

ARTICLE III

GENERAL DESIGN REQUIREMENTS

Section 30. GENERAL STREET LAYOUT, BLOCKS, AND LOTTING

- 30.01. Major and Collector Streets to be Continued. New subdivisions shall make provision for the continuation of major and collector streets.
- 30.02. All Lots to Have Access on Public Street. Subdividing of land for residential use shall be such as to provide that each lot shall front on an existing or proposed public way.
- 30.03. Streets to Intersect at Right Angles. Intersections of streets shall be as nearly right angles as possible. No street shall intersect any other street at less than sixty degrees.
- 30.04. Lengths and Widths of Blocks. In general, block lengths shall be not less than 400 feet nor more than 1,000 feet; blocks shall be of sufficient width to accommodate two (2) tiers of lots. The subdivider may be required to construct and dedicate a pedestrian crosswalk in blocks over 1,000 feet long.
- 30.05. Half-Streets Not Acceptable. “Half-Streets” based on the expectation of the other one-half of the street being developed at the time the adjoining property is subdivided is not normally acceptable as good land platting practice.
- 30.06. Reserve Strips Not Allowed. “Reserve Strips” created by the platting of property line streets several feet inside the property line with the objective the receiving of remuneration for access to an improved street, will not be allowed.
- 30.07. Reverse Frontage Not Normally Allowed. “Reverse Frontage” or “Double Frontage” whereby both front and back of a lot face a principal street will not be allowed except in situations where one of the streets is a major highway on which the fronting of local properties would not be desirable.
- 30.08. “Buffer Treatment” May Be Required Between Proposed Subdivision and Adjacent Uses. Where a proposed subdivision contains an existing or proposed major street or abuts such a street or land use which may have an adverse effect on the residential

subdivision, the Planning Commission may require some buffer treatment such as frontage streets, reverse frontage with screen planting along rear lot lines, deep lots, or any other such treatment which may protect the proposed residential subdivision from these outside influences.

- 30.09. Lot Lines to be at Right Angles to Street Lines. Lot lines shall be substantially at right angles or radial to street lines.
- 30.10. Corner Lots to be Extra-Width. Corner lots for residential use shall have extra width to permit appropriate building setback from both streets.
- 30.11. Building Setback Lines to be Established. Building setback lines, appropriate for the location of the subdivision and the type of development contemplated, shall be established on all lots; providing, however, that such setback lines are not less than the applicable standards of the zoning ordinance.

Section 31. STREET WIDTH, GRADE, CURVE, CUL-DE-SAC, UTILITY EASEMENT, AND INTERSECTION DETAILS.

- 31.01. Right-of-way and Pavement Width. Right-of-way and pavement widths will be provided as follows:
- 31.02. Obstructions to Visibility at Intersections Prohibited. There shall be no obstruction of any type to visibility at street intersections within the sight triangle formed by the point of intersection and two points 35 feet distant, each point being on the street property line of the two intersecting streets.
- 31.03. Connecting Street Lines to be Joined by Curves. When connecting streets lines deflect from each other by more than ten (10) degrees, they shall be connected by a curve. The inner radius of which shall be not less than 350 feet for a major street, 250 feet for a collector street, and 100 feet for a local street.
- 31.04. Reverse Curves to be Connected by Tangent. A tangent or portion of street in straight alignment and of length, as shown in appendix A, shall be introduced between reverse curves on major and collector highways, streets, and roads.
- 31.05. Cul-de-sac or "Dead-end" Streets. Cul-de-sac or dead-end streets, designed to be so permanently, shall be not longer than 500 feet and shall be provided at the closed end with a right-of-way and

pavement diameter meeting the minimum requirements of these standards as stated in Section 41.01.

- 31.06 Road Thickness and Composition Requirement. These are shown in the tables on the following page
- 31.07. Necessary Utility Easements to be Provided. Utility easements across lots or centered on rear or side lot lines shall be provided not less than 12 feet in width. Easements along an alley shall be not less than 3 feet.
- 31.08. Maintenance Easements to be Provided for Natural Water Courses. Where a subdivision is traversed by a water course, there shall be provided a storm water easement conforming substantially with the lines of such water course and approved as to alignment and width by the Village Engineer.

Road Thickness and Composition Requirements

Local Residential Streets and Cul-de-sac Streets	
Pavement Surface Type	Minimum Thickness
Portland cement concrete	6" on 4" aggregate base course
Bituminous concrete surface course	2.5" surface thickness on 8" aggregate base course

Arterial or Collector Streets - Residential Areas	
Pavement Surface Type	Minimum Thickness
Portland cement concrete	7" on 4" aggregate base course
Bituminous concrete surface course	3" surface thickness on 9" aggregate base course

Commercial - Light Industrial	
Pavement Surface Type	Minimum Thickness
Portland cement concrete	8" on 4" aggregate base course
Bituminous concrete surface course	4.5" surface thickness on 10" aggregate base course 6" aggregate subbase

Heavy Industrial
Pavement to be designed based on soil boring data and projected traffic per Illinois Department of Transportation design procedures for class 1 truck route for a minimum of 15-year design life.