

2. As a condition of approval of the final plat of subdivision for administrative subdivisions (where new principal building sites are created), minor subdivisions, major subdivisions and condominium plat (new construction) approval, within the City or within 1 1/2 miles of the corporate limits, each subdivider shall be required to pay a fire/rescue capital facility fee as outlined in the Appendix. F. Required land improvements.
1. Public utilities: All existing utility lines, conduits or cable for telephone, electric and cable television services shall be placed underground within the easements or dedicated public ways as recommended by the City Engineer and as approved by the Mayor and City Council in conjunction with the approval of any final plat of subdivision or final planned unit development, except that the Mayor and City Council may allow a variation for the continued use of existing aboveground utilities in those instances where the Mayor and City Council determine that it is not practical to require the existing aboveground utilities to be placed underground. Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public.
  2. Streetlighting: Each subdivider or subdivision owner shall provide for the adequate lighting of public streets within the proposed subdivision in accordance with the standards and requirements established by the City Engineer, Commonwealth Edison or any subsequent power supplier, in accordance with the provisions of this Code, and subject to the approval of the corporate authorities of the City. It shall be the responsibility of the subdivider or subdivision owner to pay the installation cost of all such lighting.
  3. Landscaping:
    - a. All parkways within the dedicated street area or other public use areas shall be graded, topsoiled, and seeded in an approved manner.
    - b. Trees shall be spaced at thirty-five-foot to fifty-foot intervals. All lots shall have a minimum of one tree, and corner lots shall have a minimum of one tree on each street.
    - c. Maintenance of the parkway area, defined as the portion of a public street right-of-way that is typically planted or landscaped lying between the curb or edge of pavement and the property line that area adjacent to any lot or parcel, between the property line and any street shoulder or curb and including the bulb of a cul-de-sac, if applicable, shall be the responsibility of the adjacent property owner ~~of said lot or parcel or in the case of a cul-de-sac, the maintenance responsibility is shared by the properties that are accessed via the cul-de-sac,~~ including but not limited to:
      - (i) Mowing of grass or ground cover.
      - (ii) Private driveway approaches.
      - (iii) The flare from the pavement edge extended, for a private driveway approach. **[Amended 1-18-2011 by Ord. No. 6641]**
      - (iv) Tree watering to assure a healthy, well-shaped appearance and maintaining adequate roadway and sidewalk clearances. **[Amended 1-18-2011 by Ord. No. 6641]**

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- (v) Keeping culvert opening free of debris.
- (vi) Mailboxes and support structures.
- (vii) Sidewalk maintenance.
- (viii) Planting of shrubs and trees other than those approved by the City Engineer shall be prohibited.
- (ix) Standards for acceptable private driveway approach and curb (depressed) or flare shall be as established by the City Engineer or ~~his/her~~ designee.

Refer to the Appendix for furnishing and planting of parkway trees.

G. Procedures and requirements.

1. Conceptual plat. Any owner of land which is within the corporate limits of the City of Crystal Lake wishing to divide the same into building lots for the purpose of sale or assessment, or both, which will require following the major subdivision process can apply for a conceptual plat review by the Planning and Zoning Commission. Conceptual plats shall not be reviewed by the City Council. Neither the Planning and Zoning Commission nor the applicant shall be required to provide a formal position statement on the proposal, and any position statements offered are not binding on either body. Submittal requirements are available in the handout outlining procedures and requirements for submission and review of conceptual subdivision plats, with the Director of Community Development. **[Amended 6-3-2014 by Ord. No. 7034]**
2. Approval of preliminary plat.
  - a. Filing. **[Amended 6-3-2014 by Ord. No. 7034]**
    - (i) Any owner of land which is within the corporate limits of the City of Crystal Lake or within 1 1/2 miles of the corporate limits on unincorporated land, wishing to divide the same into building lots for the purpose of sale or assessment or both, develop as a planned unit development or wishing to dedicate streets, alleys or other lands for public use, shall first file, if required, per the handout outlining procedures and requirements for submission and review of subdivision plats, with the Director of Community Development, copies of a preliminary plat and preliminary engineering sufficient in number to meet the current review needs of the City. Said preliminary plat shall be filed for all the land held in ownership or controlled by the subdivider.
    - (ii) The Director of Community Development shall initiate a review of the preliminary plat by City staff and forward recommendations to the Planning and Zoning Commission prior to their consideration of the preliminary plat.
    - (iii) The Planning and Zoning Commission shall, within 90 days from initial consideration, submit its written recommendations for approval or disapproval to the City Council, unless an extension is agreed upon by the owner or his/her agent.

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