

## Chapter 21

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**CHAPTER 21**  
**VILLAGE OF GRIDLEY SUBDIVISION ORDINANCE**

**AN ORDINANCE FOR THE SUBDIVISION AND PLATTING OF LAND AND  
PROVIDING FOR INSTALLATION OF SUBDIVISION IMPROVEMENTS**

**Article I. Purpose.**

This ordinance, establishing regulations for the subdivision of land, is hereby made a part of the Ordinances of the Village of Gridley and contiguous areas. It is to provide for the harmonious development of the Village of Gridley and its environs; for the coordination of streets within new subdivisions with other existing or planned streets; for the dedication and acceptance of land for public use; for the installation and construction of utilities, roadways and other improvements essential to service the subdivided land; for the dedication and acceptance of land required for schools, parks, playgrounds, and other public uses; for the preparation of subdivision plans and the procedure for the submittal, approval and recording of subdivision plats in and about the Village of Gridley, Illinois, in accordance with the authority vested in the municipality under the provisions of the "revised Cities and Villages Act" of the State of Illinois.

**Article 2. Jurisdiction.**

Wherever any subdivision of land shall hereafter be laid out within the incorporated limits of the Village of Gridley or within contiguous territory and not more than one and one-half miles beyond the incorporated boundary of the Village of Gridley, the subdivider thereof, or his agent, shall submit both a preliminary plan and a final subdivision plat to the Village of Gridley. Said plan and plats, proposed improvements, and all procedure relating thereto, shall in all respects, be in full compliance with the regulations hereinafter contained in this ordinance.

All lands offered to the Village for use as streets, highways, alleys, parks and other public use, shall be referred to the Village Trustees of the Village of Gridley for their review and acceptance or rejection, or prior to the review and acceptance of any other governing body that may have any jurisdiction.

**Article 3. Approvals, Interpretations and Exceptions.**

A. No land shall, after the adoption of these regulations, be subdivided or filed for record, nor any street laid out, nor any improvements made to the land, until the plat or plans of the subdivision or street improvements shall have been certified to and approved by action of the Village Trustees of the Village of Gridley. This approval must be in writing and placed on the original tracing of the final plats, according to the procedure outlined in Article 6 herein.

B. No lot, tract or parcel of land within any such subdivision shall be offered for sale, nor shall any sale be made or given until such subdivision plans have been properly reviewed by, and officially approved by the Village Trustees of the Village of Gridley.

C. No improvements, such as sidewalks, water supply, storm water drainage, sewerage

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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 their agent, or by any public service corporation at the request of such owner or owners or his or their agent until the plats for the subdivision and also the plans for improvements thereto have been formally approved by the Village Trustees of the Village of Gridley.

D. Subdivisions of land lying outside of the Village and within one and one-half miles of the Village limits, shall also be required to conform with the requirements of this ordinance.

E. All interpretations of these rules and regulations are reserved to the administrative bodies referred to herein.

F. The Village Board may vary and make exceptions as set forth herein in instances where there is sufficient evidence, in its opinion, of hardship caused by topographic conditions, or where any other reasonable deterrents prevail, provided the variations or exceptions are in substantial conformance with the recommendations of the Village of Gridley.

**Article 4. Definitions.**

1. *Alley.* Alley shall mean a strip of land, not less than 20 feet in width and not more than 40 feet, along the side of or in the rear of properties, intended to provide access to these properties.
2. *Building Line.* Building line shall mean a line within a lot or other parcel of land, so designated on the plat of the proposed subdivision.
3. *Village.* Any reference of Village shall mean the Village of Gridley, Illinois.
4. *Village Clerk.* Village clerk shall mean the Village Clerk of the Village of Gridley, Illinois.
5. *Council.* Council shall mean the Village Trustees of the Village of Gridley, Illinois.
6. *Cross-walkway.* Cross-walkway shall mean a strip of land dedicated to public use, which is reserved across a block to provide pedestrian access to adjacent areas.
7. *Cul-de-sac.* Cul-de-sac shall mean a street having one open end and being permanently terminated by a vehicle turnaround.
8. *Easement.* Easement shall mean a grant by a property owner for the use of a strip of land

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by the general public, a corporation, or a certain person or persons for a specific purpose or purposes.

9. *Final Plat.* Final Plat shall mean the drawings and documents described in Article 6.
10. *Lot.* Lot shall mean a portion of a subdivision or other parcel of land intended for transfer of ownership or for building development.
11. *Marginal Access Street.* Marginal access street shall mean a minor street which is parallel to and adjacent to primary streets and highways, and which provides access to abutting properties and protection to local traffic from fast, through-moving traffic on the primary streets.
12. *Minor Street.* Minor street shall mean a street intended primarily as access to abutting properties.
13. *Preliminary Plan.* Preliminary Plan shall mean the drawings and documents described in Article 6.
14. *Primary or Major Street.* Primary or major street shall mean a street of considerable continuity which serves or is intended to serve as a major traffic artery between the various sections of the Gridley area.
15. *Public Street.* Public street shall mean all primary, secondary and minor streets which are shown on the subdivision plat and are to be dedicated for public use.
16. *Secondary or Collector Street.* A street which carries traffic from minor streets to the primary street system and may include the principal entrance street of residential development and streets for circulation within such a development.
17. *Street.* A street shall mean an area which serves or is intended to serve as a vehicular and pedestrian access to abutting lands or to other streets.
18. *Street Width/ R.O.W.* Street width shall mean the shortest distance between lines of lots delineating the public street.
19. *Subdivision.* Subdivision shall mean the division of a lot, tract, or parcel of land into two or more lots, parcels or other divisions of land, for the purpose, whether immediate or future, of transfer of ownership or building development, including all changes in street or lot lines, provided, however, that the definition of subdivision shall not include any of the following:
  1. The division or subdivision of land into parcels or tracts of five acres or more in size

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which does not involve any new streets or easement of access.

2. The division of any single lot of less than one acre as originally platted in any recorded subdivision into no more than two lots which does not involve any new streets or easements of access; provided, that no parcel of land remaining after such a division shall fail to conform to the applicable minimum lot size requirements as set forth in this Ordinance and in the Gridley Zoning Ordinance as amended, whichever shall be the most restrictive;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land; provided that no parcel of land remaining after such a sale or exchange shall fail to conform to the applicable minimum lot size requirements as set forth in this Ordinance and in the Gridley Zoning Ordinance, as amended, whichever shall be the most restrictive;
4. The conveyance of parcels of land or interest therein for use as a right of way for roadways, railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. Conveyances made to correct descriptions in prior conveyances;
6. The sale of a single lot of less than five acres and not less than one and one-half acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that the larger tract of land remaining as a result of said sale shall be not less than five acres, and that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

**Article 5. Design Standards.**

**A. Street plan.** 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 Standard Requirements of the Village of Gridley and other responsible governmental bodies, if any; and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

**B. Minimum street standards.**

1. All right-of-way shall conform to the following minimum dimensions, or as designated on any official Development Plan for the Village of Gridley.

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Collector Streets	80 ft.
Residential Streets	60 ft.
Minor Streets	50 ft.
Cul-de-sac	50 ft.
Cross-walkways	10 ft.
Utility Easements	10 ft.

2. Minor streets shall be so laid out that their use by through traffic will be discouraged.
3. Street Jogs with center line offsets of less than 125 feet shall be avoided.
4. Clear visibility, measured along the center line of the street, shall be provided for at least 200 feet on secondary and collector streets, and at least 100 feet on all other streets.
5. It must be evidenced that all street intersections and confluences encourage safe traffic flow.
6. Alleys are not permitted, except where deemed necessary, and at the discretion of the Village Board.
7. The maximum length cul-de-sac shall be 1200 feet measured along the center line from the intersection at origin through center of circle to end of right-of-way. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum diameter of 100 feet R.O.W.
8. Half streets shall be prohibited.
9. No street names may be used which will duplicate, or be confused with, the names of existing street. Existing street names must be protected wherever possible.

**C. Easements.**

1. Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary shall be at least ten feet wide.
2. 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.

**D. Block standards.**

1. The maximum lengths of blocks shall be 1,800 feet. Blocks over 800 feet may require cross-walkways. Cross-walk easements not less than 10 feet in width shall be provided

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where deemed necessary by the Village Board at the approximate centers of the blocks. The use of additional cross-walkways in any instance to provide safe and convenient access to schools, parks or other similar destinations may be recommended or required by the Village Board.

2. No specific rule concerning the shape of blocks is made, but blocks must fit easily into the overall plan of the subdivision and their design must evidence consideration of lot planning, traffic flow, and public areas.
3. Blocks intended for commercial and industrial use must be designated as such, and the plan must show adequate off-street areas to provide for parking, loading docks and such other facilities that may be required to accommodate motor vehicles.

**E. Lot standards.**

1. The minimum lot dimensions for residential development shall be 60 feet wide at the established building line and not less than 120 feet in average depth, except that a corner lot shall have a minimum width of 80 feet, and a minimum depth of 120 feet, and containing not less than 7,200 square feet in area, where permitted under the provisions of the Zoning Ordinance, and provided the subdivided lots are served with municipal water and sanitary sewer facilities. (This minimum requirement shall not apply to land subdivided for non-residential development.)
2. Corner lots shall be sufficiently larger than interior lots to allow maintenance of building lines on both streets.
3. Within the incorporated limits of Gridley, building lines shall conform to the front yard provisions of the zoning ordinance. Building lines for territory outside the incorporated limits, but within the jurisdiction of this ordinance, shall conform to the provisions of the applicable county ordinance, except that in no instance, shall the building line be less than 25 feet from the street line.
4. All lots shall abut on a publicly dedicated street.
5. Side lines of lots shall be approximately at right angles or radial to the street line.
6. 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 10 feet in order to allow for a protective screen planting.
7. Lots abutting a water course, drainage way, channel or stream, shall have additional

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minimum width or depth as required to provide an adequate building site and afford the minimum usable area required in the zoning ordinance for front, rear and side yards.

**F. Parks, schools and public areas.**

1. Where a proposed park playground, school or other public use area included within any duly adopted official Comprehensive Plan for the Village of Gridley is located in whole or in part in an area being subdivided, the subdivider may be required to dedicate such lands to the proper public agency or agencies as a part of the final subdivision plat; provided, however, that in no case shall the amount of required public area to be dedicated, in addition to public streets and alleys, exceed ten percent of the total gross acreage owned or controlled by one developer.
2. In the subdividing of any land within the Village, or within one and one-half miles of the corporate limits, due regard shall be shown for all-natural features, such as tree growth, water courses, historic spots, or similar conditions which, if preserved, will add attractiveness and value to the proposed development.

**Article 6. Procedure and Requirements.**

**A. Procedure for filing of Preliminary Plans.**

1. Filing.
  - (a) Any owner of land which is within the corporate limits of the Village of Gridley or within one and one-half miles of such corporate limits on unincorporated land, wishing to divide the same into building lots for the purposes of sale or assessment or both, or wishing to dedicate streets, alleys or other lands for public use, shall first submit to the Village of Gridley, a Preliminary Plan in triplicate.
  - (b) The Village Board shall instruct the Village Engineer to collaborate with the subdivider in assembling plans for the design and construction of streets and such other public improvements as are required by this ordinance or any other ordinances. The Village Board shall, within sixty days from receiving said plats and plans, make a determination for approval or disapproval. The failure of the Village Board to act upon any properly submitted plat, as required herein, shall be deemed approval of such plat by the Village Board.
  - (c) The preliminary plans shall be referred to the Village Board at least fifteen days prior to the regular Village Board meeting to receive action thereon at the meeting.
2. The preliminary plan shall contain the following:



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*Identification and Description.*

- (a) Proposed name of the subdivision.
- (b) Location by township, section, town and range, or by other legal description.
- (c) Names and addresses of developer and designer who made the plan.
- (d) Scale of plan, 1" to 100' or larger.
- (e) Date.
- (f) North Point.

*Delineation of Existing Conditions.*

- (g) Boundary line of proposed subdivision indicated by solid heavy line and the total approximate acreage encompassed thereby.
  - (h) Location, widths and names of all existing or prior platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements, and section and corporation lines, within or adjacent to the tract. (Up to 25' outside the tract.)
  - (i) Existing sewers, water mains, culverts or other underground facilities within the tract or adjacent to the tract, indicating pipe sizes, grades, manholes and exact location.
  - (j) Boundary lines of adjacent tracts of un-subdivided or subdivided land, showing ownership where possible.
  - (k) Existing zoning of proposed subdivision and adjacent tracts, in zoned areas.
  - (l) Contours at two-foot intervals except where topography of the tract demands one-foot contour intervals.
  - (m) Layout of streets, widths of rights-of-way and, also, the widths of cross-walkways and easements.
  - (n) Layout, numbers and dimensions of lots.
  - (o) Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
  - (p) Building setback lines, showing dimensions.
  - (q) Easements shall be provided for any and all public utilities where alleys are not provided. Proper continuity for the utilities from block to block shall be maintained.
  - (r) Location, size and approximate grades of proposed sewers.
  - (s) Proposed street grades.
  - (t) Proposed location of water and sewer mains.
3. The following qualifications shall govern approval of the preliminary plan.
- (a) The approval of a preliminary plan by the Village Board is tentative only, involving merely the general acceptability of the layout as submitted.
  - (b) The Village Board may require such changes or revisions as are deemed necessary in the interest and needs of the community.

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- (c) Subsequent approval will be required of the engineering proposals pertaining to water supply, storm drainage, sewerage and sewage disposal, gas and electric service, street lighting, fire hydrants, grading, gradients and roadway widths, and the surfacing of streets by the Village Engineer, and the county officials, where concerned, prior to the approval of the final plat by the Village of Gridley.
- (d) Land subject to flooding or containing poor drainage facilities. No plat will be approved for the subdivision of land which is subject to periodic flooding or which contains extremely poor drainage facilities and which would make adequate drainage of the streets impossible. However, if the subdivider agrees to make improvements which will, in the opinion of the Village Engineer or the County Superintendent of Highways, where concerned, make the area completely safe for residential occupancy and provide adequate street drainage, the preliminary plan of the subdivision may be approved.
- (e) Tentative approval shall be effective for a maximum period of eighteen (18) months, unless upon application of the developer, the Village Board grants an extension. If the final plat has not been recorded within this time limit, the preliminary plan must again be submitted for approval.

**B. Approval of Final Plat.**

1. Filing.

- (a) After approval of the preliminary plan by the Village Board and the fulfillment of the requirements of these regulations, one tracing of the final plat of the subdivision, drawn in ink on tracing cloth not to exceed 36 inches by 48 inches in size, shall be submitted to the Village Board for approval.
- (b) Action must be taken by the Village Board within sixty days after the final plat has been submitted for approval.
- (c) Upon approval by the Village Board, the developer shall record the final plat with the Recorder of McLean County within twelve (12) months. If not recorded within this time, the approval shall be null and void, unless an extension of time has been granted.
- (d) A print of the final plat, after the plat is recorded, will be filed and retained in the offices of the Village of Gridley.

2. The final plat and accompanying documents shall contain the following:

*Identification and Description.*

- (a) Name of subdivision.
- (b) Location by township, section, town and range, or by other legal description.
- (c) Names of owners and certification by a licensed surveyor.
- (d) Scale 1" to 100' or larger (shown graphically).
- (e) Date.
- (f) Northpoint.

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*Delineation.*

- (g) Boundary of plat, based on an accurate traverse, with angles and lineal dimensions.
- (h) Exact location, width, and name of all streets within and adjoining the plat, and the exact location and widths of all cross-walkways. Proposed street names shall be checked with the proper village officials.
- (i) True angles and distances to the nearest established street lines or official monuments (not less than three), which shall be accurately described in the plat.
- (j) Municipal, township, county or section lines accurately tied to the lines of the subdivision by distances and angles.
- (k) Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs and chords.
- (l) All easements for rights-of-way provided for public services and utilities.
- (m) All lot numbers, lot areas and lines, with accurate dimensions in feet and hundredths.
- (n) Accurate location of all monuments shall be shown. Permanent concrete monuments with iron pipes or rods cast in the center, shall be set at each corner or angle on the outside boundary. Pipes or steel rods shall be placed at the corners of each lot and at the beginning and ending of all curves. All U.S., state, county, or other official benchmarks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.
- (o) Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purpose indicated thereon, and of any area to be reserved by deed covenant for common uses of all property owners.
- (p) Building setback lines accurately shown by dimensions.
- (q) Protective covenants which meet with the approval of the Village Board shall accompany the final plat.
- (r) Certification by a registered surveyor to the effect that the plat represents a survey made by him and that monuments and markers shown thereon, exist as located and that all dimensional and geodetic details are correct.
- (s) Notarized certification, by owner or owners, or by any mortgage holder of record, of the adoption of the plat and the dedication of streets and other public areas.
- (t) Certifications showing that all taxes and special assessments due on the property to be subdivided have been paid in full.
- (u) Proper form for the approval of the Village Board with space for signature.
- (v) Approval by signature of city, county and state officials concerned with the specification of utility installations.
- (w) Approval by signature of the Village Clerk.

**Article 7. Agreements.**

The final plat to be filed of record shall be accompanied by a statement signed by the owner and subdivider, setting forth the following:

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- A. Plans and specifications for such improvements previously approved by the Village Engineer clearly describing the same.
- B. Agreement executed by the owner and the subdivider wherein they agree to make and install the improvements provided for in Article 8 in accordance with the plans and specifications accompanying the final plat.
- C. Bond, or a Letter of Credit on an approved bank in the amount of 110% of the estimate of the Village Engineer of the cost of the installation of such improvements with good and sufficient surety thereon to be approved by the Village Board, conditioned upon the installation of the required improvements within two years of the approval of the final plat.
- D. In lieu of the provisions of Items B and C hereinabove set forth, the owner may install all or part of the improvements prior to the recording of the final plat. If improvements are installed and approved by the Village Engineer prior to recording the final plat, an estimate of any remaining expenses shall be submitted by the Owner. Once approved by the Village Engineer, the Owner will be required to provide a Bond, or a Letter of Credit on an approved bank in the amount of 110% of the estimated cost of any remaining work.

**Article 8. Required Land Improvements.**

No subdivision of land shall be approved without receiving a statement signed by the Village Engineer certifying that the improvement described in the subdivider's plans and specifications, together with agreements, meet the minimum requirements of all ordinances of the Village and that they comply with the following:

**A. Sewers.**

- 1. Sanitary sewers shall be installed to comply with specifications established by the Village Engineer and shall be connected to the sanitary disposal system of the Village of Gridley if reasonably accessible; otherwise, to a specially constructed sanitary sewage disposal plant in accordance with plans acceptable to the Village. A subdivision plat shall in no case be approved which shall be dependent upon individual septic tanks and private wells, except where lots therein contain not less than 25,000 square feet each and where sewer and water are not reasonably available. If the subdivision is served with public water, the lots with septic tanks shall contain a minimum of 20,000 square feet each.
- 2. When required by the Village Engineer, storm sewers shall be constructed throughout the entire subdivision which shall be separate and independent of the sanitary sewer system and which shall provide an adequate outlet, or connection with the storm sewer system of the Village. When storm sewers are not installed, adequate facilities for the removal of surface water shall be provided throughout the entire subdivision. If the

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drainage in the area so dictates, a storm water detention basin may be required based on an evaluation by the Village Engineer.

**B. Street improvements.**

1. Grades of streets shall not be in excess of five percent on primary or secondary streets, nor in excess of six percent on other streets, nor have a minimum grade of less than four-tenths of one percent.
2. All streets within the corporate limits of the Village of Gridley shall be improved with roadways, bounded by integral concrete curbs and gutters, to an overall width in accordance with the following dimensions:

<u>Type of Street</u>	<u>Roadway Width</u>
Secondary Streets	40 feet
Minor Streets	30 feet
Cul-de-sac Term	40 feet radius
Industrial or Commercial	40 feet or as determined

3. Roadways on minor residential streets shall be surfaced with concrete not less than six inches thick or bituminous concrete not less than three (3) inches thick over gravel or crushed stone base not less than eight (8) inches thick after compaction. Roadways on secondary or collector streets shall be improved with reinforced concrete seven inches thick, or bituminous concrete three (3) inches thick after compaction or over a six-inch thick bituminous aggregate mixture base course. Industrial and commercial streets shall be constructed with 8" reinforced concrete.
4. Curbs and gutters on minor residential streets shall be of the integral rolled-type unit, not less than twenty-four inches in overall width, and not less than eight inches thick where curb abuts the street pavement.
5. Storm water inlets shall be provided within the roadway improvement at points specified by the Village Engineer.
6. All curb corners shall have a radii of not less than 20 feet and at major intersections, not less than 25 feet.
7. In subdivisions outside the corporate area, but within the one and one-half mile area, roadway improvements shall conform to the same standards of improvements as required of subdivisions within the corporate area. The curb and gutter may be omitted when approved by the governing authorities.

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8. Refer to Table 1 of this document for additional street design requirements.

**C. Public utilities.**

1. Wherever possible, all utility lines for telephone and electric services shall be placed in rear line easements when carried on overhead poles.
2. Where telephone and electric service lines are placed underground entirely throughout a subdivided area, any 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.

**D. Sidewalks.**

1. Concrete sidewalks shall be constructed along at least one side of every street shown on the plat, except that concrete sidewalks shall be constructed along both sides of major streets; and provided, however, that where the property is platted in lots having an area of at least 22,000 square feet and a width of at least 150 feet, the Village Board may waive those requirements. Location of all sidewalks shall be shown on the Preliminary Plan.

**E. Landscaping.**

1. All parkways within the dedicated street area or other public use areas, shall be graded and seeded in an approved manner
2. Street trees having a trunk diameter of not less than two and one-half inches may be required to be planted along all streets where trees do not exist and placed in such a manner as to provide an effective appearance for the enhancement of abutting properties. Any trees shall be of a species approved by the Village Board.

**F. Street lighting.**

1. Provisions shall be made for the adequate lighting of public streets within the proposed subdivision, in accordance with the standards and requirements established by the governing authorities.

**G. Cost of Improvements.**

1. The cost of all surveying, platting, construction layout and testing shall be at the expense of the subdivision developer.

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2. The cost of all of the labor and materials to construct the roadway and associated utilities shall be at the expense of the subdivision developer, except that, any fire hydrants and hydrant shut off valves required to be installed within the public right-of-way will be supplied to the subdivision developer by the Village at the Villages expense. Only the necessary materials will be provided by the Village. The installation of the hydrants and valves will be at the expense of the subdivision developer.

**Article 9. Inspection at Subdividers Expense.**

All public improvements proposed to be made under the provisions of this ordinance shall be inspected during the course of construction by the Village Engineer or a duly designated deputy. All fees and costs connected with such inspection and in reviewing the plans and specifications for such improvements, shall be paid to the Village by the subdivider.

**Article 10. Variations and Exceptions.**

The Village Board may recommend, and approve, variations from these requirements in specific cases which, in its opinion, do not affect the general plan or the spirit of the ordinance. Such recommendations shall be communicated to any concerned governing county authorities in writing with the reasons, therefore.

**Article 11. Building Permit.**

No building permit shall be issued by any governing official for the construction of any building, structure or improvement to the land or any lot within a subdivision as defined herein, which has been approved for platting or re-platting, until the Final Plat is recorded and all requirements, except for the final surfacing of the roadway, of this ordinance have been fully complied with.

**Article 12. Occupancy Permit.**

No occupancy permit shall be granted by any governing official for the use of any structure within a subdivision approved for platting or re-platting until required utility facilities have been installed and made ready to service the property, and that [until] roadways providing access to the subject lot or lots have been constructed with an aggregate base course.

**Article 13. Enforcement.**

No plat of any subdivision shall be entitled to be recorded in the County Recorder's Office or have any validity until it shall have been approved in the manner prescribed by this ordinance.

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**Article 14. Record of Plats.**

All of such plats of subdivisions, after the same have been submitted and approved, as provided in this ordinance, shall be copied upon a book of plats of said Village of Gridley and shall be filed and kept by the said Village of Gridley among the records of the Village of Gridley.

**Article 15. Validity.**

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

**Article 16. Violation Penalty.**

1. Any person, firm or corporation who constructs any public improvement or portion thereof in violation of the provisions of this ordinance shall be, upon conviction, fined not less than \$25.00 or more than \$250.00 for each offense; and a separate offense shall be deemed committed on each day during on which a violation occurs or continues.

2. Whoever shall sell or offer for sale, lease or offer for lease, while this ordinance is in effect, any newly subdivided lot or lots or block or blocks within the incorporated limits of the Village of Gridley, or any additions thereto, or any re-subdivision of any lot or block therein, or within contiguous territory and not more than one and one-half miles beyond the incorporated boundary of the Village of Gridley, before all of the requirements of this ordinance have been complied with, shall be fined not less than \$25.00 or more than \$250.00 for each lot, block or part thereof so disposed of, offered for sale, or leased.

**Article 17. Effect.**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance shall not be repealed by the passage of this ordinance, but the ordinance with the more restrictive applicable provisions shall be the ordinance that applies.

**Article 18. Enforcement Date.**

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

Passed and Approved this 5<sup>th</sup> day of December, 2005

Brent Kirkton, Village President

Bonita Sherrill, Village Clerk