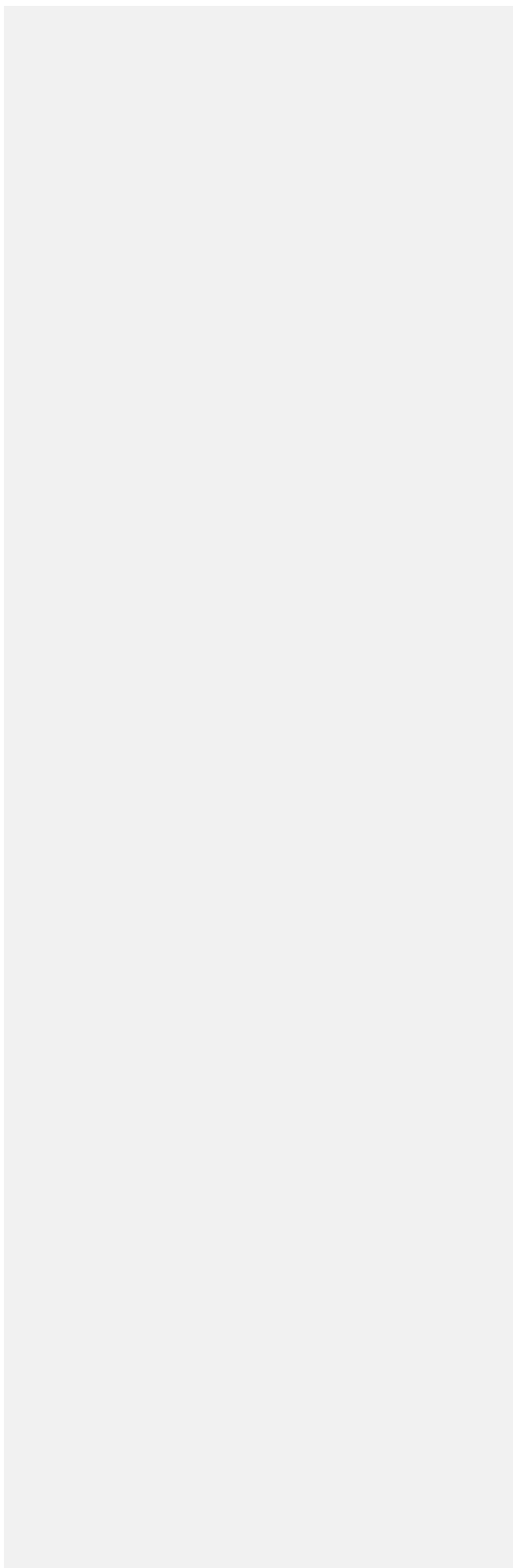
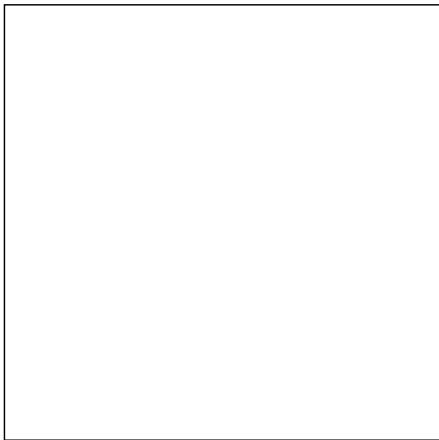
FOR DEPRESSED CURBS, ORDER AS FOLLOWS:

NEENAH: R-3281-1 WITH SLOTTED PLATE TO MATCH GRATE. (The profile can be seen in R-3246-1.)

EAST JORDAN: 7210 WITH TYPE - M3 GRATE.

Replacement grates can be ordered for use on frames if the curb is saw cut for a driveway at a later date.

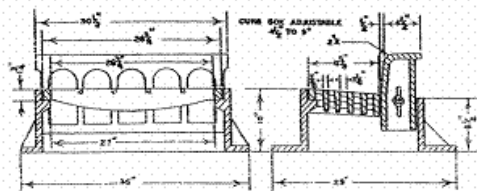




## R-3281-A Curb Inlet Frame, Grate and Curb Box

### Heavy Duty

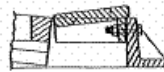
Also available with open curb box (no bars), or with flat curb plate instead of curb box. (See R-3246-1)



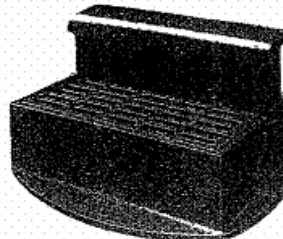
## R-3246-1

Same as R-3246 except with plate over curb box opening. See illustration.

Neither type R-Diagonal nor type V grates recommended for bicycle traffic when used with curbplate.



R-3246-1 with Curb Plate



## 7210 Catch Basin Curb Inlet

### Heavy Duty

With TYPE M1 Grate and T1 Back

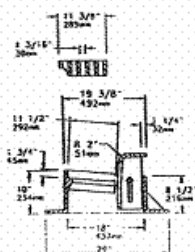
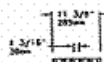
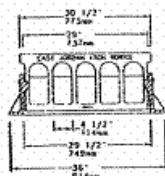
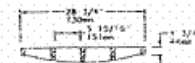
Approx. 130 sq. in. of opening

Curb back ht. adjusts from 4 1/2" to 9"

515 lb. (227kg) total weight

"DUMP NO WASTE!" lettering and fish image on back

Square flange frame available



### TYPE M2 Grate

Approx. 135 sq. in. of opening

490 lb. (222kg) total weight



### TYPE M4 Vane Grate

Approx. 85 sq. in. of opening

500 lb. (227kg) total weight



### TYPE M3 Grate

Approx. 230 sq. in. of opening

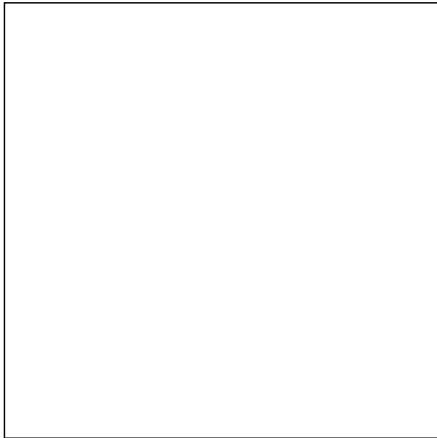
To be used without curb back

## TYPE - M3.12 FOR MOUNTABLE, ROLL-TYPE, CURB AND GUTTER

Use this frame only when rehabbing existing streets. New streets are not Roll-Type unless special exceptions are requested and approved. One such case is Town-home Cul-De-Sacs where driveways run close together.

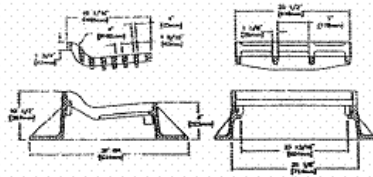
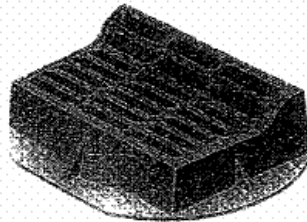
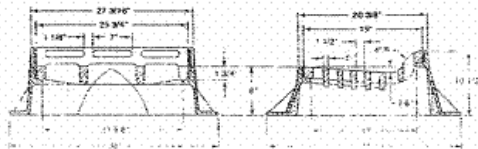
TYPE	NEENAH	EAST JORDAN	GRATE

M3.12	R-3501-P	7525	INCLUDED



**R-3501-P**  
**Inlet for Roll Type Curb**

Heavy Duty



**7525 Catch Basin Curb Inlet**

Heavy Duty

420 lb. (191kg) total weight

Approx. 220 sq. in. of opening



**TYPE - 8 ROUND BEEHIVE GRATES**

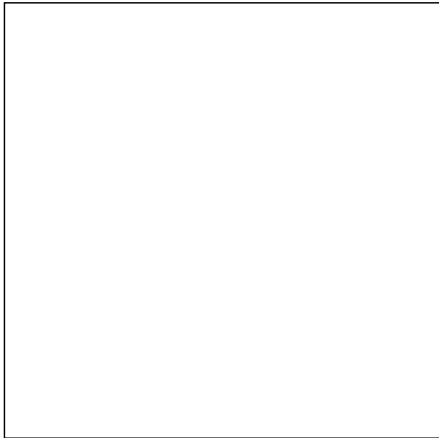
THIS GRATE IS BEING REPLACED WHERE IT HAS BEEN INSTALLED IN RESIDENTIAL LOCATIONS AND PEDESTRIAN LOCATIONS FOR SAFETY AND APPEARANCE. AT SUCH LOCATIONS, USE TYPE - 1 FRAMES AND GRATES.

ALONG PATHS AND IN BASINS TO BE USED AS PLAY FIELDS/MULTI-PURPOSE FIELDS, ALSO USE TYPE 1 FRAMES AND LIDS.

TYPE - 8 MAY BE USED IN RURAL TYPE ROADSIDE DITCHES AND INDUSTRIAL PARKS BACK AND SIDE LOTS.

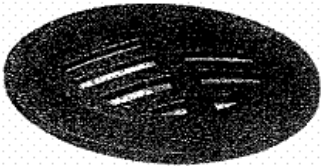
IN LOCATIONS WHERE TYPE - 8 GRATES ARE TO BE USED, SPECIFY THE FOLLOWING:

ILL. TYPE	NEENAH	EAST JORDAN
TYPE - 8	R-4340-B	6527

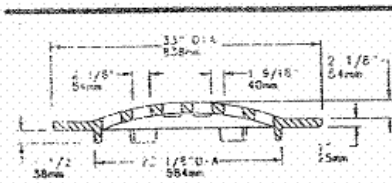


**R-4340 Series  
Round Beehive Grates**

Light Duty-For Ditch Drainage Construction

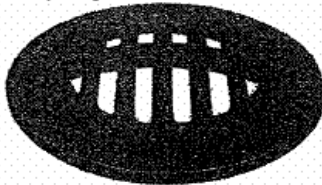


Illustrating R-4340-B



**6527 Ditch Grate**

Heavy Duty  
Fits 24" sewer pipe bell  
Approx. 169 sq. in. of opening  
200 lb (91kg)  
total weight



**STATE OF ILLINOIS CONVERSION CHART  
IDOT - NEENAH FOUNDRY CO**

ILLINOIS TYPE	NEENAH CATALOG #	12th EDITION CATALOG PG #

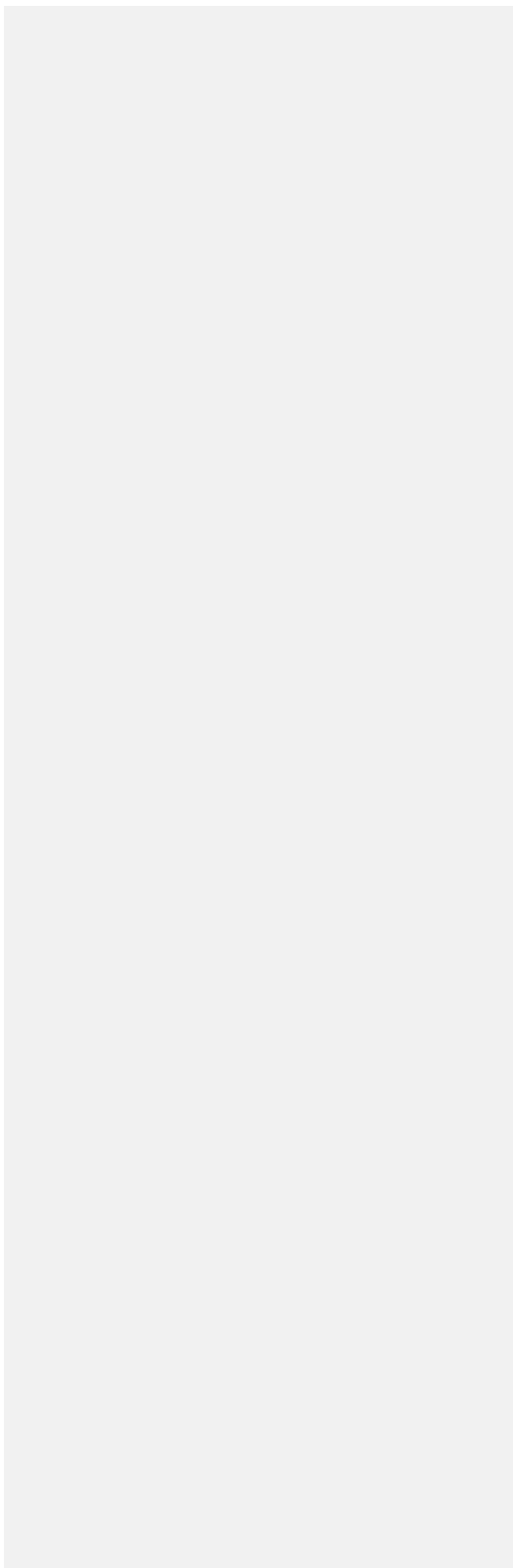
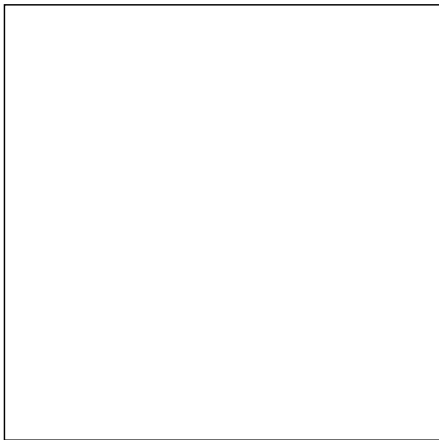
1 FR & LD	R1713	40
1 FR & OP	R2504	92
3 FR & GR	R3278-A	154
3V FR & GR	R3278-AL	155
4 FR & GR	R3337-A	171
5 FR & LD	R1672	32
6 FR & GR	R3502-D2	210
7 GR	R4217	257
8 GR	R4340-B	258
9 FR & GR	R3508-A2	211
10 FR & GR	R3506-A2	211
11 FR & GR	R3281-A	156
11V FR & GR	R3281-AL	156
12 FR & GR	R3503-B	210
15 FR & LD	R3331	168/169
20 FR & GR	R3528-V	214
21 FR & GR	R3527-V	214
22 FR & GR	R3529-V	214
23 FR & GR	R3525-L	212
24 FR & GR	R3526-L	213

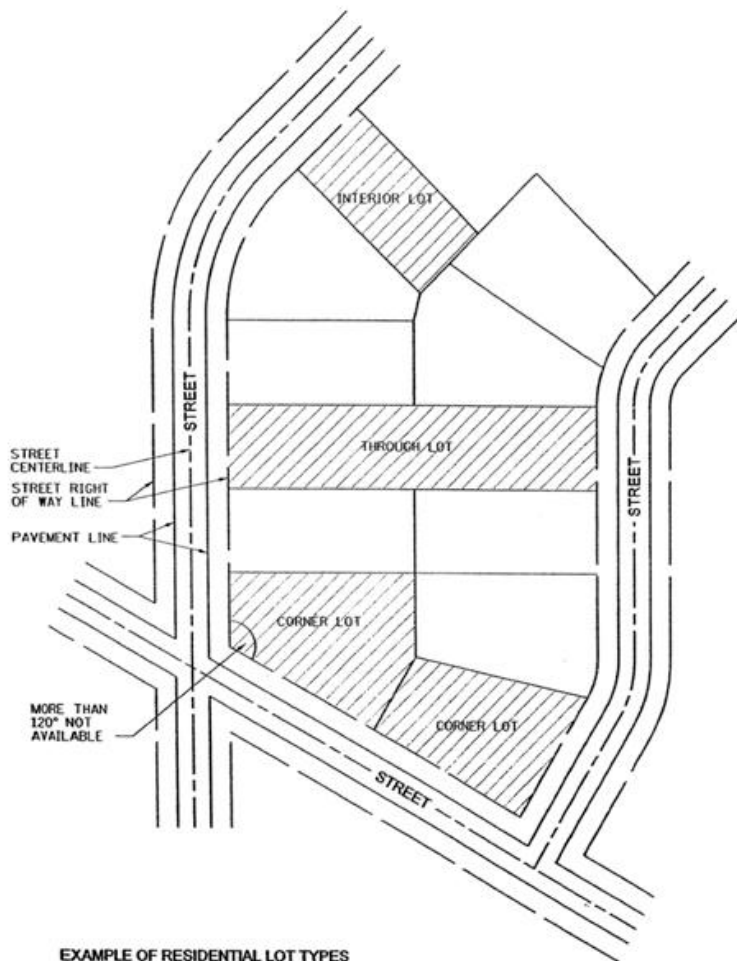
31 FR & GR	R3501-E2	206
35 FR & GR	R4343	259
37 GR	R4341-A	259
37M FR & GR	R4342	259
STD 542546	R3807	237
STD 604101	R4349-C	261
STD 604106	R4349-D	261
STD 606106-TY 1, TY A	0000-1263	
STD 606111-TY 2, TY A	R3280-A	155
STD 606206-TY 1, TY B	0000-1264	
STD 606211-TY 2, TY B	R3280-B	155
STD 609001 TY B	R3900-B	238
STD 609001 TY C	R3900-C	238
STD 609001 TY D	R3900-D	239
STD 609006 TY B	R3900-B	238
STD 609006 TY C	R3900-C	238
STD 609006 TY D	R3900-D	239
STD 610001 TY E	R3900-C	238
STD 610001 TY F	R3900-D	239
STD 720006	R4907	271



STD 813001	R7517-DA	325
STD 814001 SINGLE	R6660-JP (LETTERED)	309
STD 814001 HEAVY DUTY	R6662-HP (LETTERED)	310
STD 814006 DOUBLE	R6661-LH (LETTERED)	309
TYPE 1 SPL	R1960	83
TYPE 2 SPL	R1645	27
TYPE 3 SPL	R1960	83
TYPE 1 BOLTED/GASKETED	R1916-C	78
TYPE 1 -4" FRAME	R1647-A	28
TYPE 1 -7" FRAME	R1772	54

**Appendix "B"**  
**Illustrations**

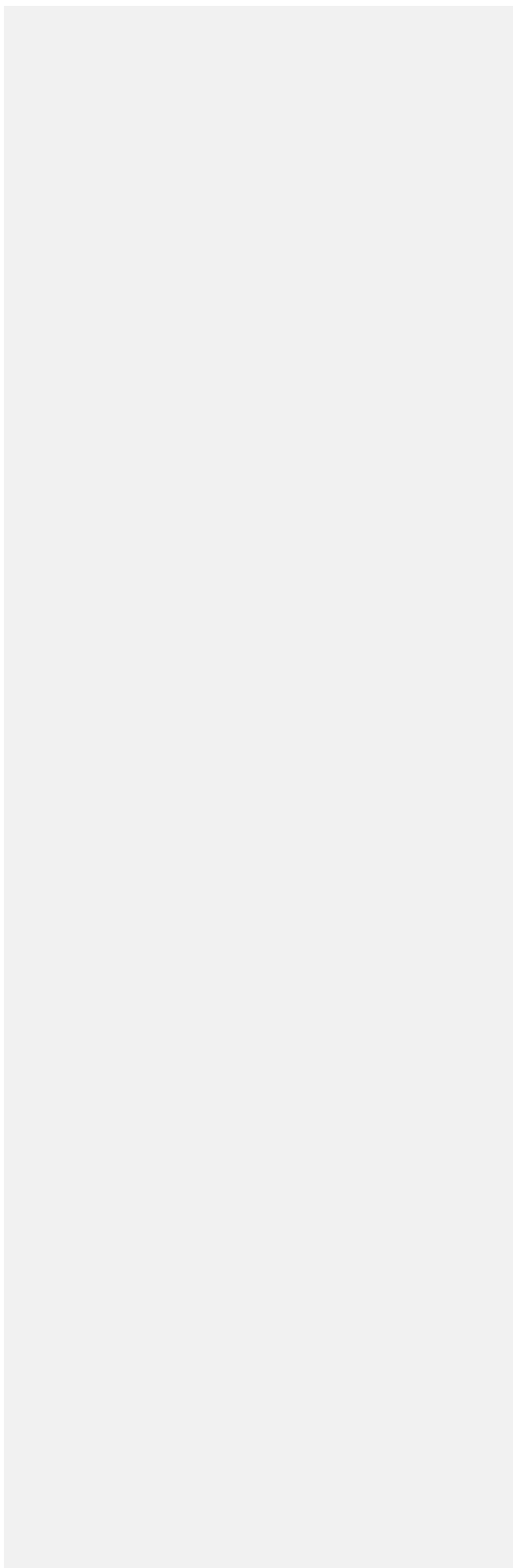
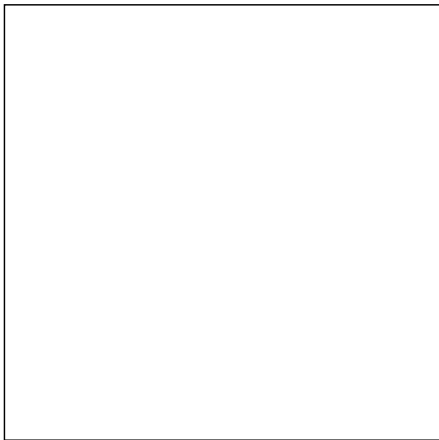




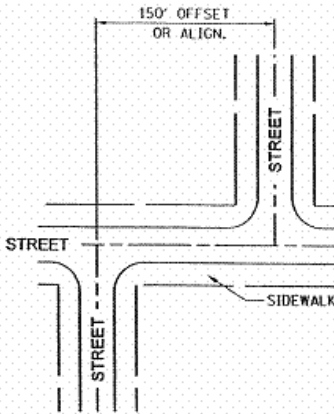
EXAMPLE OF RESIDENTIAL LOT TYPES  
SEE ZONING ORDINANCE FOR YARD REQUIREMENTS

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SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	GEOMETRICAL ILLUSTRATIONS	NO.

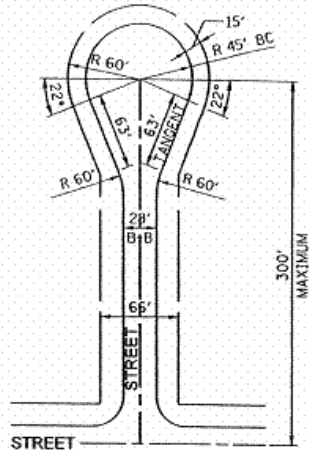
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 A drawing and/or plan for a subdivision or other project is not valid unless it is accompanied by a copy of the Village of North Aurora



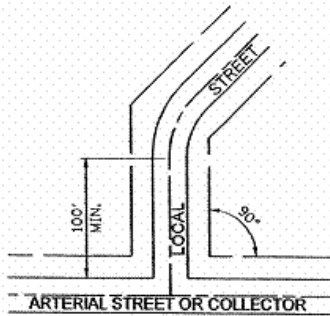
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MINIMUM STREET JOG



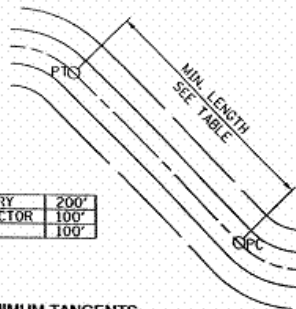
CUL-DE-SAC



T INTERSECTIONS(90° TYPICAL)

PRIMARY	200'
COLLECTOR	100'
LOCAL	100'

MINIMUM TANGENTS  
 BETWEEN CURVES  
 (MIN. TANGENT LENGTH=0  
 ON CUL-DE-SAC)

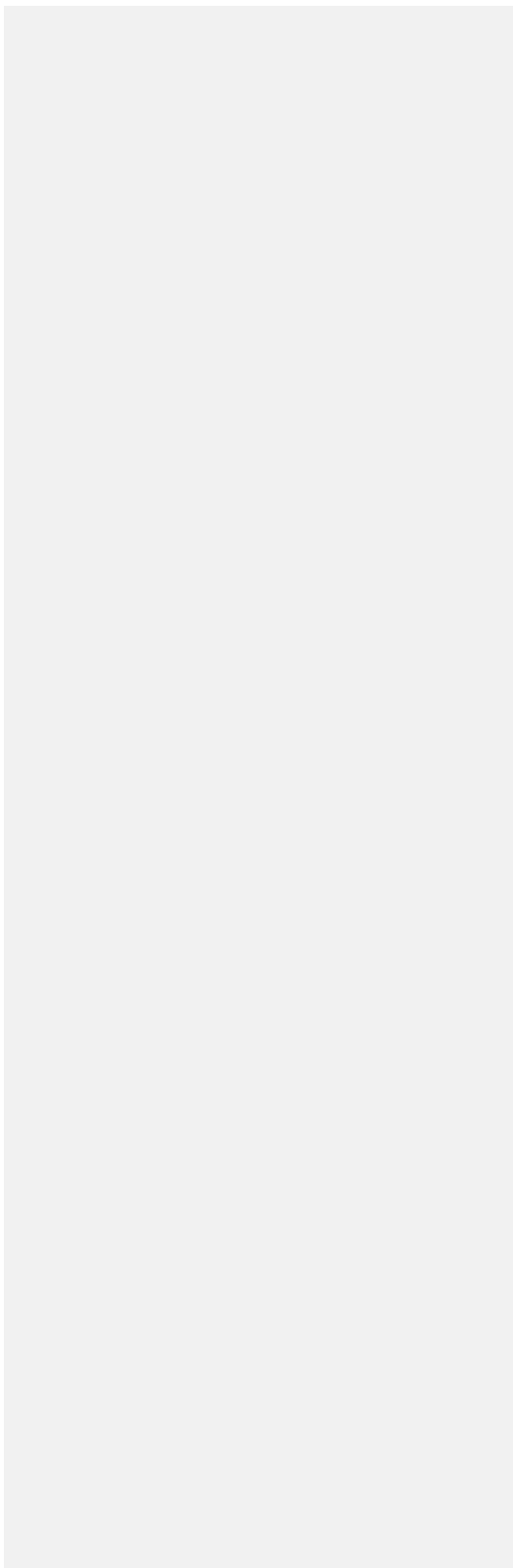
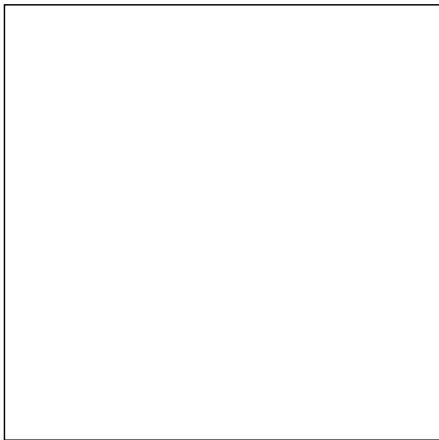


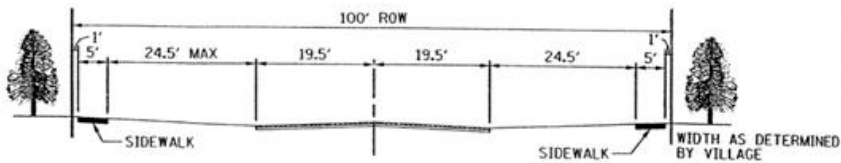
### LOCAL STREET DESIGN ILLUSTRATIONS

#### LEGEND

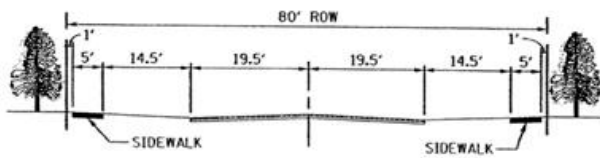
PAVEMENT LINE ———  
 RIGHT OF WAY LINE - - -  
 CENTERLINE - - -

REVISIONS	DATE: APRIL 1996	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	NO.
SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS		
		GEOMETRICAL ILLUSTRATIONS	

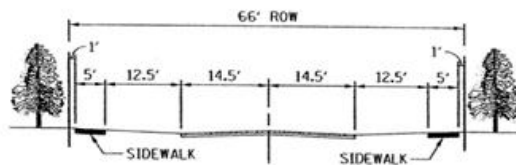




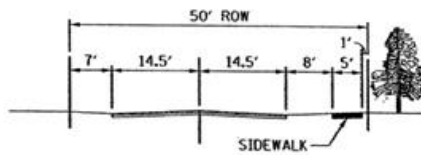
PRIMARY STREET



COLLECTOR STREET



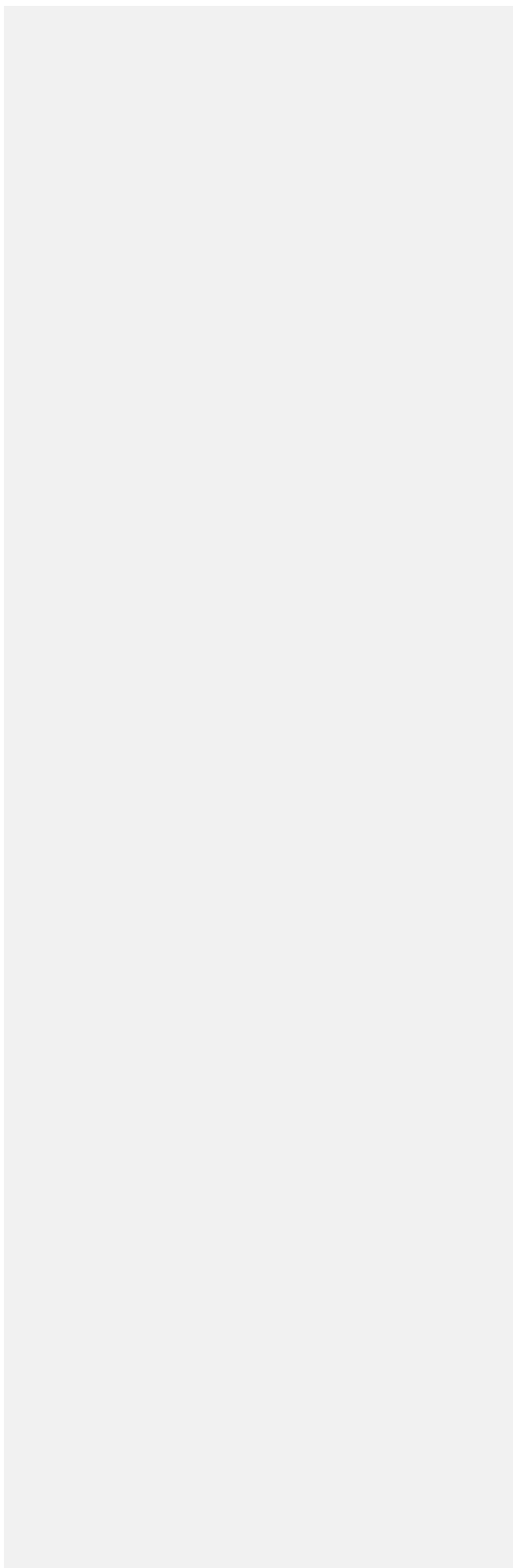
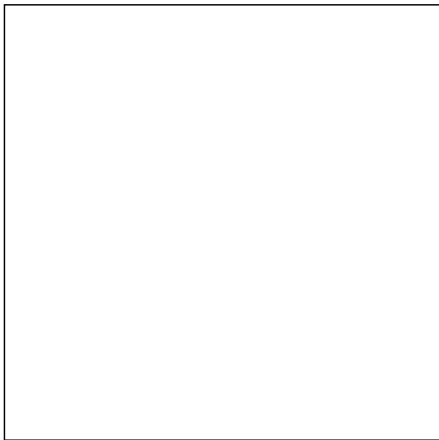
LOCAL STREET



FRONTAGE ROAD

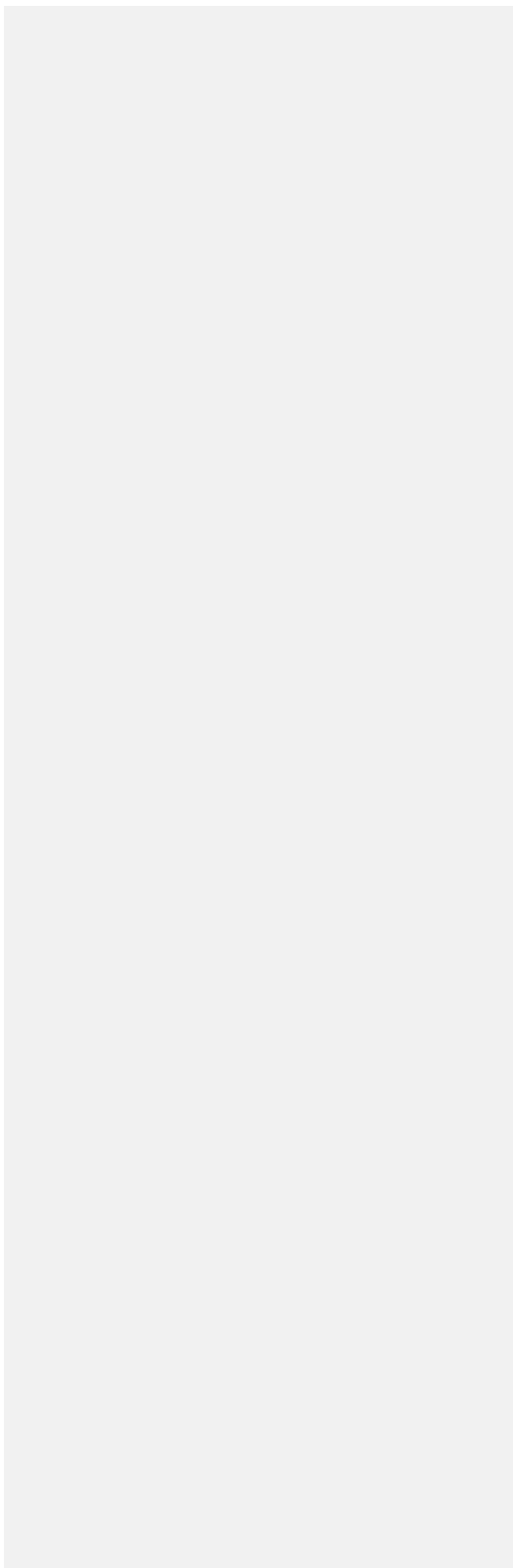
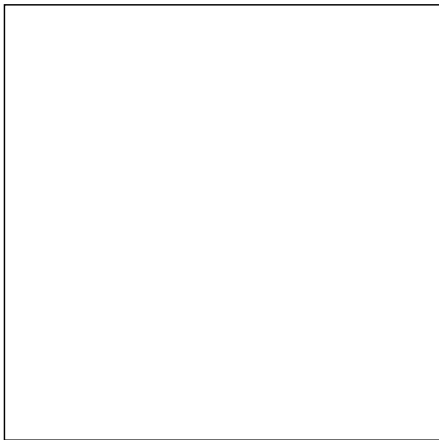
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a drawing and not be used for reproduction other than as shown or in part except when authorized by the Village of North Aurora

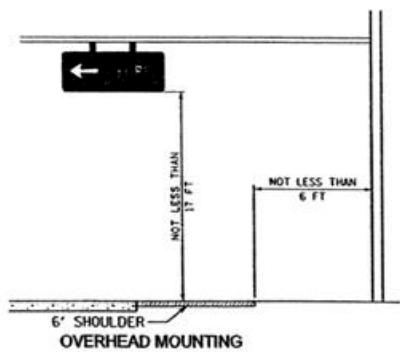
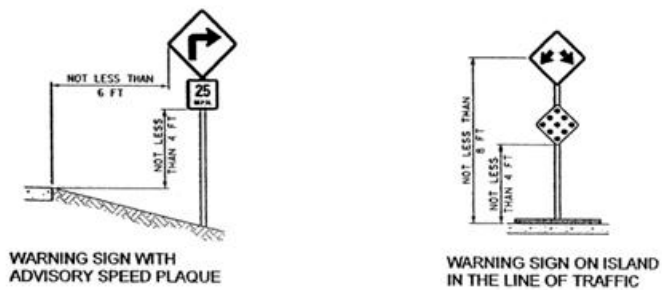
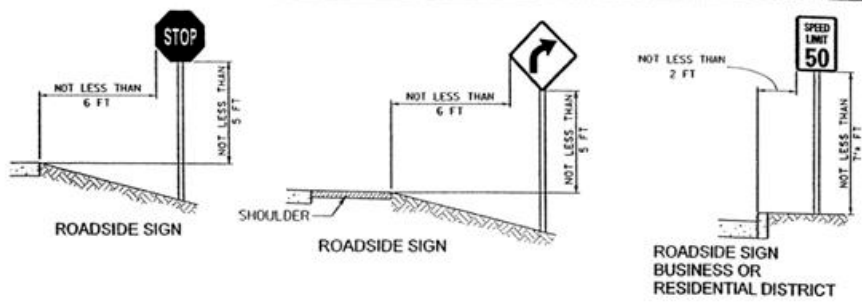
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SEPTEMBER 2006	SCALE: NONE		
	DRAWN BY: G. RIOS	GEOMETRICAL ILLUSTRATIONS	NO.





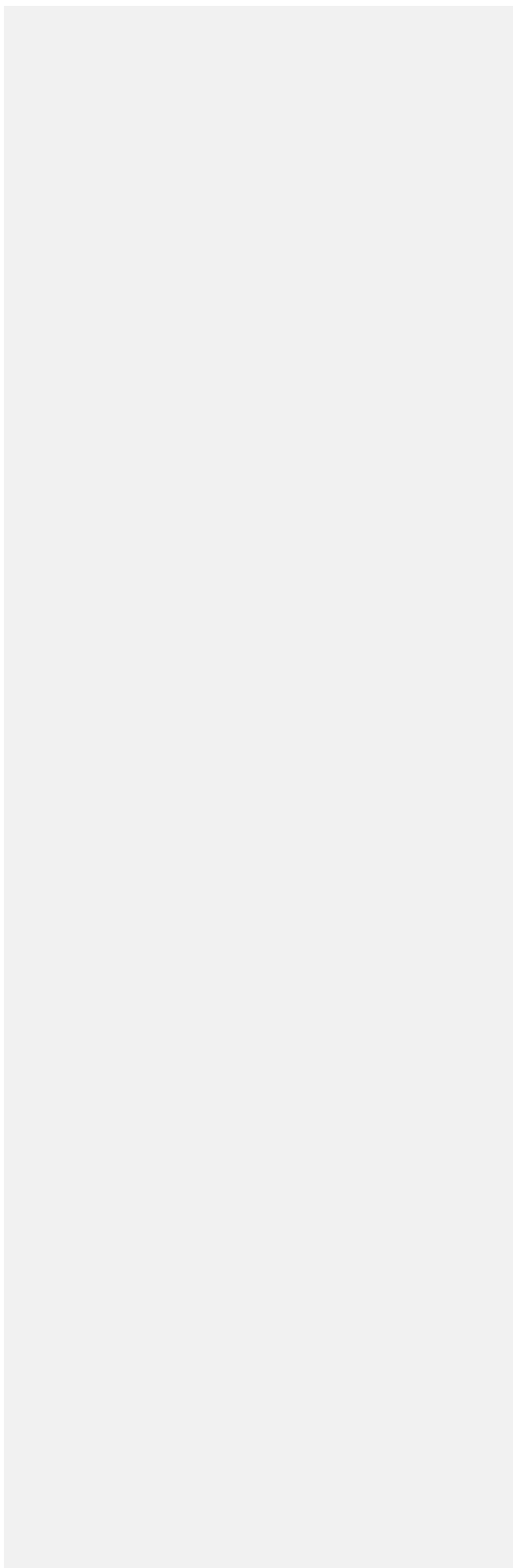
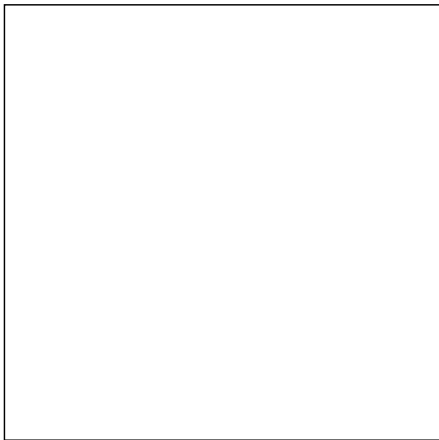


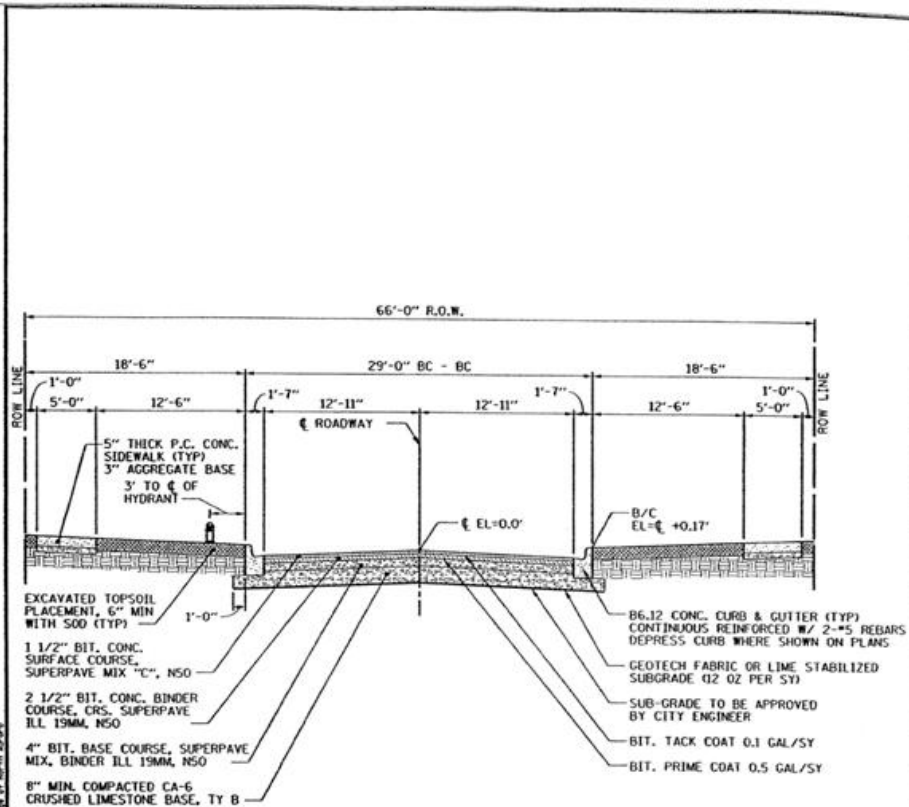




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REVISIONS	DATE: SEPTEMBER 2006	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
	SCALE: NONE		
	DRAWN BY: G. RIOS		
		LOCATION OF SIGNS FOR TYPICAL INSTALLATIONS	NO.





**TYPICAL ROADWAY SECTION**

REVISIONS	DATE: SEPTEMBER 2006	VILLAGE OF NORTH AURORA SUBDIVISION CONTROL ORDINANCE STANDARD DRAWINGS	
	SCALE: NONE		
	DRAWN BY: G. RIOS		
TYPICAL ROADWAY SECTION		NO.	

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**Appendix "C"**  
**Recommended Format of Certifications, Approvals and**  
**Easements Dedicated to be Placed on**  
**Final Plat and Other Documents**

**C.01. CERTIFICATIONS AND APPROVALS**

NOTE: Surveyor shall submit letter allowing Village to record.

**C.01.01. SURVEYOR'S CERTIFICATE**

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I, \_\_\_\_\_, Illinois Registered Land Surveyor No. \_\_\_\_\_, hereby certify that I have surveyed, subdivided, and platted the following described property, consisting of acres:

(Legal Description)

as shown by the plat hereon drawn which is a correct and accurate representation of said survey and subdivision. Permanent monuments and iron pipes have been set in accordance with the Village of North Aurora Subdivision Ordinance and all distances are shown in feet and decimals thereof. I further certify that all regulations enacted by the Village Board of Trustees relative to plats and subdivisions have been complied with in the preparation of this plat and that the property covered by this plat (is not) (is) located within a special flood hazard area identified by the Federal Management Agency.

Dated at \_\_\_\_\_, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

	(Illinois Registered Land Surveyor)
	(Number)

**C.01.02. OWNER'S CERTIFICATE**

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

This is to certify that the undersigned is the owner of the land described in the forgoing Surveyor's Certificate and has caused the same to be surveyed and subdivided as indicated thereon for uses and

purposes as indicated therein, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

Dated at \_\_\_\_\_, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

	(Owner)
	(Address)

#### NOTARY CERTIFICATE

I, \_\_\_\_\_, Notary Public in and for the State and County aforesaid, do hereby certify that \_\_\_\_\_, personally known to me to be the same persons whose names are subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plan and accompanying instruments for the uses and purposes therein set forth as his or their free and voluntary act.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

	_____
	Notary Public
	My Commission Expires _____

#### C.01.03. COUNTY CLERK CERTIFICATE

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

This is to certify that I find no delinquent and/or forfeited taxes, no redeemable tax sales, and no unpaid special assessments against any of the real estate described and platted hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
Kane County Clerk

**C.01.04. HIGHWAY AUTHORITY APPROVAL**

HIGHWAY AUTHORITY APPROVAL

(Required if access required onto State, County, Township maintained roads)

\_\_\_\_\_  
(Highway Authority)

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
(Signature of the Pres. of Authority)

**C.01.05. PLAN COMMISSION APPROVAL**

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

Approved by the Planning Commission of the Village of North Aurora this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

PLAN COMMISSION,  
VILLAGE OF NORTH AURORA

\_\_\_\_\_  
(Chairperson)

**C.01.06. VILLAGE ENGINEER APPROVAL**

VILLAGE ENGINEER APPROVAL

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

Approved by [name of engineer] of [company/firm name], the North Aurora Village Engineer, this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

[NAME OF THE FIRM]

\_\_\_\_\_



[Signature of Engineer]

(Ord. No. 10-05-17-01, § 14, 5-17-2010)

**C.01.07. VILLAGE COMMUNITY DEVELOPMENT DIRECTOR**

VILLAGE COMMUNITY DEVELOPMENT DIRECTOR

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

Approved by the North Aurora Village Community Development Director, this \_\_\_\_ day of \_\_\_\_\_ A.D.,  
20\_\_\_\_.

COMMUNITY DEVELOPMENT DIRECTOR  
VILLAGE OF NORTH AURORA

\_\_\_\_\_

(Community Development Director)

(Ord. No. 10-05-17-01, § 14, 5-17-2010)

**C.01.08. VILLAGE BOARD APPROVAL**

VILLAGE BOARD APPROVAL

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

Approved by the Village of North Aurora Board at their meeting this \_\_\_\_\_ day of \_\_\_\_\_ A.D.,  
20\_\_\_\_.

BOARD OF TRUSTEES,	_____
VILLAGE OF NORTH AURORA, ILLINOIS	(President)
	_____
	(Village Clerk)

(Ord. No. 10-05-17-01, § 14, 5-17-2010)

**C.01.09. RECORDER CERTIFICATE**

## RECORDER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

This instrument No. \_\_\_\_\_ was filed for record in the Recorder's Office of Kane County, Illinois on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_m., and recorded in Plat Envelope No. \_\_\_\_\_.

\_\_\_\_\_  
(County Recorder)

(Ord. No. 10-05-17-01, § 14, 5-17-2010)

### C.02. EASEMENTS

#### EASEMENTS

Each Final Plat submitted to the Village of North Aurora for approval shall include an easement certificate in substantially the following form:

A permanent non-exclusive easement is hereby reserved for and granted to the Village of North Aurora and to all public utility companies of any kind operating under franchise granting them easement rights from the Village, including, but not limited to, COMCAST, INC., AT&T, COMMONWEALTH EDISON COMPANY and NORTHERN ILLINOIS GAS COMPANY and to their successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled public utilities and drainage easement for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining electrical cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary and storm sewers, drainage ways, storm water detention and retention, watermains and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes, and without limitation, such other installations as may be required to furnish public utility service to adjacent areas, and such appurtenances and additions thereto as said Village and utilities may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel and equipment to do any or all of the above work. The right is also hereby granted to said Village and utilities to cut down, trim or remove any trees, shrubs, or other plants that interfere with the operation of or access to said sewers or without limitation, utility installations in, on, upon, or across, under or through said easements. No permanent buildings shall be placed on said easements, but same may be used for gardens, trees, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights. Where an easement is used for storm sewers, sanitary sewers or any other utility installation, it shall be subject to the prior approval of said Village so as not to interfere with other utility lines and drainage. After installation of said utility lines, the final surface of the easement shall be restored in a manner so as not to interfere with proper operation and drainage thereof. Fences shall not be erected upon said easement except where specifically permitted by written authority of the Village of North Aurora.

### C.03. ENGINEER'S CERTIFICATES

#### C.03.01. DESIGN ENGINEER'S CERTIFICATION

The first sheet of the Improvement Plans shall thereon show the following:

##### DESIGN ENGINEER'S CERTIFICATION

This is to certify that all site improvement plans and specifications for the (Subdivision Name) Subdivision, consisting of \_\_\_\_\_ pages and dated \_\_\_\_\_, and most recently revised on \_\_\_\_\_, are in conformance with the standards of the Subdivision Ordinance of the Village of North Aurora, and are also in accordance with good engineering principles.

Date: _____	_____
	Illinois Registered Professional
	Engineer: Signature and Seal

### C.03.02. DRAINAGE OVERLAY CERTIFICATE

The drainage overlay drawing shall include the following certificate:

#### DRAINAGE OVERLAY CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF KANE )SS

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

_____	_____	
Design Engineer	Owner or Attorney	

### C.03.03. PRIOR TO REDUCTION IN CONSTRUCTION GUARANTEE

#### PROJECT ENGINEER'S CERTIFICATION

I, \_\_\_\_\_, (a representative of the developer) have regularly observed the construction of the improvements included in the reduction request of the construction guarantee and the improvements have been constructed and installed in conformance with the approved Improvement Plans and Specifications and in accordance with good engineering and construction practice.

_____	_____	

Date	Illinois Registered Professional	
	Engineer: Signature and Seal	

#### C.04. CERTIFICATION ON RECORD DRAWING

Locate certification on cover sheet with notation on each sheet to identify that the sheet is a record drawing.

##### CERTIFICATIONS BY ENGINEER REPRESENTING DEVELOPER

I, (Name of Engineer) (a representative of \_\_\_\_\_), hereby declare that these "RECORD DRAWINGS" have been prepared under my direction and are based on information obtained from observation by myself or persons under my direction or from \_\_\_\_\_, surveyor and/or from \_\_\_\_\_, contractor. To the best of my knowledge, these "RECORD DRAWINGS" accurately depict field locations, distances, and elevations of improvements required by the Village and substantiate that the improvements constructed as part of this project will function in substantial conformance to the design as reflected in the Improvement Plans and Specifications approved by the Village of North Aurora.

	_____	
Date	Illinois Registered Professional Engineer: Signature and Seal	

#### C.05. PRIOR TO RELEASE OF CONSTRUCTION GUARANTEE

Prior to the release of the Construction Guarantee, the following certification shall be submitted to the Plat Officer:

##### PROJECT ENGINEER'S CERTIFICATION

I, (Name of Engineer), a representative of (Firm), the Developer's Project Engineer for (Name of Development) have Final inspected all the completed improvements and that said improvements have been constructed and installed in conformance with the approved improvement plans and specifications and all approved changes or modifications thereto.

	_____	
Date	Illinois Registered Professional	

	Engineer: Signature and Seal	
--	------------------------------	--

#### C.06. LETTER OF CREDIT REDUCTION REQUEST

All letter of credit reductions shall be initiated by letter request from the developer with detailed list of completed quantities, Waivers of Lien, Contractor Certification, and the attached summary.

DATE:	HIGH OAKS SUBDIVISION PH I. — (SAMPLE)
	LETTER OF CREDIT REDUCTION REQUEST #1 SUMMARY

	PUBLIC IMPROVEMENT	ORIGINAL LETTER OF CREDIT	CURRENT LETTER OF CREDIT	REDUCTION REQUEST	PERCENT COMPLETE	REMAINING LETTER OF CREDIT
	;If_;					
A— 1	EARTHWORK	\$137,259.00	\$137,259.00	\$137,259.00	100%	\$0.00
A— 2	SOIL EROSION CONTR	\$7,800.00	\$7,800.00	\$7,800.00	100%	\$0.00
B.	SANITARY SEWER	\$135,286.00	\$135,286.00	\$135,286.00	100%	\$0.00
C.	WATERMAIN	\$151,406.00	\$151,406.00	\$151,406.00	100%	\$0.00
D.	STORM SEWER	\$205,500.00	\$205,500.00	\$205,500.00	0%	\$0.00
E — 1	PAVING	\$440,697.10	\$440,697.10	\$0.00	0%	\$440,697.10
E	PAVING—OAK ST.	\$97,327.80	\$97,327.80	\$0.00	0%	\$97,327.80

— 2						
	SUBTOTAL— DEVELOPER	\$1,175,275.90	\$1,175,275.90	\$637,251.00	50%	\$538,024.90
F	SIDEWK&PKWY(BUILDER)	\$133,874.10	\$133,874.10	\$0.00	0%	\$133,874.10
	CONTINGENCY(10%)	\$130,915.00	\$130,915.00	*		\$130,915.00
	TOTAL L.O.C.	\$1,440,065.00	\$1,440,065.00	\$637,251.00	50%	\$802,814.00

\* No reduction allowable until 1 year maintenance period complete, and final

Village Board acceptance of public improvements.

#### C.07. LETTER OF CREDIT FORM

##### IRREVOCABLE LETTER OF CREDIT

\_\_\_\_\_, 20\_\_\_\_

Village of North Aurora	Expiration Date: _____
25 East State Street	
North Aurora, IL 60542	

Number: \_\_\_\_\_

Amount: \_\_\_\_\_

Gentlemen:

We hereby establish our Irrevocable Letter of Credit in your favor for the amount of \_\_\_\_\_  
 \_\_\_\_\_ (name and address) (the "Developer"), in the aggregate amount of \$\_\_\_\_\_ available by your draft drawn at sight and marked "Draw under (identify letter of credit), dated \_\_\_\_\_" and accompanied by a statement signed by the North Aurora Village Administrator indicating one of the following:

1. Some portion of the public improvements required by Village Ordinance, Annexation Agreement, or other agreement or mandate, as described in the approved plans and specifications for the project known as \_\_\_\_\_ have not been completed in accordance with said ordinances, agreements, plans or specifications; or
2. An amount is due and unpaid for work completed on said project; or
3. That the Developer has not completed the required improvements and has failed to renew this Letter of Credit as of sixty (60) days prior to its expiration.

The improvements in the above described project shall be completed before sixty (60) days prior to expiration date. If the required improvements have not been completed, approved by the Village Engineer, and accepted by the Village prior to that date, then the Village is hereby granted authority to draw upon this Irrevocable Letter Of Credit for the purpose of completing said improvements or making payments in accordance with the provisions set forth above, or to extend the Letter of Credit for a period up to one (1) year by written demand. Partial and several draws will be accepted. Any draft may draw up to the entire remaining balance hereunder. The principal amount of this Irrevocable Letter Of Credit shall not be reduced for any subdivision improvements installed unless such reduction is approved by the Village Administrator. The Village may submit its site drafts as hereinabove provided without the consent of the Developer or any other party. Said drafts may be submitted for payment on or after sixty (60) days prior to expiration and shall be honored in accordance with the terms and provisions herein contained.

This Letter Of Credit is irrevocable and shall be utilized to secure the installation and completion of all improvements required under the Subdivision and other germane Ordinances of the Village of North Aurora through and including the applicable one (1) year maintenance period after the substantial completion of the improvements, and until the improvements have been finally approved by the Village Engineer and accepted by the Village Board. This Irrevocable Letter Of Credit shall not operate as a limitation upon the obligation of the Developer to install all improvements required by the Village of North Aurora.

This Irrevocable Letter Of Credit is subject to the "Uniform Customs and Practice Documentary Credits" (1993 revisions), the International Chamber of Commerce Publication #500, as hereinabove modified.

Sixty (60) days prior to the expiration of this Irrevocable Letter of Credit, we shall notify the corporate authorities of the Village, by registered letter, return receipt requested, of the impending expiration date. This commitment shall not terminate without such notice. In the event that the sixty (60) day notice is not sent on a timely basis, this commitment shall remain in effect until the 60th day after the receipt by the Village of the late-filed notice.

	Very Truly Yours,
	_____
	BANK

	BY: _____
	TITLE: _____

#### Appendix "D"

##### Present Classification of Existing Streets as of January 2006

PRESENT	FUTURE
<u>Primary Arteries</u>	<u>Primary Arteries</u>
I-88	I-88
IL-31	IL-31
Orchard Road	Orchard Road
IL-56	IL-56
	IL-25
<u>Secondary Arteries</u>	<u>Secondary Arteries</u>
Randall Road	Mooseheart
IL-25	Randall Road



Sullivan Road	Tanner Road
<b><u>Collector Street</u></b>	<b><u>Collector Streets</u></b>
Oak Street	Oak Street
Banbury Road	Sullivan Road
Airport Road	Hart Road / Mitchell Road
Pinecreek Drive	Deerpath Road
Sharon Lane	Orchard Gateway
Hart Road / Mitchell Road	
Deerpath Road	
Tanner Road	

#### Appendix "E"

#### Village of North Aurora School/Park Cash Dedication Per Unit Calculation Sheet

Fees in lieu of land dedications shall be calculated as follows:

#### SCHOOL DEDICATION

##### A. SINGLE FAMILY

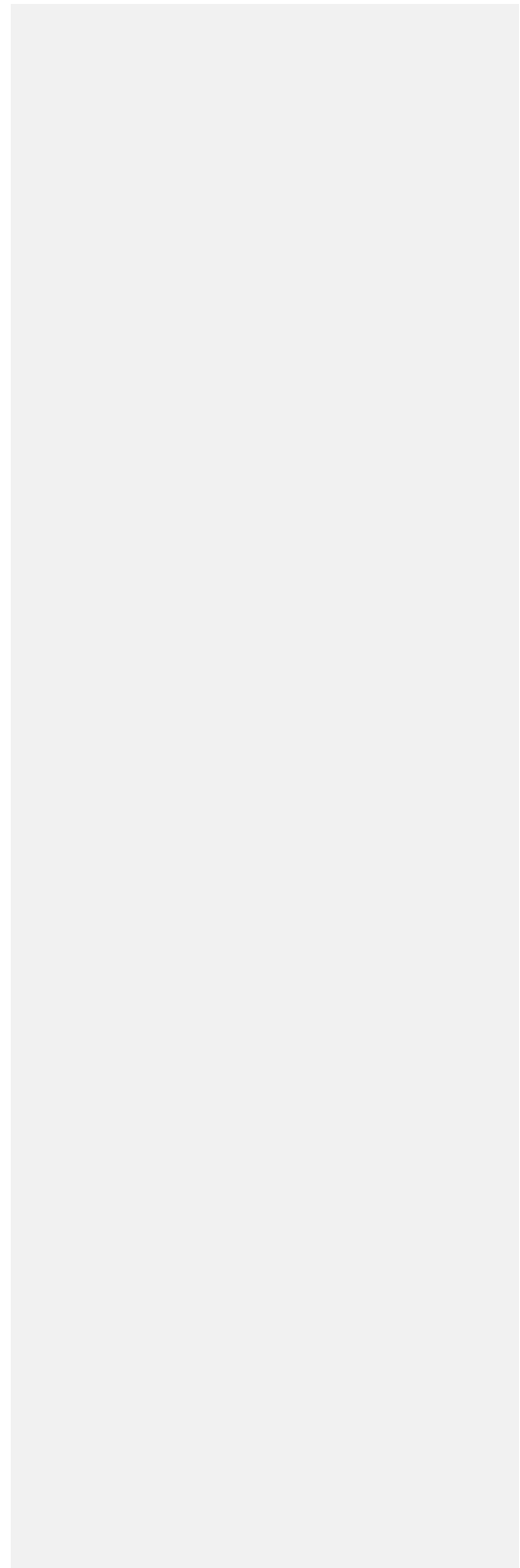
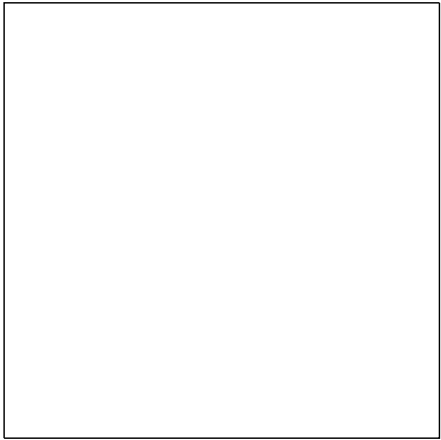
2 BR	.122	÷	525	=	.000232	x	11	=	.002556				
	.041	÷	600	=	.000068	x	29	=	.001972				
	.020	÷	1500	=	.000013	x	53	=	<u>.007067</u>				

									.011596	x	100,000	=	\$1,159.60
3 BR	.358	÷	525	=	.000682	x	11	=	.007501				
	.143	÷	600	=	.000238	x	29	=	.006912				
	.146	÷	1500	=	.000097	x	53	=	<u>.005159</u>				
									.019572	x	100,000	=	\$1,957.20
4 BR	.474	÷	525	=	.000903	x	11	=	.009933				
	.303	÷	600	=	.000505	x	29	=	.014645				
	.307	÷	1500	=	.000205	x	53	=	<u>.010865</u>				
									.035443	x	100,000	=	\$3,544.30
5 BR	.317	÷	525	=	.000604	x	11	=	.006644				
	.231	÷	600	=	.000385	x	29	=	.011165				
	.212	÷	1500	=	.000141	x	53	=	<u>.007491</u>				
									.0253	x	100,000	=	\$2,530.00

**B. ATTACHED SINGLE FAMILY**

2 BR	.094	÷	525	=	.000179	x	11	=	.001969				
	.077	÷	600	=	.000128	x	29	=	.003722				

	.037	÷	1500	=	.000025	x	53	=	<u>.001307</u>				
									.007005	x	100,000	=	\$ 700.50
3 BR	.212	÷	525	=	.000404	x	11	=	.004442				
	.063	÷	600	=	.000105	x	29	=	.003045				
	.067	÷	1500	=	.000045	x	53	=	<u>.002367</u>				
									.009856	x	100,000	=	\$ 985.60
4 BR	.321	÷	525	=	.000611	x	11	=	.006726				
	.167	÷	600	=	.000282	x	29	=	.008168				
	.183	÷	1500	=	.000122	x	53	=	<u>.006466</u>				
									.02136	x	100,000	=	\$2,136.00



**Appendix "F"**

**Village of North Aurora**

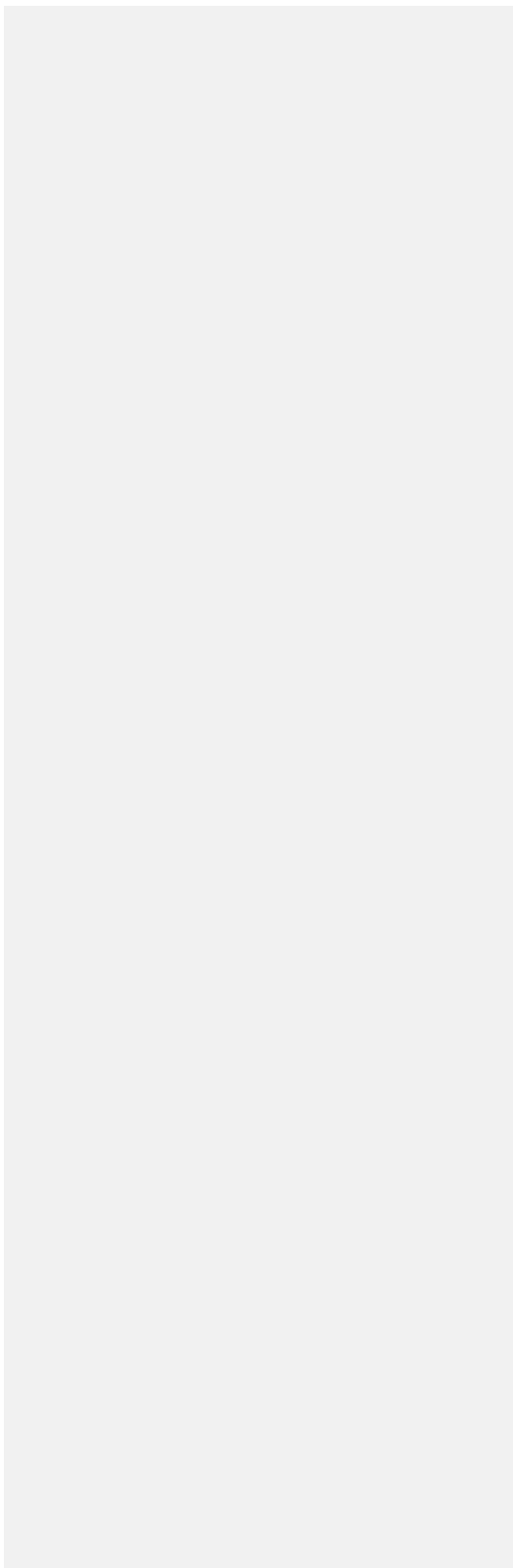
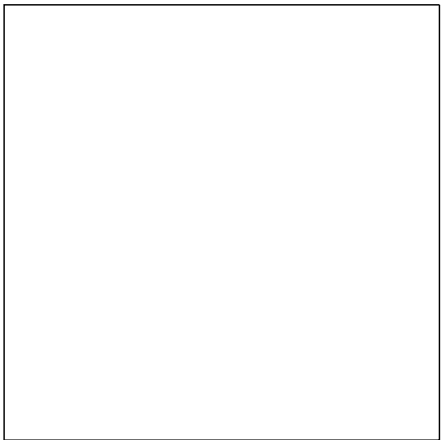
**Bill of Sale**

**BILL OF SALE  
FOR THE TRANSFERRING OF PUBLIC IMPROVEMENTS  
FROM DEVELOPER TO VILLAGE OF NORTH AURORA**

KNOW ALL MEN BY THESE PRESENTS, \_\_\_\_\_ (Developer) in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged, does hereby grant, sell, transfer, and deliver to the Village of North Aurora, a Municipal Corporation of Illinois, located in Kane County, Illinois (Village), the following goods, chattels, and other items of personal property installed by or on behalf of the Developer at the direction of the Village and pursuant to the obligations of the Developer to the Village:

1. Each and every part and item of the system of storm sewers, lined culverts and paved drainage ways and other items of personalty for the retention or detention of storm and surface waters for the purpose of the collection, transport and flow of surface and storm waters anywhere within the Village.
2. Each every part and item of the system for the collection, transportation and treatment of sewage anywhere in the Village with the exception of those pipes that transport the sewage of a single building into a common sewer commonly known as a house service and with the exception of pipes in excess of fifteen inches (15") in diameter which shall belong to Fox Metro Wastewater District.
3. Each and every part and item of the system for the distribution of anywhere in the Village except the pipe that transports water from the buffalo box to a single building commonly known as house service.
4. Each and every part and item of the system for the lighting of streets located in street right-of-ways which were accepted at platting.
5. Each and every part and item of any other public improvement which is an item of personalty pursuant to the development plans of the Developer for the development identified herein.

The developer hereby represents that all of the items of personalty being transferred by this Bill of Sale, including without limitation, the storm sewer, storm and surface water retention and detention, sanitary sewer and water distribution system, sidewalks, and all other public improvements installed by the developer to date in the development known as \_\_\_\_\_ have all been constructed within publicly dedicated rights-of-way or easements granted for the purpose of those public improvements.



The object of this Bill of Sale is to grant, sell, transfer and deliver to the Village, with the exceptions noted, the ownership in all items of personalty that comprise the storm sewer, storm and surface water retention and detention, sanitary sewer and water distribution system and other public improvements installed by or on behalf of the Developer to date within the Village relating to a development known as \_\_\_\_\_.

The Developer does hereby covenant that it is the lawful owner of the goods, chattels and personalty described above; that such items are free from all encumbrances; that the Developer has the right to sell the same as aforesaid; that the Developer warrants and will defend the same against the lawful claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of the Developer upon which the Village is intended to rely.

This Bill of Sale is conditioned on and subject to formal acceptance by resolution of the Village Board.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
By \_\_\_\_\_

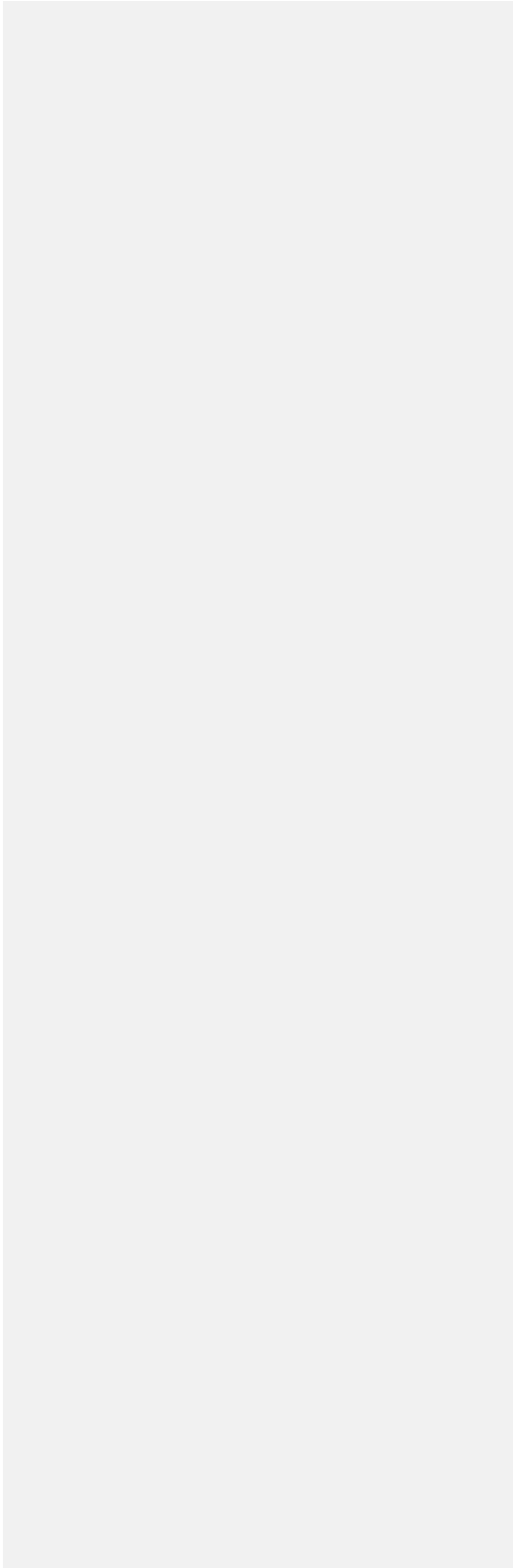
Title \_\_\_\_\_

ATTEST:

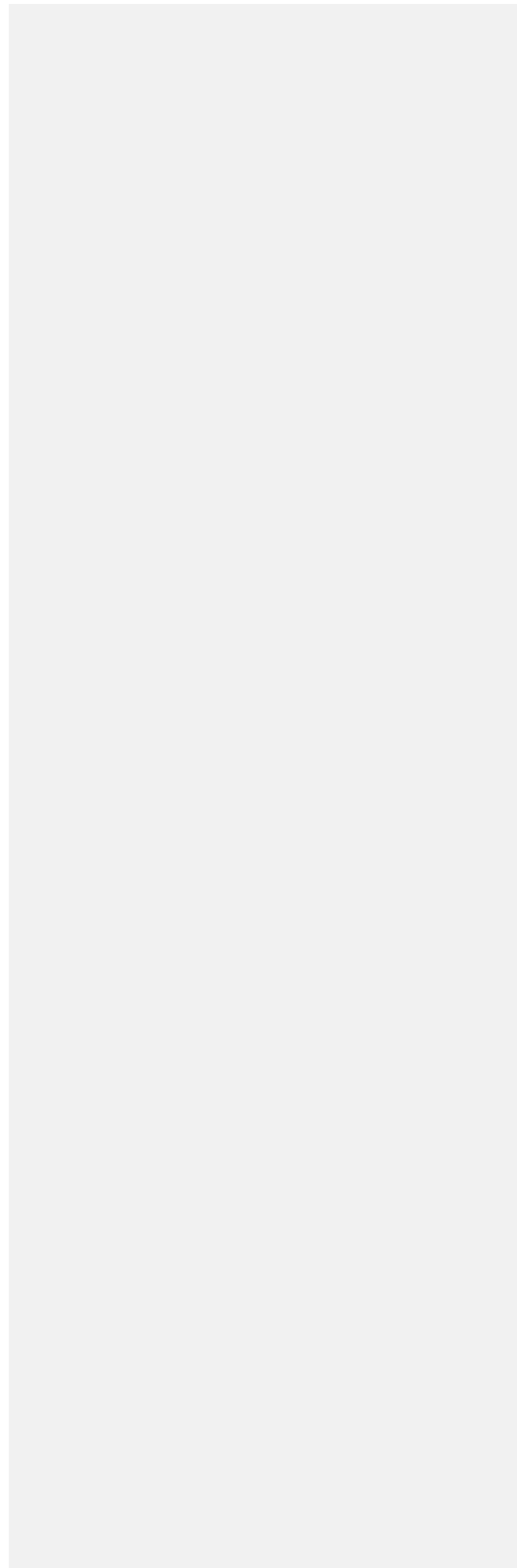
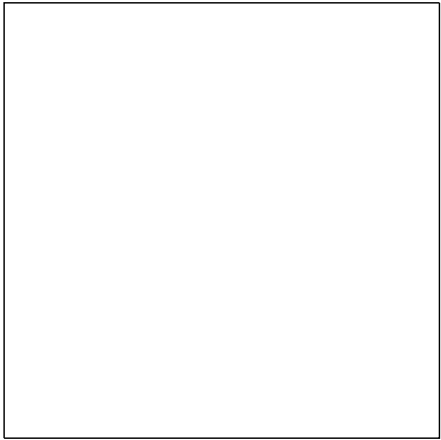
\_\_\_\_\_

3-10-03

**Standard Village Permit Forms**









VILLAGE OF NORTH AURORA  
25 EAST STATE STREET  
NORTH AURORA, ILLINOIS 60542  
(630) 897-8228, EXT 222  
(630) 897-0269 FAX

## VILLAGE OF NORTH AURORA STORMWATER PERMIT NO. SW \_\_\_\_\_

This project has been permitted for the following:

- ☐ SOIL EROSION & SEDIMENT CONTROL
- ☐ STORMWATER DETENTION
- ☐ WETLAND IMPACT(S)
- ☐ FLOODPLAIN IMPACT(S)

This permit allows for the following specific activity(s):

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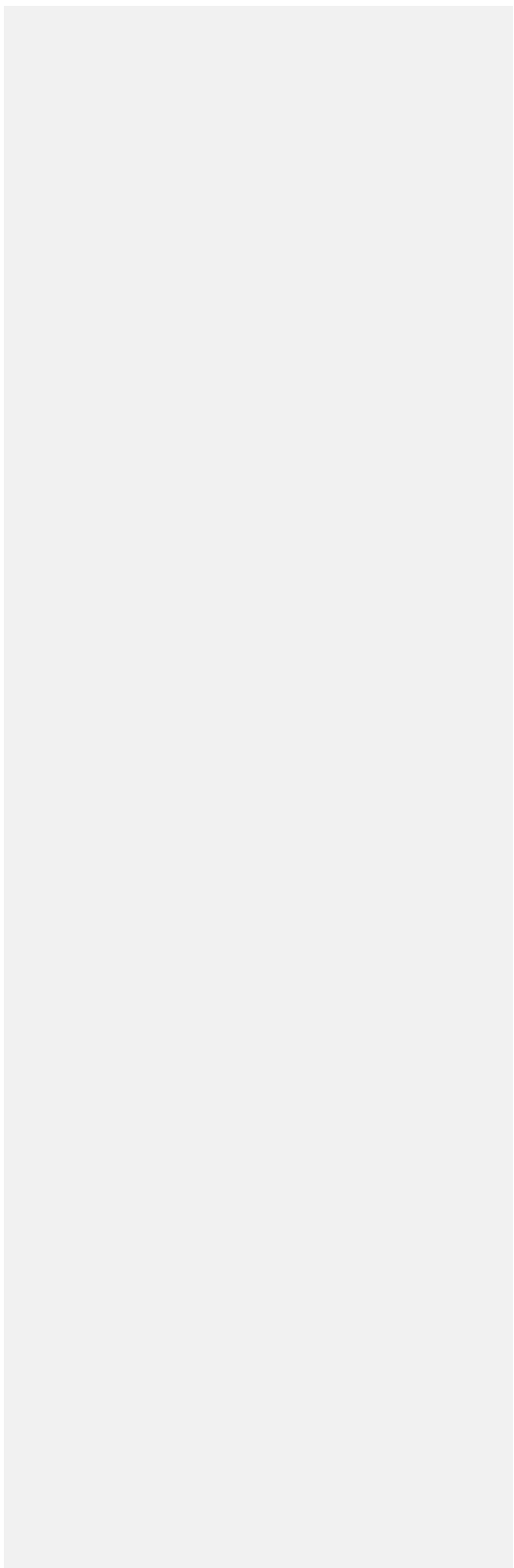
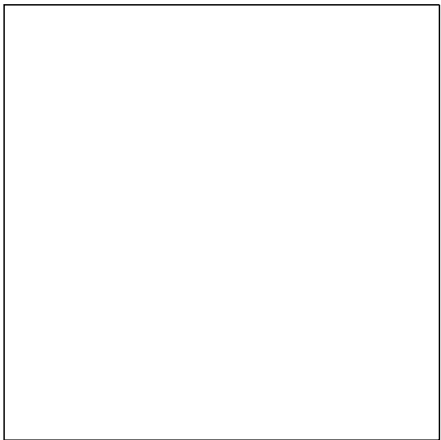
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Site Location, Address or Project Name	
Township(s)	Section(s)
Applicant/ Owner	
Issued By	DeWayne Williams      Signature      Date

**Permit to be posted in a visible location.**

When calling with questions or to request an inspection, please refer to permit number.



**Village of North Aurora Stormwater Management Submittal Checklist**  
**VILLAGE OF NORTH AURORA**  
**STORMWATER MANAGEMENT PERMIT APPLICATION**

Page 2 of 2

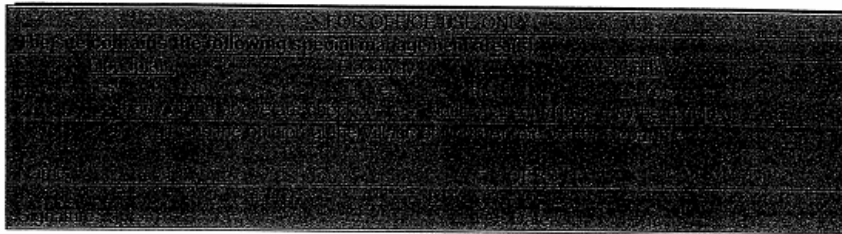
Project Narrative: (or attach as necessary)

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**Attachments submitted as part of this Permit Application:**

Items	Included (Y/N) ?	Details (If not included, please explain)
Plan Set		
Subsurface Drainage Investigation Report		
Engineer's Estimate of Probable Cost		
Copies of other relevant permits or have approvals (include applications if permits not been issued)		
Copy of a completed Joint Application form with transmittal letters to the appropriate agencies (wetland or floodplain submittal).		
Names, addresses and phone numbers of All adjoining property owners within 250 Feet of the development		
Stormwater Submittal		
Floodplain Submittal		
Wetland Submittal		
Security Submittal		

I hereby certify that all information presented in this application is true and accurate to the best of my knowledge. I have read and understand the Village of North Aurora Stormwater Management Ordinance, and fully intend to comply with its provisions.

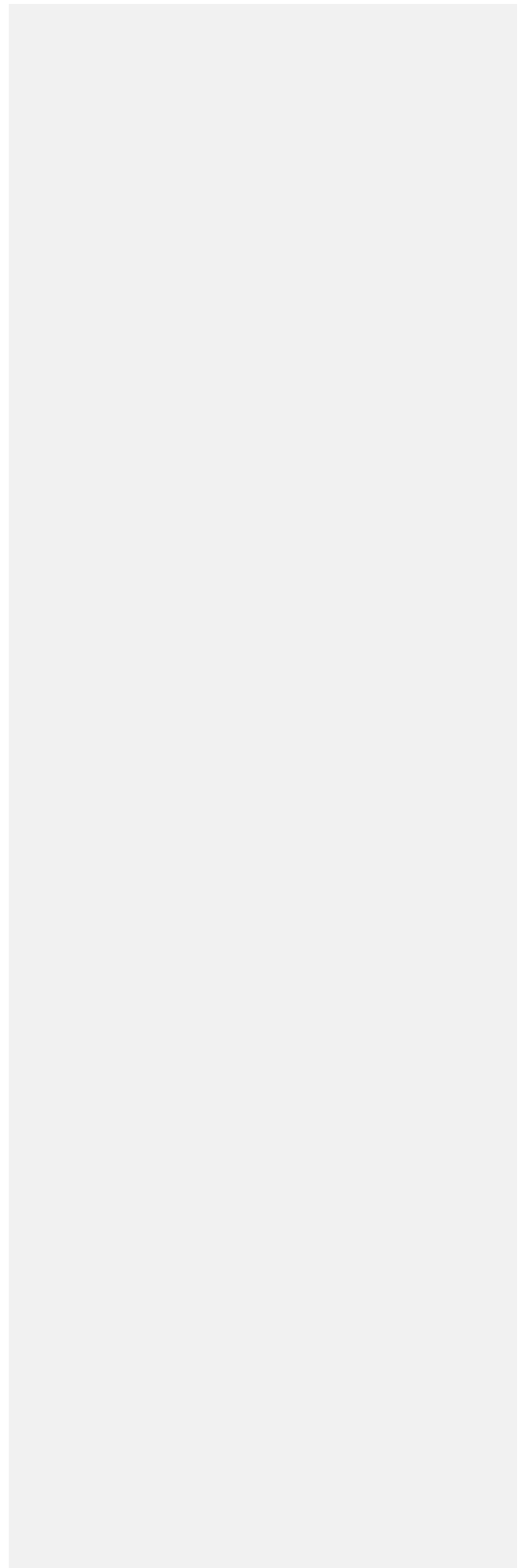
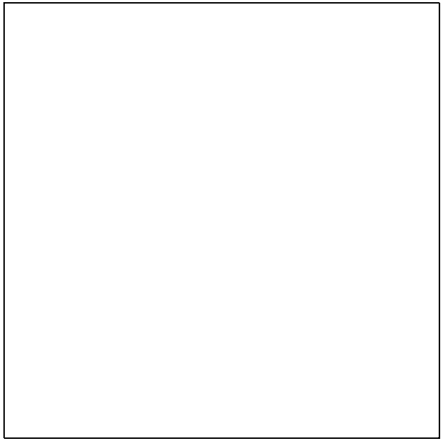
Signature of Developer

Date

I have read and understand the Village of North Aurora Stormwater Management Ordinance, and fully intend to comply with its provisions.

Signature of Owner

Date





VILLAGE OF NORTH AURORA  
25 EAST STATE STREET  
NORTH AURORA, ILLINOIS 60542  
(630) 897-8228, EXT 222  
(630) 897-0269 FAX

## VILLAGE OF NORTH AURORA STORMWATER PERMIT NO. SW \_\_\_\_\_

This project has been permitted for the following:

- ☐ SOIL EROSION & SEDIMENT CONTROL
- ☐ STORMWATER DETENTION
- ☐ WETLAND IMPACT(S)
- ☐ FLOODPLAIN IMPACT(S)

This permit allows for the following specific activity(s):

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---

Site Location, Address or Project Name	
Township(s)	Section(s)
Applicant/ Owner	
Issued By	DeWayne Williams      Signature      Date

**Permit to be posted in a visible location.**

**When calling with questions or to request an inspection, please refer to permit number.**

<u>VILLAGE OF NORTH AURORA STORMWATER MANAGEMENT SUBMITTAL CHECKLIST</u>			
PLAN SET SUBMITTAL			
Identifier	Requirement	Section	Comments
PS-1	All drawings should be signed and sealed by a P.E.		
Site Topographic Map:			
PS-2	Map scales at 1 inch = 100 feet (or less) and accurate to +/- 0.5 feet.		
PS-3	Existing and proposed contours on-site and within 100 feet of site.		
PS-4	Existing and proposed drainage patterns and watershed boundaries.		
PS-5	Delineation of pre-development regulatory floodplain/floodway limits.		
PS-6	Delineation of post-development regulatory floodplain/floodway limits.		
PS-7	Location of cross-sections and any other modeled features.		
PS-8	Location of drain tiles.		
PS-9	Location of all wetlands, lakes, ponds, etc. with normal water elevation noted.		
PS-10	Location of all buildings on the site.		
PS-11	Nearest base flood elevations.		
PS-12	FEMA and Village of North Aurora Survey Control Network benchmark.		

General Plan View Drawing (may be more than one drawing for clarity)			
PS-13	Map scales at 1 inch = 100 feet (or less) and accurate to +/- 0.5 feet contour interval.		
PS-14	Existing major and minor stormwater systems.		
PS-15	Proposed major and minor stormwater systems.		
PS-16	Design details for stormwater facilities (i.e. structure and outlet work detail drawings, etc.).		
PS-17	Scheduled maintenance program for permanent stormwater facilities including BMP measures.		
PS-18	Planned maintenance tasks and schedule.		
PS-19	Identification of persons responsible for maintenance.		
PS-20	Permanent public access maintenance easements granted or dedicated to, and accepted by, a government entity.		Sediment/Erosion Control Plan:
PS-21	Sediment/erosion control installation measures.		
PS-22	Existing and proposed roadways, structures, parking lots, driveways, sidewalks and other impervious surfaces.		
PS-23	Limits of clearing and grading.		
PS-24	Wetland location(s).		
PS-25	Proposed buffer location.		
PS-26	Existing soil types, vegetation and land cover conditions.		
PS-27	List of maintenance tasks and schedule for sediment/erosion control measures.		
Vicinity Topographic Map:			



PS-28	Vicinity topographic map covering entire area upstream of the development site and downstream to a suitable hydraulic boundary condition.		
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<u>VILLAGE OF NORTH AURORA STORMWATER MANAGEMENT SUBMITTAL CHECKLIST</u>			
STORMWATER SUBMITTAL			
Identifier	Requirement	Section	Comments
SW-1	Narrative description of the existing and proposed site conditions. Include description of off-site conditions.		
SW-2	Schedule for implementation of the site stormwater plan.		
Site runoff calculations:			
SW-3	Documentation of the procedures/assumptions used to calculate hydrologic and hydraulic conditions for sizing major and minor systems.		
SW-4	Cross-section data for open channels.		
SW-5	Hydraulic grade line and water surface elevations under design conditions.		
SW-6	Hydraulic grade line and water surface elevations under base flood conditions		
Site Runoff and Storage Calculations:			
SW-7	Calculation of hydraulically connected impervious area and corresponding retention volume.		
SW-8	Documentation of the procedures/assumptions used to calculate hydrologic and hydraulic conditions for determining the allowable		

	release rate.		
SW-9	Documentation of the procedures/assumptions used to calculate on-site depressional storage.		
SW-10	Documentation of the procedures/assumptions used to calculate hydrologic and hydraulic conditions for determining the storage volume.		
SW-11	Elevation-area-storage data.		
SW-12	Elevation-discharge data.		

<u>VILLAGE OF NORTH AURORA STORMWATER MANAGEMENT SUBMITTAL CHECKLIST</u>			
FLOODPLAIN SUBMITTAL			
Identifier	Requirement	Section	Comments
FP-1	Regulatory floodplain boundary determination:		
FP-2	Provide source of flood profile information.		
FP-3	Provide all hydrologic and hydraulic study information for site specific floodplain studies, unnumbered Zone A area elevation determinations, and floodplain map revisions.		
FP-4	Floodway hydrologic and hydraulic analyses for the following conditions:		
FP-5	Existing conditions (land use and stream system).		
FP-6	Proposed conditions (land use and stream system).		
FP-7	Tabular summary of 100-year flood elevations and discharges for existing and proposed conditions.		

FP-8	Calculations used for model development.		
FP-9	Floodplain fill and compensatory storage calculations for below and above 10-year flood elevation:		
FP-10	Tabular summary for below and above 10-year flood elevation of fill, compensatory storage, and compensatory storage ratios provided in proposed plan.		
FP-11	Floodproofing measures:		
FP-12	Narrative discussion of flood proofing measures including material specifications, calculations, design details, operation summary, etc.		
FP-13	Flood easements when required by the Village of North Aurora Ordinance or local jurisdiction.		

<u>VILLAGE OF NORTH AURORA STORMWATER MANAGEMENT SUBMITTAL CHECKLIST</u>			
WETLAND SUBMITTAL			
Identifier	Requirement	Section	Comments
WL-1	Wetland Delineation Report (COE format)		
WL-2	Calculation of required buffer (including width, size and vegetation quality)		
WL-3	Wetland Delineation Plan View Drawing		
WL-4	Location of existing and proposed impacted or undisturbed wetlands.		
WL-5	Location of buffers.		
WL-6	Planting plan for buffer area.		

WL-7	Identify all required wetland management activities.		
WL-8	Submittal to the USACOE for permit application.		

<u>VILLAGE OF NORTH AURORA STORMWATER MANAGEMENT SUBMITTAL CHECKLIST</u>			
SECURITY SUBMITTAL			
Identifier	Requirement	Section	Comments
SS-1	Estimate of Probable Cost to construct stormwater facilities.		Development security:
SS-2	Schedule for the completion of stormwater facilities.		
SS-3	Irrevocable letter of credit for 110% of estimated probable cost to construct the stormwater facilities.		
SS-4	Right to draw on the security statement - signed by the holder of the security.		
SS-5	Right to enter the development site to complete required work that is not completed according to schedule.		
SS-6	Indemnification statement - signed by developer.		
Sediment and erosion control security:			
SS-7	Irrevocable letter of credit for 110% of estimated probable cost to install sediment and erosion control facilities.		
SS-8	Right to draw on the security statement - signed by the holder of the security.		
SS-9	Right to enter the development site to complete required work		

	that is not installed and maintained according to schedule.		
<b>Letter of Credit Requirements:</b>			
SS-10	Statement that indicates that the lending institution capital resources at least \$10,000,000, or as authorized.		
SS-11	Lending institution has an office location within the Chicago Metropolitan Area.		
SS-12	Lending institution is insured by the Federal Deposit Insurance Corporation.		
SS-13	Allows Administrator to withdraw without consent of developer.		
SS-14	Allows Administrator to withdraw within 45 days of expiration date.		

<u>VILLAGE OF NORTH AURORA STORMWATER MANAGEMENT SUBMITTAL CHECKLIST</u>			
<b>VARIANCE SUBMITTAL</b>			
Identifier	Requirement	Section	Comments
VS-1	Completed Stormwater Permit Application and all required submittals.		
VS-2	Completed variance petition including all information identified in Section 15-236.7.a.-l.		
V-3	Statement as to how the variance sought satisfies the Standards in Section 15-236.10. Address each condition separately.		

## Appendix "H"

### **Outdoor Lighting Ordinance\***

\* Editor's Note: Refer to Chapter 8.32 of this code.