

**A P P E N D I X C**

**SUBDIVISIONS \***

*An Ordinance establishing regulations for the subdivision of land; for the dedication or reservation and acceptance of land for public use; for the installation and construction of utilities, roadways, and other improvements essential to service the subdivided land; for the preparation of subdivision plats and replats and for the procedure for the submittal, approval and recording of subdivisions plats in the City of Jacksonville, Illinois.*

*Be it ordained by the Mayor and the City Council of the City of Jacksonville, County of Morgan, and State of Illinois:*

**SECTION I. Title**

This ordinance shall be known and may be cited and referred to as the "Subdivision Regulations for the City of Jacksonville, Illinois."

**SECTION II. Official status.**

This ordinance is hereby made a part of the official plan of the City of Jacksonville, Illinois.

**SECTION III. Intent and purpose.**

This ordinance is adopted for the following purposes:

- I. To insure sound, harmonious subdivision development and community growth, and to safeguard the interest of the homeowner, the subdivider, the investor, and the city.

\*Editor's note-This appendix contains the subdivision ordinance of the city, ordinance number 1350, adopted on September 25, 1972 and is set forth as originally adopted. Amendments to the subdivision ordinance have been set forth in their proper place and amended provisions deleted, and indicated by a history note following the amending provisions.

Cross references-Board of local improvements, Sec. 2-20; plan commission, Sec. 2-264 et seq.

Sec III                      JACKSONVILLE CODE                      Sec V

- 2. To provide permanent assets to the locality and to the city.
- 3. To prevent scattered development beyond existing public utilities and prevent excessive development cost.

4. To assure the development of land for the highest possible use with all the necessary protection against deterioration and obsolescence.
5. To provide common grounds of understanding and a sound working relationship between the city and the developer.

**SECTION IV. Application of regulations.**

No person shall subdivide any tract of land which is located within the city of Jacksonville or in any unincorporated area which is located entirely or in part within one and one-half (1-1/2) miles of the nearest limits of the city except in conformity with the provisions of this section.

The subdivision plans and plats, proposed improvement to be installed and all procedures relating thereto, shall in all respects be in full compliance with the regulations herein.

**Section V. General provisions.**

A. Wherever any subdivision of land shall hereafter be laid out within the incorporated limits of the City of Jacksonville or within contiguous territory not more than one and one-half miles beyond the incorporated boundary of the city of Jacksonville, the subdivider thereof or his agent, shall submit a preliminary and a final subdivision plat to the plan commission. Said plats and plans of proposed improvements, and all procedure relating thereto, shall in all respects be in full compliance with these regulations

B. Until plats and plans for the subdivision are approved:

1. No land shall be subdivided, nor any street laid out, nor any improvements made to the natural land;

- 2. No lot, tract, or parcel of land within any subdivision shall be offered for sale not shall any sale, contract for sale, or option be made or given;
- 3. No improvements, such as sidewalks, water supply, storm water drainage, sanitary sewerage facilities, gas service, electric service or lighting, grading, paving or surfacing of streets, shall hereafter be made by any owner, owners or his or their agent, or by any public service corporation at the request of such owner or owners or his or their agent.

C. All lands offered to the city for use as streets, highways, alleys, schools parks, playgrounds, and other public uses, shall be referred to the plan commission for review and recommendation before accepted by the city council or by any other governing authority of the City of Jacksonville.

D. Where a tract of land proposed for subdivision is part of a larger, logical subdivision unit in relation to the city as a whole, the plan commission may, before approval, cause to be prepared a plan for the entire area or neighborhood; such plan to be used by the plan commission as an aid in judging the proposed plat.

E. Whenever an area is subdivided into lots of 30,000 square feet or more and there are indications that such lots will eventually be resubdivided into smaller building lots, consideration shall be given to the street and lot arrangement of the original subdivision so that additional minor streets can be located which will permit a logical arrangement of smaller lots.

*F. Interpretation.*

- 1. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements.
- 2. Where the conditions imposed by any provisions of this ordinance upon the use of land are either more restric-

tive or less restrictive than comparable conditions imposed by any other provisions of this ordinance or of any other law, ordinance, resolution, rule, or regulation of any kind, the regulations which are more restrictive, or which impose higher standards or requirements, shall govern.

3. This ordinance is not intended to abrogate any easement, covenants, or any other private agreement, provided that where the regulations of this ordinance are more restrictive or impose higher standards or requirements than such easements, covenants, or other private agreements, then the requirements of this ordinance shall govern.
4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision and such a holding shall not affect the validity of the remaining portions thereof.

#### **Section VI. Rules and definitions.**

In the construction of this ordinance, the rules and definitions contained in this section shall be observed and applied, except when the context clearly indicates otherwise.

##### *A. Rules.*

1. Words used in the present tense shall include the future; and words used in the singular number shall include the plural number, and the plural singular.
2. The word "shall" is mandatory and not discretionary.
3. The word "may" is permissive.
4. The word lot shall include the word "plot", "piece," and "parcel."

5. A phrase "used for" shall include the phrases "arranged for" "designed for," "intended for," "maintained for," and "occupied for."

B. *Definitions.*

*Alley.* A public right-of-way primarily for vehicular traffic along the side or in the rear of properties, which affords only a secondary means of access to abutting properties.

*Blocks.* A "block" is a tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, bulkhead lines or shorelines of waterways, or corporate boundary lines of the city.

*Building* A "building" is any structure designed, built or intended for the shelter, enclosure or protection of persons, animals, chattels, or moveable property of any kind.

*Building setback line* . A line within a lot or other parcel of land, so designated on the plats of the proposed subdivision, between which and the adjacent boundary of the street upon which the lot abuts, the erection of a building is prohibited.

*Commission* Whenever the words "commission," "plan commission," or "city plan commission" are used in this ordinance, they shall mean the Plan Commission of the City of Jacksonville, Illinois.

*Crosswalks.* A public right-of-way of land located across a block to provide pedestrian access to adjacent streets or areas.

*Cul-de-sac* A minor street having one open end and being permanently terminated by a vehicle turnaround.

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

*Engineer.* Project and developer's shall in most instances be the same.

*Lot.* A portion of a subdivision or other parcel of land intended for transfer of ownership or for building development.

*Parkways.* A route intended to be used primarily by passenger vehicles which may have a varying width of right-of-way and which right-of-way is or is intended to be developed with a park like character

*Plat.* A plan, map, drawing or chart on which the subdivider's plan of the subdivision is presented and which he submits for approval and intends to record in final form.

*Plat, final.* The drawings and documents presented for final approval and as described in Section VII,"C".

*Plat, preliminary (general plan).* The drawings and documents, presented for conditional approval and as described in section VII, B.

*Roadway.* The paved area for vehicular traffic existing on a street right-of-way and not the street right-of-way.

*Street.* An area which primarily serves or is intended to serve as a vehicular and pedestrian access to abutting lands or to other streets. The word "street" refers to the width of the street right-of-way or easement, whether public or private, and shall not be considered as the width of the roadway or paving or other improvement on the street right-of way.

*Street, approved.* Any street, whether public or private, meeting standards and specifications of the City of Jacksonville.

*Street, collector.* A street which is used to carry traffic from minor streets to primary and secondary streets.

*Street, marginal access.* A minor street which is parallel and adjacent to primary streets and expressways, and which provides access to abutting properties and protection to local traffic from fast, through-moving traffic on the primary streets and expressways.

*Street, minor.* A street intended primarily as access to abutting properties.

*Street, primary.* A street of considerable continuity which serves or is intended to serve as a major traffic artery between the various sections of the Jacksonville area, as shown on the general development plan.

*Street, private.* Any Street is under the jurisdiction of an individual, corporation, or trustee or any street which is privately owned or established.

*Street, public.* All primary, secondary, collector and minor streets, which are shown on the subdivision plan and are to be dedicated for public use.

*Street, secondary.* A street which carries traffic from minor and collector streets to the primary street system, and designated as secondary streets on the general development plan.

*Subdivider.* The person or persons responsible for preparing and recording the plats of the subdivision and for carrying out all appropriate requirements outlined in this ordinance.

*Subdivision.* A subdivision is the division of land into two or more parts, any of which is less than five acres, for the purpose, whether immediate or future, of transfer of ownership or building development, including all public streets, alleys, ways for public service facilities, parks, playgrounds, school grounds or other public grounds, and all the tracts, parcels, lots, blocks and numbering all such lots, blocks, or parcels by progressive numbers, giving their precise dimensions, provided, however, that the following shall not be considered a subdivision and shall be exempt from the requirements of this ordinance.

1. The division or subdivision of land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The convenience of parcels of lands or interests therein for use as right-of-way for railroads or other public utility facilities which does not involve any new streets or easements or access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access:

6. The conveyance of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land existing on May 2, 1960 into no more than two parts and not involving any new streets or easements of access.

### **Section VII. Procedure for approval.**

#### *A. Preapplication procedure.*

1. Previous to the filing of an application for conditional approval of the preliminary plat (general or preliminary subdivision plan) the subdivider shall submit to the plan commission, plans and data as specified in section X. This step does not require formal application, fee or filing of plat with the plan commission.
2. Within thirty (30) days the plan commission shall inform the subdivider that the plans and data as submitted or as modified do or do not meet the objectives of these regulations. When the plan commission finds the plans and data do not meet the objectives of the regulations it shall express its reasons therefor.
3. Land subject to flooding or poor drainage. No plat will be approved for a subdivision which is subject to periodic flooding or which contains poor drainage facilities and which would make adequate drainage of the lots and streets impossible.

#### *B. Procedure for conditional approval of preliminary plat.*

1. On reaching conclusions, informally as recommended in "A" above, regarding his general program and objectives, the subdivider shall cause to be prepared a preliminary plat, together with improvement plans and other supplementary material as specified in Section X.
2. Five (5) copies of the preliminary plat and supplementary material specified shall be submitted to the plan commission with written application for conditional approval at least

twenty-one (21) days prior to the meeting at which it is to be considered.

3. At the time of filing an application for conditional approval of the preliminary plat, the application shall be accompanied by a check or money order to the city clerk, in advance, in the sum of three hundred dollars (\$300.00) for one (1) to twenty (20) lots; and fifty dollars (\$50.00) for each additional five (5) lots or fraction thereof to cover the application fee.
4. Following review of the preliminary plat and other material submitted for conformity thereof to these regulations, and negotiations with the subdivider on changes deemed advisable and the kind and extent of improvements to be made by him, the plan commission shall, within thirty (30) days, act thereon as submitted or modified, and if approved, the plan commission shall express its approval, if any, or if disapproved, shall express its disapproval and its reasons therefor.
5. The action of the plan commission shall be noted on three (3) copies of the preliminary plat, referred and attached to any conditions determined. One (1) copy shall be returned to the subdivider, one (1) copy shall be forwarded to the city council for its preliminary approval and one (1) copy shall be retained by the plan commission.
5. Within thirty (30) days after the receipt of the preliminary plat as submitted by the plan commission, the city council shall approve, disapprove or modify said plat, and it shall notify the plan commission and the applicant of its action.
6. Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat which will be submitted for approval of the plan commission and for recording upon fulfillment of the requirements of these regulations and the conditions of the conditional approval, if any.

*C. Procedure for approval of final plat.*

1. The final plat shall conform substantially to the preliminary plat as approved, and if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which he proposed to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations.
2. Application for approval of the final plat shall be submitted in writing to the plan commission at least twenty-one (21) days prior to the meeting at which it is to be considered.
3. Five (5) copies of the final plat and other exhibits required for approval shall be prepared as specified in Section X, and shall

be submitted to the plan commission within six (6) months after approval of

the preliminary plat; otherwise such approval shall become null and void unless an extension of time is applied for and granted by the plan commission.

4. The final plat submitted to the plan commission for approval shall be accompanied by a notice from the city clerk of the city stating that there has been filed with and approved by the council, one of the following:
  - a. A certificate by the developer's engineer that all improvements and installations to be subdivided required for its approval have been made or installed in accordance with the specifications;  
Or
  - b. A bond which shall:
    - (1) Run to the mayor and city council of the City of Jacksonville; a three-party escrow agreement escrowing funds for the benefit of the City of Jacksonville, Illinois;
    - (2) Be in the amount of 125% of the estimate of work remaining determined by the developers engineer to complete the improvements and installations in compliance with this ordinance;
    - (3) Be with surety by a company entered and licensed to do business in the State of Illinois; and
    - (4) Specify the time for the completion of the improvements and installations.
  - c. A certificate from the City Clerk that sufficient money has been deposited in a special account to be used for the complete cost of all improvements and installations.
  - d. Within thirty (30) days after application for approval of the final plat, the plan commission shall approve or disapprove it. If the plan commission approves, it shall certify by the signature of its chairman and secretary. If it disapproves, it shall set forth its reasons in its own records and provide the applicant with a copy.
5. Filing.
  - a. After approval of the final plat by the plan commission and the fulfillment of the requirements of these regulations, two (2) tracing of the final plat of the subdivision, drawn in ink on mylar, and 5 copies in black line print not to exceed thirty inches by thirty-six inches (30" x 36") in size, shall be submitted to the city council for approval.
  - b. Action must be taken by the city council within thirty (30) days after the final plat has been submitted for approval.
  - c. Upon approval of the city council, the developer shall record the plat with the Recorder or Registrar of Titles of Morgan County within four (4) months. If

not recorded within this time, the approval shall be null and void. Immediately after recording, the original or a duly certified copy shall be filed with the city clerk of the City of Jacksonville.

(Ord. No. 2030, §§ 1-3, 7-13-81; Ord. No. 99-0-16, § 2, 7-14-99)

### **Section VIII. Design standards.**

The subdivision of land, including the arrangement, character, extent, width, grade and location of all expressways, streets, alleys, crosswalks, easements, sites for parks, playgrounds and schools, or other land to be dedicated for public use shall conform to the general development plan of the city as approved by the plan commission and adopted by the city council and other responsible governmental bodies of the city, as a part of the official plan of the City of Jacksonville.

#### **A. Streets.**

1. All streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to their appropriate relation to the proposed uses of the land to be served by such streets.
2. Where such is not shown in the general development plan, the arrangement of streets in a subdivision shall either:
  - a. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or
  - b. Conform to a plan for the area or neighborhood approved or adopted by the plan commission to meet a particular situation where topographical or other conditions make continuous or conformance to existing streets impracticable.
3. Minor streets shall be so laid out that their use by through traffic will be discouraged.
4. Where a subdivision abuts or contains an existing or proposed expressway or primary street, as shown on the general development plan, the plan commission may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation, at least ten (10) feet wide, along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
5. Where a subdivision borders on or contains a railroad or

expressway, the plan commission may require a street approximately parallel to and on each side of such railroad or expressway, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.

6. Reserve strips controlling access to streets or alleys shall be prohibited.
7. All street intersection and confluences should encourage safe traffic flow.
8. Street jogs with center line offsets of less than one hundred twenty-five (125) feet shall be avoided.
9. Tangents shall be introduced between reverse curves on all streets (See Table of Minimum Standards).
10. When connecting street lines deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius adequate to insure clear sight distances (See Table of Minimum Standards).
11. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty (60) degrees.
12. Property lines at street intersections shall be rounded with a radius as specified in the Table of Minimum Standards. The plan commission may permit comparable cut-offs or chords in place of rounded corners.
13. Street gradients and vertical curves shall be as specified in the Table of Minimum Standards.
14. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations; and where the plan commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.
15. Dead-end streets (cul-de-sac) designed to be so permanently, shall conform to the following standards unless otherwise specifically required or permitted by the plan commission. R-1 Zoning District-

1,000 ft, maximum; R-2 Zoning District-800 ft. maximum; and R-3 and other Zoning Districts-500 ft. maximum. These distances shall be measured from the intersection of the origin through the center of the circle to the end of the right-of-way, and shall provide at the closed end a turnaround having an outside pavement diameter of at least eighty (80) ft. and a street property line diameter of at least one hundred (100) feet.

16. No street names shall be used which will duplicate or be confused with the names of existing streets. Existing street names shall be projected wherever possible. Street names shall be subject to the approval of the plan commission.
17. Street right-of-way widths and pavement widths shall conform to the proper standards as determined by the proposed average lot widths and location of the development. In determining the proper classification of a proposed subdivision, the following rules shall apply:

*Urban section.* The plan commission may require the subdivider to conform to urban section standards if the average lot width in the proposed subdivision is less than one hundred fifty (150) feet measured at the street setback line.

*Estate section.* The plan commission may require the subdivider to conform to estate section standards if the average lot width in the proposed subdivision is more than one hundred fifty (150) feet and the subdivision is located within the City of Jacksonville at the time of application for plat approval.

*Rural section.* The plan commission may require the subdivider to conform to rural section standards if the average lot width in the projected subdivision is more than one hundred fifty (150) feet and the subdivision is located beyond the corporate limits of the City of Jacksonville, at the time of application for plat approval. In the rural and estate subdivisions a lot depth minimum of one hundred (100) feet shall apply.

Additional street design standards shall conform to those given in the Table of Minimum Standards.

18. Street grades shall provide proper relation between the street and the first floor elevation of the houses or buildings and to permit convenient and economical access to and drainage of the lots.
19. Where a proposed plat is adjacent to an expressway or a primary street, spacing between access points to such expressway or primary street of less than five hundred (500) feet shall be avoided except

where impractical or impossible due to existing property divisions or topography.

20. The subdivider shall make arrangements, or show cause why such arrangements are not feasible, for all lines for telephone, electric, television and other similar services distributed by wire or cable to be placed underground entirely throughout a subdivided area, except for major thoroughfare right-of-way. Such conduits or cables shall be placed within private easements provided to such service companies by the subdivider or within dedicated public ways, provided only that overhead lines may be permitted upon written recommendation of the Plan Commission, and the approval of the City Council at the time of Final Plat approval where it is determined that overhead lines will not constitute a detriment to the health, safety, general welfare, plat design and characters of the subdivision. All such facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities. All drainage and underground utility installations which traverse privately owned property shall be protected by easements granted by the subdivider.

## RIGHT-OF-WAY AND PAVEMENT WIDTH STANDARDS

<i>Street type **</i>	<i>R.O.W Width to be Dedicated</i>	<i>Pavement Width (Face of Curb or Inside Edge of Shoulder to Face of Curb or In- side Edge of Shoulder)</i>
<b>URBAN SECTION</b>		
Expressways	200 feet	
Local expressways	100 feet	
Primary	80-100 feet	
Secondary	80 feet	
Collector	60 feet	36 feet
Minor—For row houses and apartments	60 feet	36 feet
Minor—For other residences	50 feet	32 feet
Cul-de-sac	50 feet	32 feet
Marginal access	40 feet	32 feet
In business districts	80-100 feet	.

\*Determined by the plan commission and project engineer for each subdivision by the time of preliminary plat approval.

\*\* The plan commission and the project engineer shall determine the type classification of each proposed street segment.

RIGHT-OF-WAY AND PAVEMENT WIDTH STANDARDS—Cont'd.

<i>Street type**</i>	<i>R.O.W. Width to be Dedicated</i>	<i>Pavement Width. (Face of Curb or Inside Edge of Shoulder to Face of Curb or In- side Edge of Shoulder)</i>
<b>RURAL OR ESTATE SECTION</b>		
Expressways	200 feet	
Local expressways	100 feet	
Primary	100 feet	
Secondary	100 feet	
Collector	66 feet	32 feet: 10 ft. outside shoulders
Minor—For row houses and apartments	66 feet	32 feet: 10 ft. outside shoulders
Minor—For other residences	60 feet	24 feet: 8 ft. outside shoulders
Cul-de-sac	50 feet	24 feet: 8 ft. outside shoulders

\*Determined by the plan commission and project engineer for each subdivision by the time of preliminary plat approval.

\*\*The plan commission and the project engineer shall determine the type classification of each proposed street segment.

RIGHT-OF-WAY AND PAVEMENT WIDTH STANDARDS—Cont'd,

<i>Street type**</i>	<i>R. O. W. Width to be Dedicated</i>	<i>Pavement Width (Face of Curb or Inside Edge of Shoulder to Face of Curb or Inside Sdge of Shoulder)</i>
Marginal access	40 feet	24 feet: 8 ft. outside shoulders
Alleys	25 feet	20 feet
In business districts	80-100 feet	*

\*Determined by the plan commission and project engineer for each subdivision by the time of preliminary plat approval.

\*\* The plan commission and the project engineer shall determine the type classification for each proposed street segment.

### MINIMUM STANDARDS FOR STREET DESIGN

Street	Radius of Horizontal Curves (feet)	Length of Vertical Curves (feet)	Tangents between Reverse Curves (feet)	Maximum Gradient (per cent)	Minimum Gradient (per cent)	Minimum Clear Sight Distance (feet)	Tangents Street Intersections	Property Lines at Intersections (feet)
Expressways*	500	200	200	5	0.35	500		
Local expressways*	500	200	200	5	0.35	500		
Primary	500	200	200	5	0.35	500		25
Secondary	400	200	200	5	0.35	400		20
Collector	400	150	150	6	0.35	300		20
Minor—For row houses and apartments	300	150	150	6	0.35	200		15
Minor—For other residences	100	100	—	6	0.35	200		15
Cul-de-sac	100	100	100	6	0.35	200		15
Marginal access	200	100	100	6	0.35	200		15
In business districts*	500	200	200	2	0.35	500		

Minimum standards for streets marked with an asterisk\* shall be as determined or dictated by the plan commission and the project engineer.

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*B. Alleys.*

1. Alleys shall be provided in commercial, business, and industrial districts, except that the plan commission may waive this requirement where other definite and assured provisions is made for service access, such as off-street loading, unloading and parking consistent with and adequate for the uses proposed.
2. Alleys in residential areas shall not be permitted, except where deemed necessary, and on the recommendation of the plan commission.
3. The width of an alley shall be twenty (20) ft. in residential areas and thirty (30) ft. in commercial, business and industrial districts.
4. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.
5. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn around facilities at the dead end, as determined by the plan commission.

*C. Easements.*

1. Easements across lots or centered on rear side lot lines shall be provided for utilities where necessary and shall be at least ten (10) feet wide.
2. Easements shall be designed to provide continuity from block to block.
3. Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction, or both as will be adequate for the purpose and as determine by the plan commission. Parallel streets or parkways may be required in connection therewith.

*D. Blocks.*

1. The lengths, widths and shapes of blocks shall be determined with due regard to:
  - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
  - b. Zoning requirements as to lot sizes and dimensions within the corporate limits of the City of Jacksonville.
  - c. Needs for convenient access, circulation, control and safety of street traffic.
  - d. Limitations and opportunities of topography.
2. Block lengths shall not exceed 1,800 feet, or be less than six hundred (600) feet.
3. Pedestrian crosswalks, not less than ten (10) feet wide, shall be required for blocks of more than one thousand (1000) feet in length and in other areas where deemed necessary by the plan commission to provide, pedestrian circulation, or access to school, playgrounds, shopping centers, transportation and other community facilities.
4. Blocks or portion thereof, intended for commercial and industrial use shall be designated as such, and the plan shall show adequate off-street areas to provide for parking, loading docks, and such other facilities.

*E. Lots.*

1. The lot size, width, depth, shape and orientation, shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
2. Lot dimensions and areas shall conform to the requirements of the Jacksonville Zoning Ordinance.
  - a. Residential lots where not served by public sanitary sewers and water supply shall not be less than one hundred (100) feet wide nor less than 20,000 square feet in area. Where either public sanitary sewers or water supply is provided, each lot may be 10,000 square feet in area with a width of not less than eighty (80) feet.

- b. Where unusual soil conditions or other physical factors exist which may impair the health and safety of the residents of the neighborhood in which a subdivision may be located, upon recommendation of the environmental protection agency, the plan commission may increase lot area requirements as may be necessary.
  - c. Lots abutting a water course, drainage way, channel, or stream, shall have additional minimum width or depth as required to provide an adequate building site and afford the minimum usable area required in this ordinance or the Jacksonville Zoning Ordinance for front, rear and side yards.
  - d. Depth and width of lots or properties reserved or laid out for commercial, business and industrial purposes shall be adequate to provide for the off street service and parking facilities.
3. Corner lots for residential use shall have extra width to permit appropriate building setback from, and orientation to both streets
  4. Within the corporate limits of the City of Jacksonville all lots shall abut on a publicly dedicated street.
  5. Double frontage lots are forbidden except where lots back upon a primary street (major thoroughfare) and in such instances, vehicular access between the lots and the thoroughfare is prohibited or where topography of the land might render subdividing otherwise unreasonable. Such lots shall have an additional depth of at least ten feet in order to allow for a protective screen planting.
  6. Side lot line shall be substantially at right angles or radial to street lines.
- F. *Building setback lines.* Except for the following, building setback lines in residential areas of new subdivisions shall conform to the front yard provisions of the Jacksonville Zoning Ordinance,

1. Except that in no case shall the building setback line be less than twenty-five (25) feet from the front property line.
2. Corner lots shall maintain not less than the minimum building setback lines on both streets.

G. *Public sites and open spaces.*

1. Whenever a tract of land to be subdivided embraces all or any part of a street, drainage way or other public way which has been designated in the master plan, comprehensive plan component or on the official map of the city, said public way shall be made part of the plat and dedicated or reserved by the subdivider in the locations and dimensions indicated on said plan or maps
2. Whenever a proposed school site, park, playground, greenway, open space or other public land, other than streets or drainage ways, designated in the master plan, comprehensive plan component or on the official map of the city is embraced, all or in part, in a tract of land to be subdivided, these proposed public lands shall be made a part of the plat and shall be reserved for the public at a rate of one (1) acre for each thirty (30) proposed dwelling units; and said proposed public lands, other than streets or drainage ways, in excess of the rate established herein shall be reserved for a period not to exceed one (1) year from the date of final plat approval unless extended by mutual agreement for purchase by the public agency having jurisdiction, or unless extended by mutual agreement for acquisition by the city. The purchase price shall be the present fair market value of said lands in an undeveloped state as indicated by impartial appraisal. Costs for said appraisal are to be shared equally between developer and city.
3. If the amount of land required to be dedicated, other than for streets and drainage ways as indicated on the master plan, comprehensive plan component or official map of the city totals less than the ratio of one (1) acre for each thirty (30) proposed dwelling units, the subdivider shall pay to the city a fee equivalent to the

fair market value of the amount of land representing the difference between the amount of land required to be dedicated, other than the streets and drainage ways, as indicated on said plan or maps and the rate of dedication established herein.

4. Said fees required in lieu of dedication shall be paid to the city treasurer at the time of first application for approval of a final plat of said subdivision. If agreement on the amount of fees can not be readily reached, the value of the subject land shall be established by an appraisal made by three qualified appraisers, one of whom shall be appointed by the Plan Commission, one of whom shall be appointed by the subdivider and one of whom shall be mutually agreed upon by two appraisers named above.
5. All funds so collected by the city shall be deposited in a special fund to be known and designated as "Special Fund for the Acquisition and Development of Public Sites, Recreation Areas, Open Spaces and Greenways" and that said funds so levied and collected shall be used for such purposes, at such places and in such manner as shall be approved, ordered and directed by the city council upon recommendation by the plan commission and which shall be consistent with this ordinance, the master plan, comprehensive plan component or official map of the city and authorization for creation of said fund is hereby granted. Any and all interest accumulated upon such funds shall be added to the special fund and be used only for acquisition and developments for said purposes.

(Ord. No. 2029, Sec. 1,7-13-81)

#### **Section IX. Required land improvements.**

Before a subdivision shall be approved, the developer's engineer shall certify that the improvements described in the subdivider's plans and specifications, together with agreements, meet the minimum requirements of all ordinances of the City of Jacksonville and that they comply with the following:

A. *Monuments and markers*

1. Monuments shall be placed at all corners and angle points of the outside boundary but no farther than one-quarter mile apart. The monuments shall be of concrete, not less than six (6) inches in diameter and thirty-six (36) inches deep with a copper dowel three (3) inches long cast in place. Iron pipe or steel bars not less than one-half inch in diameter and twenty-four (24) inches long shall be set at the intersection of street center lines and at all comers of lots not marked by monuments.
2. The monuments and bars shall be set level with the finished grade.

B. *Utility, street and other improvements.*

1. Utility, street and other improvements in, all districts shall be determined by the plan commission and the project engineer/Community Development Director by the time of preliminary plat approval. All improvements shall comply with Chapter 26, “streets, sidewalks and other city property” and appendix A “minimum city specifications” of the Municipal Code of the City of Jacksonville.
2. Grading. After the installation of temporary block comer monuments by the subdivider and establishment of street grades by the plan commission and the project engineer, the subdivider shall grade the full width of the right-of-way of all streets to be dedicated in accordance with plans and profiles approved by the city engineer. The subdivider shall grade the roadbeds in the street rights-of-way to subgrade. Lot grading shall be done in accordance with appropriate city specifications.
3. Surfacing, After the installation of all utility and storm water drainage improvements, the subdivider shall surface all roadways in streets to the widths prescribed by these regulations and the comprehensive plan or comprehensive plan component of the city. All pavement base and wearing surface improvements shall conform to city specifications. All alleys shall be paved full width as per city specifications.
4. Curb and gutter. After the installation of all utility and storm water drainage improvements, the subdivider

shall construct curbs and gutters in accordance with plans and standard specifications approved by the city. This requirement may be waived where a permanent rural or estate section has been approved by the city. Wherever possible, provisions shall be made at the time of construction for driveway access curb-cuts. Driveways and access curb-cuts shall be developed as per city specifications.

5. Rural and estate street sections.. On permanent rural or estate street sections where the curb and gutter requirement has been waived, the subdivider shall finish grade all shoulders and road ditches, install all necessary culverts at intersections and, if required, surface ditch inverts to prevent erosion and sedimentation in accordance with plans and specifications approved by the city engineer.
6. Sidewalks. The subdivider shall construct sidewalks four (4) inches thick and four (4) feet wide of portland cement as per city specifications along all urban and estate street segments unless otherwise specifically required or allowed by the city council.

Wider than standard sidewalks may be required by the city in the vicinity of schools, commercial areas and other places of public assembly; and the city may require the construction of sidewalks in locations other than required under the preceding provisions of this ordinance if such walks are necessary, in the opinion of the plan commission, for safe and adequate pedestrian circulation.

7. Public sanitary sewerage and private sewerage disposal systems. The subdivider shall construct sanitary sewers in such a manner as to make adequate sanitary sewerage service available to each lot within the subdivision. If public sewers are not available, the subdivider shall make provisions for adequate private sewerage disposal systems. The city council shall require the subdivider to install sewer laterals to the street lot line.

If, at the time of final platting, sanitary sewer facilities are not available to the plat, but will become available within a period of five (5) years from the date of plat recording, the subdivider shall install or cause to be installed sanitary sewers and sewer laterals to the street lot line in accordance with this section and shall cap all laterals as may be specified by the city council. The size, type and installation of all sanitary sewers proposed to be constructed shall conform to city specifications.

8. Public water supply facilities. The subdivider shall construct water mains in such a manner as to make adequate water service available to each lot within the proposed subdivision. The city council shall require the installation of water laterals to the street lot lines.

If, at the time of final platting, municipal water facilities are not available to the plat, but will become available within a period of five (5) years from the date of plat recording, the subdivider shall install or cause to be installed water mains and service laterals to the street lot lines in accordance with this section and shall cap all laterals as may be specified by the city council. The size, type, specifications and installation of all municipal water facilities proposed to be constructed shall be as per city specifications.

9. Telephone and electric service. Such utility improvements shall be located underground in rear or side yard easements as per city specifications, unless otherwise permitted by the city council.
10. Storm water drainage facilities. The subdivider shall construct storm water drainage facilities, which may include curbs and gutters, catch basins and inlets, storm sewers, road ditches and open channels, as may be required by the city council after receiving recommendations of the plan commission and project engineer. All such facilities are to be of adequate size and grade to hydraulically accommodate maximum potential volumes of flow; the type of facility required, the design criteria specifications and the sizes and grades to be determined by the project engineer.
11. Gas. Gas lines shall be located in street planting strips as

per city specifications.

12. Street lighting. The subdivider shall install street lights along all streets of a design comparable with the neighborhood and type of development proposed. Such lights shall be placed at each street intersection and at such interior block locations as may be required by the city. Lighting shall be as per city specification.
13. Street name signs. The subdivider shall install at the intersection of all streets a street sign as per city specifications.
14. Reserved.
15. Reserved.
16. Specifications. Unless specifically otherwise stated, all required improvements shall conform to engineering standards and specifications as required by the city council. Such improvements shall be made in sequence as determined by the plan commission and the project engineer. All proposed plans specifications for utility and street improvements shall be prepared by, and certified by an Illinois Registered Professional Engineer,
17. Septic tank developments. If subdivisions are to be served with septic tank filter fields such development shall conform to the Morgan County Board of Health, Jacksonville Building code, and Jacksonville Zoning Ordinance requirements.

(Ord. No 2028A, Sec 1,7-13-81)

**Section X. Plats and data.****A. *Preapplication plans and data***

1. General subdivision information shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawings required below. This information may include data on existing covenants, land characteristics, and available community facilities and utilities; and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, price range, business areas, school, playground, park areas and other public areas, proposed protective covenants and proposed utilities and street improvements.
2. Sketch plan on topographic survey shall show in simple sketch form the proposed layout of street, lots and other features in relation to existing conditions. The sketch plan may be a freehand pencil sketch made directly on a print of the topographic survey. The sketch plan shall include the existing topographic data listed in B-1 below.

**B. *Plats and data for conditional approval.***

1. Topographic data required as a basis for the preliminary plat, in 11-2 below, shall include existing conditions as follows except when otherwise specified by the plan commission.
  - a. Boundary lines: bearings and distances.
  - b. Easements: location, width and purpose.
  - c. Streets on and adjacent to the tract: name and right-of-way width and location; type width and

- elevation of surfacing; any legally established centerline elevations; walks, curbs, gutters, culverts, etc.
- d. Utilities on and adjacent to the tract: location size and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone poles, and street lights; if water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and size of nearest ones, showing invert elevation of sewers.
  - e. Ground elevations on the tract, based on the U.S. Geological Survey datum plane; for land that slopes less than one-half ( 1/2) percent show not less than 1 foot contours and for land that slopes more than two (2) percent show not less than 5 foot contours.
  - f. Subsurface conditions on the tract, if required by the plan commission: location and results of tests made to ascertain subsurface soil, rock and ground water conditions; depth to ground water unless test pits are dry at a depth of five feet; location and results of soil percolation test if individual sewage disposal systems are proposed.
  - g. Other conditions on the tract: watercourses, marshes, rock outcrops, wooded areas, isolated preservable trees one foot or more in diameter, houses, barns, shacks and other significant features.
  - h. Other conditions on adjacent land: approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers and other nearby nonresidential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivision plat by name, recording date, and number, and show approximate per cent build-up, typical lot size, and dwelling type.

- i. Photographs, if required by the plan commission: camera locations, directions of views and key numbers.
  - j. Zoning on and adjacent to the tract.
  - k. Proposed public improvements: highways or other major improvements planned by public authorities for future construction on or near the tract.
  - l. Key plan showing location of the tract.
  - m. Title and certificates: present tract designation according to official records in offices of the county recorder; title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale, north arrow.
2. Preliminary plat (general or preliminary subdivision plan) shall be at a scale of 100 feet to 1 inch or 200 feet to inch if the area of the subdivision is more than 200 acres. It shall show all existing conditions required above in B-I, topographic data and shall show all proposals including the following:
- a. Streets names, right-of-way and roadway widths, approximate grades and gradients, similar data for alleys if any.
  - b. Other rights-of-way easements: location, width and purpose.
  - c. Location of utilities, if not shown on other exhibits.
  - d. Lot lines, lot dimensions, lot numbers and block numbers.
  - e. Sites, if any, to be reserved or dedicated for schools, parks, playground, or other public uses.
  - f. Sites, if any, for multi-family dwellings, shopping centers, churches, industry or other non-public uses exclusive of single family dwellings.
  - g. Proposed building setback lines.

- h. Site data, including number of residential lots, typical lot size, and acres in parks, etc.
  - i. Proposed name of subdivision.
  - j. Location by section, township and range.
  - k. Name and address of developer.
  - l. Name and address of the planner or engineer.
  - m. Title, scale, north point and date.
3. Other preliminary plans. When required by the plan commission, the preliminary plat shall be accompanied by profiles showing existing ground surface and proposed street grades, including the extensions for a reasonable distance beyond the limits of the proposed subdivision; typical cross sections of the proposed grading, roadway and sidewalk and preliminary plan of proposed sanitary and storm water sewers with grades and sizes indicated. All elevators shall be based on the U.S. Geological Survey datum plane.
  4. Draft of protective covenants, whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.

C. *Plats and data for final approval.*

1. Final plan shall be drawn in ink on mylar sheets not to exceed thirty (30) inches wide by thirty-six (36) inches long and shall be at a scale of 100 feet to 1 inch.. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions the final plat may be submitted for approval progressively in contiguous sections satisfactory to the plan commission.. The final plat shall show the following.:
  - a. Primary control points, approved by the project engineer, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.

- b. Tract boundary lines, right-of-way lines of streets easements and other rights-of-way, and property lines of residential lots and other sites; with accurate dimensions, bearings or deflection angles, and radii, arcs, and central angles of all curves.
  - c. Name and right-of-way width of each street or other right- of-way.
  - d. Location, dimensions and purpose of any easement.
  - e. Number to identify each lot or site and block.
  - f. Purpose for which sites, other than residential lots, are dedicated or reserved.
  - g. Proposed building setback line on all lots and other sites.
  - h. Location and description of monuments.
  - i. Names of record owners of adjoining unplatted land.
  - j. Certification by surveyor or engineer certifying to accuracy of survey and plat.
  - k. Certification of title showing that applicant is landowner.
  - i. Statement by owner dedicating streets, rights-of-way and any sites for public uses.
  - m. Certification of approval by the plan commission.
  - n. Name of subdivision.
  - o. Location by section, township and range.
  - p. Title, scale, north arrow and date.
2. Cross sections and profiles of streets showing grades approved by the developer's engineer. The profiles shall be drawn to city standard scales and elevations and shall be based on the U.S. Geological Survey datum plane.

3. A certificate by the developer's engineer certifying that the subdivider has complied with one of the following alternatives:
  - a. All improvements have been installed in accord with the requirements of these regulations and with the action of the plan commission giving conditional approval of the preliminary plat, or
  - b. A bond or certified check has been posted, which is available to the city, and in sufficient amount to assure such completion of all required improvements.
4. Protective covenants in form for recording.
5. Other data: such other certificates, affidavits, endorsements, or dedication as may be required by the plan commission in the enforcement of these regulations.

**Section XI. Variances.**

- A. *Hardship.* Where the plan commission finds that extraordinary hardships may result from strict compliance with these regulation, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purpose of the general development plan of the City of Jacksonville or these regulations.

**Section XII. Inspection at subdivider's expense.**

All public improvements proposed to be made under the provisions of this ordinance shall be inspected during the course of construction by the developer's engineer. All fees and costs connected with such inspection and in reviewing the plans and specifications for such improvements shall be paid by the subdivider. The city reserves the right to retain independent engineering council at any time, when necessary or for verification purposes.

**Section XIII Certification of plats.**

When the city council shall, upon motion and majority vote, approve the final plat, the mayor and city clerk shall be authorized to sign the original tracing. The certificates on the final plat shall be in the following form with the signatures

of the President of the Morgan County Board and the county clerk to be necessary only where the plat covers land in unincorporated area,

CERTIFICATES

- A. Under the authority provided by Chapter 24, Illinois Revised Statutes, 1957 enacted by the State Legislature of the State Illinois and the Ordinances adopted by the City Council of the City of Jacksonville, Illinois, this plat was given approval by the City of Jacksonville as follows:

Approved by the Plan Commission at meeting held

\_\_\_\_\_

(Seal)

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

Approved by the City Council at a meeting held

\_\_\_\_\_

(Seal)

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President, County Board

\_\_\_\_\_  
County Clerk

- B. Each final plat submitted to the City of Jacksonville for approval shall carry a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

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

Seal

\_\_\_\_\_  
Signature

Illinois Land Surveyor No. \_\_\_\_\_

- C. Each final plat submitted to the City of Jacksonville for approval shall carry a deed of dedication in substantially the following form:

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

This subdivision shall be known and designated as (Name), an addition to the City of Jacksonville or Morgan County, (whichever the case may be). All streets and alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

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

There are strips of ground, (number) feet in width, as shown on this plat and marked "Easement", reserved for the use of public utilities for the

installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities and to the rights of the owners of other lots in this subdivision.

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

The foregoing covenants ( or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, \_\_\_\_\_, (twenty-five year period is suggested); at which time, said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, it is agreed to change such covenants, or restrictions, in whole or in part. Invalidation of any one of the foregoing covenants, or restrictions, by judgement or court order, shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

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

Witness our hands and Seals this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State of Illinois  
County of Morgan

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

Witness my Hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public

- D. Such other certificates, affidavits, endorsements, or dedications as may be required by the plan commission or the city council in these enforcement regulations.

**Section XIV. Building Permits**

No building permit shall be issued providing for the improvement of any lot in said subdivision until there has been filed with the building commissioner a certified copy of said plat of subdivision as recorded or registered in the office of the recorder of deeds or registrar of titles, as the case may be. Nor shall a building permit be issued for the improvement of any lot until the plans and specifications for the public improvements have been approved by and filed with the mayor and city council and until cash and surety bond as provided by ordinance are posted with the city.

**Section XV. Penalties and separability.**

Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount

not less than One Hundred dollars (\$100.00) nor more than Five hundred dollars (\$500.00). Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

Section XVI. Adoption.

This ordinance shall be in full force and effect from and after its passage, approval and publication according to the laws of the State of Illinois.

Passed this \_\_\_\_\_

\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_\_

\_\_\_\_\_  
Mayor [The next page is 20891

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING APPENDIX A, MINIMUM CITY SPECIFICATIONS, OF THE MUNICIPAL CODE OF THE CITY OF JACKSONVILLE, ILLINOIS. (RE: update minimum city specifications for walks and pavements)

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, MORGAN COUNTY, ILLINOIS,

Section 1: That Appendix A, Minimum City Specifications, of the Municipal Code of the City of Jacksonville, Illinois, be amended by deleting there from the language contained on pages 1878 and 1878.1, and by substituting the following in lieu thereof:

" EXHIBIT A "  
CITY OF JACKSONVILLE, ILLINOIS  
MINIMUM CITY SPECIFICATIONS

The following specifications cover the material and method of construction under the various items. Wherever reference is made to "standard specifications," it shall be interpreted to mean the Standard Specifications for Road and Bridge Construction, State of Illinois, Department of Transportation, Division of Highways, as adopted July 1, 1994, and the Supplemental specifications thereto.

- A. WALKS AND PAVEMENTS  
Paved Streets. Paved streets shall consist of either:
- (1) A minimum thickness of eight (8) inches of aggregate base course with a wearing surface of asphalt concrete mix as required; or
  - (2) A minimum of six (6) inches of unreinforced portland concrete cement pavement over a sub-base granular material with a minimum thickness of five (5) inches, in accordance with Standard Specifications.
  - (3) A minimum thickness of 10 inches of aggregate base with a ½ inch wearing surface consisting of a prime coat and an A3 seal coating containing liquid asphalt and CA-16 lime stone, crushed stone or trap rock.

All materials, construction and preparation of soil under pavement shall conform to the Standard Specifications. Curb and gutter shall be concrete.

Pavement Base. Pavement base for bituminous paved streets, shall be aggregate base course of a minimum thickness of eight (8) inches. The material shall be CA-6 and conform to Standard Specifications. (Ord. No. -0-49, Sec 1, 12-9-85; Standard Specifications 420-421).

Asphalt Concrete Plant Mix. Asphalt concrete pavement surface shall consist of a minimum of three (3) inches of bituminous concrete Class I, in accordance with the Standard Specifications.

Curb and Gutter. The curb and gutter or valley gutter shall be a minimum of

eighteen (18) inches in width. The thickness shall be a minimum of six (6) inches at the flow line of gutter as approved by the city engineer. Class "SI" concrete shall be used in accordance with the Standard Specifications. (Section 606).

Portland Cement Concrete. Portland cement concrete shall be Class "SI" concrete in accordance with the Standard Specifications.

Sidewalks. Sidewalks shall be a minimum thickness of four (4) inches and a minimum width of four (4) feet constructed of portland cement concrete. Sidewalks shall have a maximum longitudinal slope of one (1) inch to one (1) foot and a latitudinal slope of one-half ( 1/2) inch to one (1) foot. Regulation handicapped ramps shall be installed at all curbs and gutters and crosswalks.

Crosswalks and Stop Lines: Shall be permanently marked on pavement.

Signage: Stop or Yield signs shall be installed as required.

Section 2: That all ordinances, parts of ordinances, and amendments to ordinances in conflict with any provision of this Ordinance are repealed as of the effective date hereof.

Section 3. That the City Clerk is hereby instructed to publish this Ordinance in Pamphlet Form.

Section 4: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in Pamphlet Form as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Jacksonville, Illinois this                    day of February, 1995.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(SEAL)

Page 2

AN ORDINANCE AMENDING APPENDIX A., MINIMUM CITY SPECIFICATIONS OF THE MUNICIPAL CODE OF THE CITY OF JACKSONVILLE, ILLINOIS (RE: update minimum City specifications for walks and

pavements)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 26, STREETS, SIDEWALKS AND OTHER CITY PROPERTY, ARTICLE III, EXCAVATIONS AND STREET OPENINGS, DIVISIONS 2 AND 4, SECTIONS 26-44 AND 26-47, OF THE MUNICIPAL CODE OF THE CITY OF JACKSONVILLE, ILLINOIS

---

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, MORGAN COUNTY, ILLINOIS:

Section 1: That Chapter 26, Streets, Sidewalks, and Other City Property, Article III, Excavations and Street Openings, Division 2, Section 26-44, Application of this Division, of the Municipal Code of the City of Jacksonville, Illinois be amended by deleting said Section 26-44 in its entirety, and by substituting the following in lieu thereof:

"DIVISION 2"  
CONSTRUCTION METHODS FOR WATER, STORM SEWER  
AND SANITARY SEWER SERVICE INSTALLATION AND  
REPAIR

Sec. 26-44. Application of division.

The rules and regulations concerning construction methods in street openings and excavations set forth herein are hereby adopted for construction methods for water, storm sewer and sanitary sewer service installation and repair. It is understood that wherever reference is made to "sewer" it shall mean sanitary sewer and storm sewer. It is understood that wherever reference is made to "standard specifications" it shall mean "Standard Specifications for Water and Sewer Main Construction in Illinois", Second Edition, dated November 1973, or the subsequent editions as the same may be published from time to time."

Section 2. That Chapter 26, Streets, Sidewalks and Other City Property, Article III, Excavations and Street Openings., Division 2, Section 26-47, Backfilling., of the Municipal Code of the City of Jacksonville be amended by deleting said Section 26-47 in its entirety , and by substituting the following in lieu thereof:

"Section 26-47. Backfilling.

All trenches and excavations in the installation of water and sewer service shall be backfilled to the natural line or finished surface as rapidly as the condition of the sewer or water line will permit. The backfill material shall consist of sand, granular fill or controlled low strength materials (CLSM) in accordance with the Standard Specifications. All backfill material shall be deposited in the trench or excavation in such a manner as not to damage the sewer. The filling of the trench shall be carried on simultaneously on both sides of the pipe in such a manner that injurious side pressures do not occur. The backfill for trenches and excavations made in the street, and for all trenches outside of the street where the inner edge of the trench is within two (2) feet of the edge of the street, curb, gutter, or curb and

gutter shall be made with trench backfill material. All backfill material up to a height of twelve (12) inches above the pipe shall be carefully deposited in uniform layers not exceeding four (4) inches thick (loose measure). The material in each layer shall be firmly compacted by ramming or tamping with tools approved by the city, in such a manner as not to disturb or injure the pipe. The backfilling above this height shall be in twelve (12) inch layers and compacted. The method used for backfilling and compacting the backfill material will be the choice of the contractor. However, if the method does not produce results satisfactory to the city, the contractor will be required to alter or change the method being used so that the resultant backfill will be satisfactory to the city, Whenever excavation is made for installing sewer or water pipe across shoulders or boulevards the top soil disturbed by excavation operations shall be replaced as nearly as possible in its original position, and the whole area involved in the construction operations shall be left in a neat and presentable condition."

Section 3: That Chapter 26, Streets, Sidewalks and Other City Property, Article III, Excavations and Street Openings., Division 4., Excavation and Backfill for Water Mains, Sanitary Sewers and Storm Sewers in Developing Subdivisions., of the Municipal Code of the City of Jacksonville, Illinois, be amended by deleting said Division 4 in its entirety.

Section 4: That all ordinances, parts of ordinances, and amendments to ordinances in conflict with any provision of this Ordinance are repealed as of the effective date hereof.

Section 5: That the City Clerk is hereby instructed to publish this ordinance in Pamphlet Form.

Section 6: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in Pamphlet Form as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Jacksonville, Illinois, this            day of            2009

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(SEAL)

PAGE 2  
AN ORDINANCE AMENDING CHAPTER 26, STREETS, SIDEWALKS AND OTHER CITY PROPERTY, ARTICLE III, EXCAVATIONS AND STREET OPENINGS, DIVISIONS 2 AND 4., SECTION 26-44 AND 26-47, OF THE MUNICIPAL CODE OF THE CITY OF JACKSONVILLE, ILLINOIS.

JUL 20 1999

JACKSONVILLE  
INSPECTION DEPARTMENTORDINANCE NO. 99-0-16AN ORDINANCE AMENDING  
CHAPTER 2, SECTION 2-16 (a) through (c)  
ADMINISTRATION OF THE MUNICIPAL CODE  
OF CITY OF JACKSONVILLE, ILLINOIS(Fees for petitions - zoning amendments [map and text], variations,  
site plan approval, planned development preliminary development plan approval)

## A N D

APPENDIX C, SUBDIVISIONS, Section B-3  
(Fees for preliminary subdivision plat approval)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE,  
MORGAN COUNTY, ILLINOIS:

*Section I:* That Chapter 1, Administration of the Municipal Code of the City of Jacksonville, Illinois, be amended by deleting Section 2-16, • Petition for zoning change and variation filing fee; and by substituting the following language in lieu thereof.

*"Sec. 2-16 Petition for zoning map and text amendment, zoning special use, site plan approval, planned development district plat (preliminary plan) and variance.*

*(a) All petitions requesting changes or amendments in the zoning ordinance of the City of Jacksonville shall be filed with the city clerk, who shall charge a filing fee therefore in the amount of one hundred dollars (\$100.00) for each such petition. Upon receiving payment of said fee, the city clerk shall refer all such petitions directly to the Jacksonville Plan Commission which shall hold at least one (1) public hearing thereon.*

*(b) No petition requesting a change in the zoning ordinance of the City of Jacksonville shall be filed, nor shall any such petition be considered by the Jacksonville Plan unless the filing fee of one hundred dollars (\$100.00) is paid in advance to the city clerk.*

*(c) All requests for variations in the zoning ordinance of the City of Jacksonville shall be accompanied by a filing fee therefore in the sum of fifty dollars (\$50.00).*

*(d) All requests for approval of special use in a zoning district, site plan, and preliminary development plans for Planned District Plats shall be accompanied by a filing fee therefor in die sum of one hundred dollars (\$100.00)."*

Section 2. That Appendix C - Subdivisions of the Municipal Code of the City of Jacksonville, Illinois, be amended by deleting Section VII, paragraph B-3 and by substituting the following language in lieu thereof

*"3. At the time of filing an application for conditional approval of the preliminary plat, the application shall be accompanied by a check or in money order to the city clerk, in advance, in the sum of three hundred dollars (\$300.00) for one (1) to twenty (20) lots; and fifty dollars (\$50.00) for each additional five (5) lots or fraction thereof to cover the cost of checking and verifying the proposed plat. Upon the acceptance of the application by the plan commission, the city clerk shall surrender the collected fee to the city treasurer for deposit in the general fund of the city."*

Section 3. That all ordinances, parts of ordinances and amendments to ordinances in conflict with any provision of this Ordinance are repealed as of the effective date hereof

Section 4. That the City Clerk is hereby instructed to publish this Ordinance in Pamphlet Form

Section 5. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in Pamphlet Form as provided by law.

PASSED AND APPROVED at regular meeting of the City Council of the City of Jacksonville, Illinois, this     day of                             2009.

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Mayor

ATTEST:

(SEAL)