

ARTICLE III
MINIMUM STANDARDS OF DESIGN

Sec. 62-81 Applicability; Conformance Required

- a. The Subdivider shall conform to the principles and standards of land subdivision set out in this article in the design of each subdivision or portion thereof. No preliminary plat shall be approved unless it conforms to the minimum standards of design set out in this article.

Sec. 62-82 Streets

- a. The street arrangement shall be such as to not impose undue hardship upon the owners of adjoining property when they plat their own land and seek to provide for convenient access thereto. Reserve strips controlling access to streets shall not be permitted.
- b. The arrangement of rights-of-way in a subdivision shall provide for the continuation of the existing streets or rights-of-way in adjoining areas, unless the Planning and Regulations Committee deems such continuation undesirable for reasons of topography or design. Where subdivision streets or rights-of-way are continuations or extensions of existing streets or rights-of-way, the width thereof shall be of the same or greater width as the existing street or right-of-way except in no case shall the street or right-of-way in the subdivision be of less width than provided in this Chapter.
- c. Where, in the opinion of the Committee, it is desirable to provide future street access to adjoining areas, the streets and rights-of-way in the subdivision shall be extended to the property line. All temporary dead-end streets shall be terminated in either a temporary turnaround with roadway radius of 50 feet and right-of-way radius of 75 feet, or in "T" design wholly located within the dedicated 66-foot-wide road right-of-way. Such required design for road termination shall be determined during preliminary plat approval. In no case shall access be denied to any parcel or part of a parcel of ground by the subdividing of land.
- d. Streets shall intersect, as nearly as possible, at right angles.
- e. Local street curb intersections shall be rounded by radii of at least fifteen (15) feet; intersections involving collector or arterial streets shall have radii not less than thirty (30) feet.
- f. Local street jogs with centerline offsets of less than one hundred twenty-five (125) feet are prohibited. No jogs shall be permitted on collector streets or higher classified streets.

- g. Developments planned to be enlarged to more than fifty (50) dwellings shall have more than one access street.
- h. Unless topography indicates a need for a greater length, dead-end streets, designed to be so permanently, shall be no longer than five hundred (500) feet and shall terminate in either a cul-de-sac having a diameter at the outside of the right-of-way of at least one hundred fifty (150) feet and a diameter at the outside of the roadway of at least one hundred (100) feet, or in "T" design wholly located within the dedicated 66-foot-wide road right-of-way. Such required design for road termination shall be determined during preliminary plat approval. The length may be increased where no more than fifteen (15) lots front on it. Islands may be permitted at the discretion of the Highway Commissioner.
- i. Local streets shall be designed so as to discourage through traffic.
- j. Subdivisions generating five hundred (500) vehicle trips per day or more shall have more than one access street.
- k. No local street grade shall be in excess of eight (8) percent and no collector street or arterial street grade shall be in excess of six (6) percent except as otherwise approved by the Committee due to adverse topographic conditions. For adequate drainage, the minimum grade of any new street shall be not less than three-tenths (0.3) of one percent.
- l. Alleys shall be avoided in single-family districts. Alleys, however, may be required in multiple-family, commercial or industrial districts unless other definite and assured provision is made for service access, such as off-street local loading, unloading and parking consistent and adequate for the use proposed. Alley curb intersections shall be rounded by radii not less than ten (10) feet.
- m. Dead-end alleys shall not be permitted, except where provided with adequate turn-around facilities at the dead-end, or where such dead-end alleys provide the only access to off-street parking.
- n. Alleys, where provided, shall have a right-of-way of not less than twenty-four (24) feet.
- o. Arterial streets shall have a right-of-way of not less than one hundred (100) feet.
- p. Collector streets shall have a right-of-way of not less than eighty (80) feet.
- q. Local streets shall have a right-of-way of not less than sixty-six (66) feet.
- r. Intersection of more than two (2) streets at one point shall be prohibited.

- s. Where a subdivision abuts on or contains an existing or proposed major street, the Board may require marginal access streets (frontage roads) be provided in order that no lots front on such existing or proposed major street.
- t. Dedication of half-streets shall be discouraged, but may be permitted whenever there is no other logical method of platting. However, wherever there exists a dedicated or platted half-street or alley adjacent to the tract to be subdivided, the other half of the street or alley shall be platted, unless otherwise permitted by the Committee.

Sec. 62-83 Easements

- a. *Utility easements.* Utility easements shall be provided at the rear of all residential lots and along the side lot lines where required. Such utility easements shall be at least ten (10) feet wide, five (5) feet on the rear of each lot, or as determined by the utility companies.
- b. *Drainage easements.* Adequate easements for storm water drainage shall be established along any natural drainage channel, and in such locations as may be necessary to provide satisfactory disposal of storm water from the subdivision. The width of the easement shall be dependent on the area of land drained by the watercourse and to allow access for construction and maintenance equipment except that in no case shall the required width be less than thirty (30) feet.
- c. *Use of easements.* No tree, shrub or building shall be placed or erected in any easement for utility or drainage purposes or within the right-of-way of any street, except at the owner's risk as to all costs for demolition, removal or reconstruction, and the proper authorities may have free access to and use of the easements at any time.

Sec. 62-84 Blocks

- a. No block shall be longer than one thousand five hundred (1,500) feet or less than five hundred (500) feet in length.
- b. All blocks, whenever it is deemed essential to provide access to schools, playgrounds, shopping centers and other community facilities, shall have a crosswalk with a right-of-way of at least ten (10) feet in width near the center of the block.
- c. The length, width and shape of blocks shall be determined with due regard to building sites, land use, zoning requirements, access, safety and convenience.

Sec. 62-85 Lots

- a. Lot area and dimensions shall conform to the applicable provisions of the DeKalb County Zoning Ordinance.
- b. The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development.
- c. All side lines of lots shall be at right angles to straight street right-of-way lines and radial to curved street right-of-way lines except where a variation of this rule will provide a better street and lot design.
- d. All remnants of lots below minimum lot area size left over after subdividing of a larger tract shall be added to adjacent lots, rather than allowed to remain as unusable land, except when designed for utility purposes or accepted for park or other uses.
- e. Lots with double frontage shall be avoided wherever possible. Corner lots and lots with double frontage shall have extra dimension sufficient to permit the establishment of front building setback lines on all adjoining streets.
- f. The subdividing of land shall be such that each lot will front upon a public street. For frontage requirements, alleys shall not be considered as a public street. Flag lots shall not be permitted.
- g. The fronting of residential lots onto major streets and highways is to be discouraged; however, where this does occur the lots should be platted with a minimum of fifteen (15) feet extra depth and building setback to permit generous distances between the building and such trafficway.
- h. Lot width shall be measured at the building setback line.

Sec. 62-86 Water and Sewer Systems

- a. All water supply and distribution systems shall be designed and constructed in accordance with all applicable rules, regulations and standards contained in applicable municipal ordinances, and regulations of the County Health Department and Engineering Department, the Illinois Environmental Protection Agency, the American Water Works Association, and the Standard Specifications for Water and Sewer Main Construction in Illinois. All water supply and distribution systems shall be designed to provide adequate water pressure and flow for the intended use, including fire protection.

- b. All subdivisions shall be connected to a public or private water system. In expanding existing systems, consideration shall be given to the future extension of the system into adjoining parcels.
- c. All sanitary sewage disposal facilities shall be designed and constructed in accordance with all applicable rules, regulations and standards contained in applicable municipal ordinances, and regulations of the County Health Department and Engineering Department, the Illinois Environmental Protection Agency, the applicable sanitary district and the Standard Specifications for Water and Sewer Main Construction in Illinois. Plans, specifications and construction work shall be subject to the approval and inspection of the Illinois Environmental Protection Agency, the Health Department and the Engineering Department. If separate agencies operate or maintain collecting sewers and/or treatment works, an approval shall be obtained from each. A subdivision shall be disapproved when the Health Department finds that the drainage, soil conditions, disposal facilities or other conditions may create a hazard to public health.
- d. All subdivisions shall be connected to public or private sanitary sewage collection and disposal systems. Consideration shall be given to the logical extension of existing sewage systems and to the future extension of the sewage system into adjoining parcels.

62-87 - 62-110. Reserved.