

APPENDICES

TABLE OF ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT

Children per Dwelling Unit

<i>Type of Unit</i>	Pre-school	Elementary Grades K-5 5-10 Years	Junior High Grades 6-6 11-13 Years	Total Grades K-8 5-13 years	High School Grades 9-12 14-17 Years	Adults 18 and up	Total per Unit
<i>Detached single family units:</i>							
2-bedroom	0.113	0.136	0.048	0.184	0.020	1.700	2.017
3-bedroom	0.292	0.369	0.173	0.542	0.186	1.881	2.899
4-bedroom	0.418	0.530	0.298	0.828	0.360	2.158	3.764
5-bedroom	0.283	0.345	0.248	0.593	0.300	2.594	3.770
<i>Attached single family units:</i>							
1-bedroom	0.000	0.000	0.000	0.000	0.000	1.193	1.193
2-bedroom	0.064	0.088	0.048	0.136	0.038	1.752	1.990
3-bedroom	0.212	0.234	0.058	0.292	0.059	1.829	2.392
4-bedroom	0.323	0.322	0.154	0.476	0.173	2.173	3.145
<i>Apartments:</i>							
Efficiency	0.000	0.000	0.000	0.000	0.000	1.294	1.294
1-bedroom	0.000	0.002	0.001	0.003	0.001	1.754	1.758
2-bedroom	0.047	0.086	0.042	0.128	0.046	1.693	1.914
3-bedroom	0.052	0.234	0.123	0.357	0.118	2.526	3.053

Note: There are only three significant categories provided in this chart. Because of the similarities of yields of all types of attached single-family dwellings, only one category is provided. The same is true with apartments; thus only one category. Because of the relatively short history of some newer types of detached and attached single-family units, individual evaluations may be necessary.

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 Illinois School Consultants/
 Associated Municipal Consultants, Inc
 Naperville, IL

FORMS

**CERTIFICATE AND EASEMENT LANGUAGE
(Required on Final Plats)**

Contained herein are appropriate certificates of approval to be indicated, where applicable, on all final plats. Said certificates shall be included in the following order:

SURVEYOR CERTIFICATE

This is to certify that I, _____, an Illinois Professional Land Surveyor, have surveyed the following described property:

(Legal Description)

as shown by the attached plat, which is a correct representation of said survey and subdivision. All distances are given in feet and decimal parts thereof. I further certify that a) _____ part of the property covered by this plat or subdivision is within one and one-half (1 1/2) miles of the corporate limits of an incorporated city, town, or village; b) _____ part of the property covered by this plat or subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency.

Dated at _____, Illinois, this _____ day of _____, 20____.

(Illinois Professional Land Surveyor)

Number: _____

OWNER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DeKALB)

This is to certify that _____ is the owner of the land described in the foregoing surveyor's certificate and has caused the same to be surveyed, subdivided and platted as shown by the annexed plat for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "_____, _____ TOWNSHIP, DeKALB COUNTY, ILLINOIS" and does hereby acknowledge and adopt the same under the aforesaid style and title.

Dated this _____ day of _____, 20 ____.

By: _____
(Owner/s)

Attest: _____

OWNER CERTIFICATION OF SCHOOL DISTRICT(S)

STATE OF ILLINOIS)
) SS
COUNTY OF DeKALB)

I, _____, owner of the land described in the foregoing surveyor's certificate, that to the best of my knowledge, the subdivision to be known as "_____", _____ TOWNSHIP, DeKALB COUNTY, ILLINOIS" lies within the following school districts:

(School Districts)

Dated this _____ day of _____, 20 ____.

By: _____
(Owner/s)

Given under my hand and Notarial Seal this _____ day of _____, 20 ____.

(Notary Public)

My Commission Expires _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DeKALB)

I, _____, a Notary Public in and for the aforesaid State and County, do hereby certify that _____, personally known to me to be the persons whose names are subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instruments for the uses and purposes therein set forth as his/her or their free and voluntary act.

Given under my hand and Notarial Seal this _____ day of _____, 20 ____.

(Notary Public)

My Commission Expires _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

Applicable when subdivision falls within 1 1/2 miles of a municipality having a recorded comprehensive plan; wording shall be as follows or as otherwise required by the municipality's ordinance.

STATE OF ILLINOIS)
) SS
COUNTY OF DeKALB)

Accepted and approved by the City Council (Village Board) of the City (Village) of _____, DeKalb County, Illinois, this _____ day of _____, 20 _____.

(Mayor/President)

(City/Village Clerk)

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DeKALB)

I, _____, County Clerk of DeKalb County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current taxes or special assessments, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the plat. I further certify that I have received all statutory fees in connection with the plat.

Given under my name and seal of the County Clerk at Sycamore, Illinois, this _____ day of _____, 20 _____.

(County Clerk)

PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DeKALB)

Accepted and approved this _____ day of _____, 20 ____.

(Plat Officer)

RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DeKALB)

This Plat was filed for record in the Recorder's Office of Dekalb County, aforesaid, on this _____ day of _____, 20_____, at _____ o'clock _____m., and recorded in Plat Cabinet # _____ at Slide # _____, as Document No. _____

DeKalb County Recorder

CERTIFICATE REQUIRED ON IMPROVEMENT PLANS

The following certificate shall be indicated on all improvement plans submitted as a requirement for final approval of a plat of subdivision and/or planned development:

TOPOGRAPHIC AND PROFILE STUDY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DeKALB)

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Dated this _____ day of _____, 20 ____.

(Engineer)

(Certificate #)

(Owner or Attorney)

UTILITY EASEMENT

A permanent non-exclusive easement is hereby reserved for and granted to the County of DeKalb (hereinafter "the Grantee"), and to all public utility and other companies of any kind operating under franchise granting them rights from the Grantee, including, but not limited to the following companies: General Telephone and Electronics Company, Commonwealth Edison Company, and Northern Illinois Gas Company and to their successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled "Utility Easement" on this plat of subdivision, or where otherwise noted in the above legend for the purpose of installing, construction, inspection, operation, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining electrical, cable television, communication, gas, telephone or other utility lines and appurtenances, and such other installations and service connections as may be required to furnish public utility services to adjacent areas, deemed necessary, together with the right of

access across the real estate platted hereon for the necessary personnel and equipment to do any or all of the above work. No permanent buildings or trees shall be placed on said easements, but the premises may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights. Fences shall not be erected upon said easements in any way which will restrict the uses herein granted except where specifically permitted by written authority of the Grantee. The right is also hereby granted to the Grantee to cut down, trim or remove any trees, fences, shrubs, or other plants that interfere with the operation of or access to said utility installation in, on, upon, across, under or through said easements. The Grantee shall not be responsible for replacement of any such improvements, fences, gardens, shrubs or landscaping removed during exercise of the herein given rights. Replacement of items so removed shall be the responsibility of the then lot owner.

DRAINAGE EASEMENT

A permanent non-exclusive easement is hereby reserved for and granted to the County of DeKalb (hereinafter "the Grantee"), and to its successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled "Drainage Easement" on this plat of subdivision, or where otherwise noted in the above legend for the purpose of installing, construction, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining storm sewers, drainageways, storm water detention and detention facilities, sub-surface drainage systems and appurtenances and any and all manholes, pipes, connections, catch basins, and without limitations, such other installations as the Grantee may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel and equipment to do any or all of the above work.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity:

- No permanent buildings shall be placed on said drainage easements;
- No trees or shrubs shall be placed on said drainage easement, but the premises may be used for landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights;
- There shall be no dredged or fill material placed upon said drainage easements; and,
- Fences shall not be erected upon said drainage easements in any way which will restrict the uses herein granted.

The right is also hereby granted to the Grantee to remove any buildings or structures, [or] to cut down, trim or remove any trees, fences, shrubs or other plants that interfere with the operation of or access to such drainage facilities in, on, upon, across, under or through said drainage easements.

The Grantee shall not be responsible for replacement of any such buildings, structures, improvements, fences, gardens, shrubs or landscaping removed during exercise of the herein given rights. Replacement of items so removed shall be the responsibility of the then lot owner.

Where drainage easement areas are also used for electric, telephone, cable TV, or gas distribution systems or components, such other utility installations shall be subject to the prior approval of the County of DeKalb so as not to interfere with the maintenance of gravity flow and stabilization of vegetation ground cover on the above-mentioned drainage facilities.

LANDSCAPING EASEMENT

A landscaping easement is hereby reserved for and granted to said _____ and to its successors and assigns, and is restricted to the placement of trees, shrubs, bushes, lawns, and other forms of vegetation. No permanent buildings or structures shall be constructed or maintained on, across, over or through said "Landscaping Easement" nor shall such vegetation be removed, except to replace dead or diseased vegetation of like species, without the written authority of the County of DeKalb. Nothing contained in this paragraph shall preclude the exercise of rights hereinabove granted for utility easements.

SIGN EASEMENT

Use of the areas shown by dashed lines on the plat and marked "Sign Easement" is hereby reserved for and granted to _____ and to its successors and assigns, and is restricted to the placement of identification signs. No permanent buildings or structures except such signs hereby permitted shall be constructed or maintained on, across, over or through said "Sign Easement." Nothing contained in this paragraph shall preclude the exercise of rights hereinabove granted for utility easements.

CONDITIONS COMMON TO ALL EASEMENTS

It is expressly understood that the aforementioned easements: the Utility Easement, the Drainage Easement, the Landscaping Easement, [and] the Sign Easement exist by virtue of the authority granted to counties in Illinois Revised Statutes, chapter 34, paragraph 5-1041 (1989), Illinois Revised Statutes, chapter 34, paragraph 5-1049 (1989) and other relevant state laws, rules and regulations in force at the time of the submission of this plat to the County of DeKalb for approval.

It is further understood that nothing contained herein in any grant or dedication of any easement is intended, nor shall be construed, to give rise to any duties or liabilities on behalf of the County of DeKalb or any Department or Division thereof, which is not authorized and required by law. In the event that any lot owner or owners do not adequately maintain the storm water detention, drainage and subsurface drainage facilities, or any facility or condition mentioned in any of the aforementioned easements, to the extent permitted by law, DeKalb County may provide at its sole discretion such construction, maintenance and/or repair it deems necessary or desirable in the public interests or take any such other action incidental to the purposes enumerated in the aforementioned easements. To that end, DeKalb County is hereby granted the privilege of necessary access through and upon the premises of each and every block, lot and parcel in the subdivision for the purpose of effectuating the aforementioned construction, maintenance, repair or other work incidental to any purpose enumerated in the aforementioned easements.

Each and every lot owner in the subdivision shall hold the County of DeKalb harmless for any and all claims for damages arising out of the County of DeKalb's performing any of the aforementioned construction, maintenance, repair or any work incidental to any purpose enumerated in the aforementioned easements; and shall jointly indemnify, defend or incur all cost of defense of the County of DeKalb, its officials, agents, servants and employees, from the payment of any sum or sums of money to any person whomsoever on account of all claims, actions or suits growing out of any injury from or in any way attributable to, the County of DeKalb performing any of the aforementioned. To the extent permitted by law, each and every lot owner within the subdivision shall be jointly liable for the cost of any construction, maintenance, repair or any other action incidental to any purpose enumerated in the aforementioned easements performed by the County of DeKalb and shall reimburse the County of DeKalb upon written demand. In the event of a failure to so reimburse, to the extent permitted by law, the costs of any construction, maintenance, repair or other work performed by the County of DeKalb shall give rise to a lien on each and every lot within the subdivision and against each and every lot owner therein in favor of the County of DeKalb. Such lien may be perfected by recordation of the same.

It is further expressly understood that there shall be no alteration of existing drainage at any time without the express written approval of the County of DeKalb, unless otherwise authorized by law.

No amendment, modification, revocation or extinguishment of any of the aforementioned easements or any of the conditions or purposes contained therein is effective, without the express written approval of the County of DeKalb, by and through its agent, the DeKalb County Plat Officer, his agent, or successor in office. Each and every grant of easement or other dedication contained herein in this Plat of Subdivision to the County of DeKalb is dedicated for the benefit of both the public generally and the residents of the subdivision specifically. The grantor expressly acknowledges that each and every easement is granted knowingly and voluntarily for the purposes stated herein and that only those dedications intended to benefit the residents of the subdivision specifically and uniquely are required by the County.

IRREVOCABLE LETTER OF CREDIT

DeKalb County Plat Officer
Administration Building
Sycamore, Illinois 60178

Gentlemen:

We hereby establish our irrevocable letter of credit in favor of (being all of the beneficiaries under a certain trust agreement dated _____ and known as _____ hereinafter called Owner and/or Developer); or the County of DeKalb, a municipal corporation of the State of Illinois, in the amount of _____ Dollars. We understand that this irrevocable credit is to be used to construct the following improvements in the residential development known as _____.

(SEE ATTACHED SCHEDULE OF IMPROVEMENTS AND ESTIMATED COSTS.)

We shall make payouts from this irrevocable commitment as follows:

If we have not been notified by the municipal corporation of a default by the owner and/or developer, we shall disburse the funds for labor and materials furnished by contractors in accordance with the sworn statement on order of the owner, the submission of proper lien waivers from the contractors engaged in such work, and the certificate by the Plat Officer that such work has been properly completed; provided, however, that we shall withhold from each payment made under sworn statement(s) or order(s) an amount equal to ten percent (10%) thereof until all improvements have been completed except final surfacing of streets and sidewalks, at which time the 10% sum withheld shall be disbursed less a sum equal to one hundred and fifty percent (150%) of the cost of the final surfacing of the streets, which sum shall be finally disbursed when that work has been completed and the requirements of certification and lien waivers as has been hereinabove set out.

The required improvements shall be completed in accordance with the following schedule:

(SEE ATTACHED SCHEDULE OF IMPROVEMENTS AND ESTIMATED COSTS.)

If we receive a resolution of the corporate authorities of the municipal corporation indicating that the owner and/or developer has failed to satisfactorily complete or carry on the work of the installation and construction of the required improvements, and such resolution indicates that the

owner and/or developer has been notified that the municipal corporation finds that a breach of the owner's and/or developer's obligations has occurred and have not been cured within a period of thirty (30) days, that in such case we shall make payments for materials and labor to such contractor(s) or subcontractor(s) employed by the municipal corporation who have completed the improvements in substantial accordance with the plans and specifications of the owner and/or developer; such payments shall be made upon the certification of the Plat Officer that the work has been completed and the submission of proper waiver of liens from the contractor(s) or subcontractor(s). The amount of the payouts shall be in accordance with the retention provisions as previously set out.

The irrevocable credit established by us shall be in force for a period of two and one-half (2 1/2) years and shall remain in effect without regard to any default in payments of sums owed us by the owner and/or developer and without regard to other claims which we may have against the owner and/or developer. Sixty (60) days prior to the expiration of this irrevocable credit, we shall notify the corporate authorities of the municipality, by registered letter, return receipt requested, of the impending expiration date. This commitment shall not terminate without such notice. If the work covered by this commitment has not been completed within the time set forth in this agreement, the municipal corporation may, at its option, continue drawing funds as otherwise provided for an additional period of twelve months. It is recognized that the municipal corporation is granting the owner and/or developer the permission to proceed with the development project upon the guarantee of the irrevocable nature of this commitment. It is further acknowledged that the consideration for this irrevocable commitment is provided by agreements between this financial institution and the developer. The sum of this credit shall, however, be reduced in the amount of disbursements made from time to time in accordance with the terms under which this credit is extended as set out above.

BY: _____

TITLE: _____

INDIVIDUAL SUBDIVIDER'S BOND

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, _____, (being all of the beneficiaries under a certain trust agreement dated _____ and known as _____) of the State of Illinois, is held and firmly bound unto the County of DeKalb, Illinois, in the penal sum of _____ Dollars, lawful money of the United States, for the payment of which, well and truly to be made, it binds itself, and successors and assigns, jointly, severally and firmly by these presents.

WITNESS its seal this _____ day of _____, 20 ____.

The condition of this obligation is such that whereas the undersigned obligator has caused a certain parcel of land located and to be designated as _____.

WHEREAS, the undersigned has submitted to the DeKalb County Planning and Zoning Committee of the County of DeKalb, Illinois, a preliminary plat of said land to be subdivided, and

WHEREAS, the undersigned is desirous of assuring the County of DeKalb, Illinois, the Plat Officer of said County of DeKalb, Illinois, and/or the DeKalb County Planning and Zoning Committee that the undersigned will complete the construction of the improvements in _____ as indicated in the plat of said subdivision, all in accordance with the ordinances of the County of DeKalb relating thereto, said improvements and estimated cost thereof being as follows:

(SEE ATTACHED SCHEDULE OF IMPROVEMENTS AND ESTIMATED COSTS)

WHEREAS, the undersigned is now desirous of securing the final approval from the Planning and Zoning Committee and the Plat Officer of the County of DeKalb, Illinois of _____ submitted to said Committee.

NOW, THEREFORE, if the undersigned shall, within two years from date hereof, construct and install in the _____, the improvements in accordance with the plat of said subdivision and the ordinances of the County of DeKalb, relating thereto (except as revisions thereof may be permitted by written authorization of the Plat Officer of the County of DeKalb, Illinois, or Planning and Zoning Committee), then this obligation would be void, otherwise to remain in full force and effect and in the event the undersigned shall fail to complete the said improvements to be included in said _____ in accordance with said plat and the ordinances of the County of DeKalb relating thereto as aforesaid within the period herein specified, the estimated sum or cost of such improvements yet remaining to be completed at the conclusion of said period of one year from date hereof, not to exceed the penal sum heretofore stated, shall be the penal sum under this bond and shall be immediately due and payable to the County of DeKalb, Illinois, as liquidated damages for the failure of the undersigned to make and perform the covenants and agreements hereinabove set forth on its part to be made and performed.

And said obligator appoints any attorney of any court of record to appear for it in any court of record in term time or vacation, at any time after _____ from the date hereof, and waive service of process, and confess a judgment against it or in favor [of] said County of DeKalb, for the amount of the penal sum under this bond, together with costs, including reasonable attorney fees, and consent to immediate issue of execution on the judgment as confessed, and waive all errors in rendition thereof.

STATE OF ILLINOIS)
) SS
COUNTY OF DeKALB)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the same persons who subscribed the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 20 ____.

Notary Public