

# CICERO UNIFIED DEVELOPMENT ORDINANCE UPDATE CHAPTER 114

8.14.2022



## Article VII. Article 7: Subdivision Development Standards

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### A. Division 1: General, Administration, and Enforcement

#### 1. Applicability

- a. The subdivision control regulations set forth in this Article shall apply to all lands within the corporate limits. Whenever the owner of any land within the corporate limits subdivides any lands, blocks, lots, sublots or parcels or any part thereof he shall prepare a plat of subdivision in accordance with **Article 2, Division 8** of this Chapter and no such map or plat of subdivision shall be recorded in the recorder's office of the County except after review and approval by the Board of Trustees.
- b. Any other provision of this Chapter contrary notwithstanding, whenever the Town or a governmental entity is the owner or purchaser of any real property, which is the subject of a subdivision, it is exempted from this Article. Any portion of a property that is not part of the purchase agreement of a governmental entity and remains in private ownership shall be subject to the regulations of this Chapter.

#### 2. Stormwater Runoff Control

- a. An adequate system of stormwater runoff control drainage shall be constructed and installed in the subdivision in accordance with the standard current practices of the Town as provided in **Article 8** of this Chapter. All natural drainageways shall be preserved at their natural gradient unless otherwise determined by the town. Drainage channels, slopes, and swales will be established by the developer for the convenience of moving surface water to the street or public storm sewer and are to be maintained continuously by the lot owner. No material shall be moved from or placed on any lot which obstructs, retards, or changes the direction of water flow through these channels or swales.

### B. Division 2: Guidelines and Dedications

#### 1. Lot Layout

- a. **Lot Dimensions.** All lots of record must be developed to meet the applicable zoning district requirements, such as lot area, lot width, building height, impervious coverage, and setbacks, established in **Article 4 (Zoning Districts)**
- b. **Lot Configuration.** The shape of a lot must be generally rectangular when feasible but may vary based on topography, natural features, or site constraints
- c. **Lot Access.** All lots must have frontage along a public right-of-way.
- d. **Lot Shape.** Interior side lot lines must be perpendicular to the right-of-way to the extent practical.

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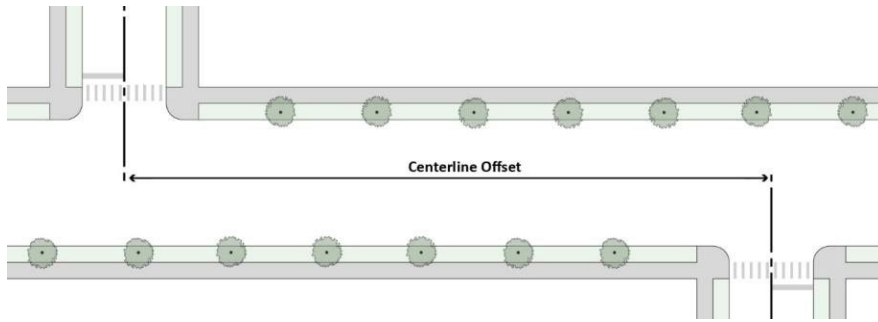
- e. **Through Lots.** The creation of new through lots is prohibited unless subdivision of an existing through lot results in a new through lot.

- f. **Lots Adjacent to Arterial and Collector Streets.** For lots whose rear lot line is adjacent to an arterial or collector street, a landscaped minimum of 10 feet must be provided along the rear lot line.
  - g. **Lot Orientation and Neighborhood Character.** Lot orientation along an east-west longitudinal axis is recommended for increased energy efficiency.
    - (1) The layout and orientation of all lots shall be consistent with the existing pattern of development in the block with regards to layout and orientation.
2. Bicycle and Pedestrian Connectivity
- a. **Connections to Adjacent Systems.** Developments must connect to all adjacent planned or existing pedestrian, bicycle, and multi-use paths, and trail systems. Paths and trails must be dedicated or platted in easements to ensure public access
  - b. **Internal Circulation.** An internal circulation system must provide pedestrian and bicycle paths within or adjacent to the development.
  - c. **Additional Connections.** The Town may require additional bike and pedestrian connections for subdivisions that will receive significant use from the development, such as in the vicinity of schools, playgrounds, parks, shopping areas, or other uses.
3. Dedication of Lands
- a. As a condition of approval of a final plat of subdivision, each subdivider or developer will be required to dedicate land for park and recreational purposes and land for school sites to serve the needs of the residents of the development in accordance with the criteria determined by the Board of Trustees.

## C. Division 3: Required Improvements

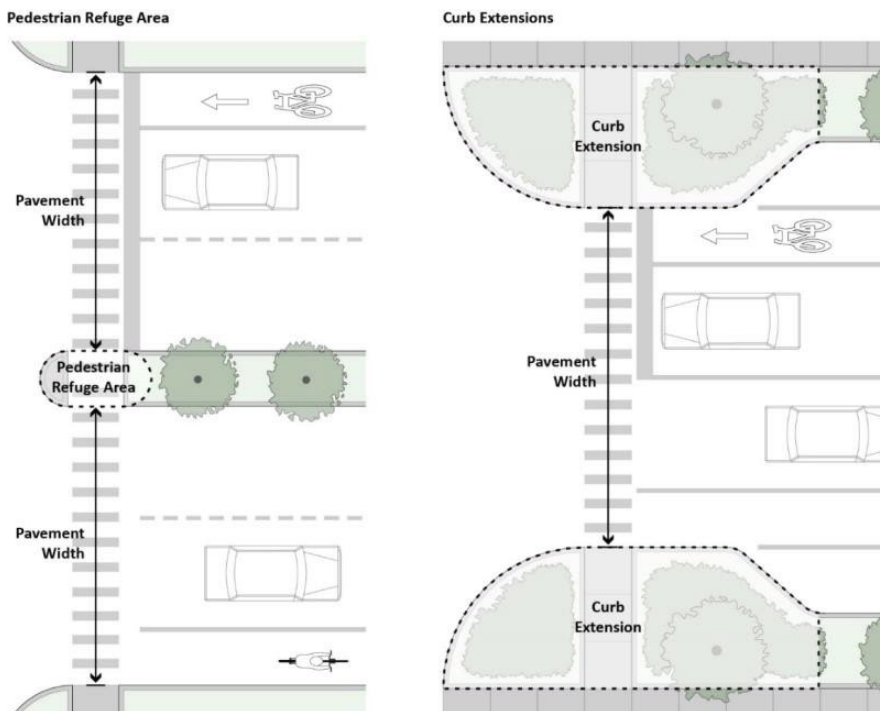
1. Sewer and Water Mains
- a. Sanitary, storm, and combined sewers main shall be constructed to Town codes and standards throughout the entire subdivision in such a manner as to adequately serve all lots and tracts with connection to the Town sewer system.
  - b. Water mains shall be constructed to the standards and specifications for water and sewer construction in Illinois (current edition), Chapter 98, Article II throughout the entire subdivision in such a manner as to serve adequately all lots and tracts with connection to such public system, together with shutoff valves and fire hydrants.
2. Streets
- a. Public streets shall be provided to afford convenient access to all property in the subdivision.
  - b. **Alignment of New Streets.** New streets must be aligned with existing streets when feasible to form intersections.
  - c. **Centerline Offsets.** The centerlines of intersections must be offset by a minimum distance of 150 feet (see **Figure 7.1** Centerline Offsets)

Figure 7.1



- d. **Pedestrian Crossing Distances.** Pavement width at crosswalks must be a maximum of 38 feet to encourage pedestrian safety. Rights-of-way shall include median pedestrian refuge areas, curb extensions, or other acceptable pedestrian facilities to meet the maximum pedestrian crossing distance. Refer to Figure 7.2 Pedestrian Crossing Distances.

Figure 7.2 Pedestrian Crossing Distances



3. Curbs and Gutters

- a. Suitable curbs and gutters shall be constructed in all streets in the subdivision in accordance with the standards established by the Town.

4. Sidewalks

- a. A minimum five-foot (5') sidewalk shall be required on both sides of all streets and cul-de-sacs in the subdivision. Pedestrian circulation must be provided in such a manner as to separate vehicular from pedestrian traffic.

5. Street Lighting

- a. Street lighting, including underground service cable, shall be provided by the subdivider throughout the subdivision using materials, equipment, and methods approved by the electrical department.

6. Street Signs

- a. Street signs required by the Town Code shall be provided by the subdivider at all street intersections.

7. Accessible Ramps and Warning Panels

- a. Accessible ramps and warning panels are required where all sidewalks or trails terminate at a crosswalk or curb, per the Americans with Disabilities Act or any more stringent State requirement. Two ramps per corner at intersecting streets are required and must be oriented perpendicular to traffic.