

APPENDIX G
CITY OF ROCKFORD SUBDIVISION ORDINANCE:
DEVELOPMENT STANDARDS

Ordinance No. 2002-130-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, ILLINOIS THAT:

Pursuant to Chapter 27, Section 27-1, Purposes and Provisions, of the Code of Ordinances of the City of Rockford, Illinois, passed November 30, 1970, approved December 2, 1970, and published December 8, 1970, as amended,

CHAPTER 27. SUBDIVISION REGULATIONS

SEC. 27-1. PURPOSES AND PROVISIONS

A. Purposes of the Ordinance

This Subdivision Ordinance is adopted to implement the official comprehensive plan for present and future development and redevelopment of the City of Rockford, as authorized by Illinois Compiled Statutes, Ch. 65, Article 11, Division 12, to establish reasonable standards for design for subdivision and for resubdivision of unimproved land and of areas in respect to public improvements, and to establish reasonable requirements governing the location, width, course and surfacing of public streets and highways, ways for public service facilities, curbs, gutters, sidewalks, street lights, size of lots to be used for residential purposes, storm water drainage, water supply and distribution, sanitary sewers, and sewage collection and treatment.

The provisions of this article shall be held to be minimum requirements, adopted to promote the health, safety, welfare and the convenience of the public, and to lessen congestion and further the orderly layout and use of land, and to facilitate adequate provision for transportation, water, sewerage, schools, parks, playgrounds, and other public requirements.

B. Effect on Existing Agreement and Provisions

It is not intended by the article to repeal or impair any existing easement, covenant or agreement between parties or permits previously adopted or issued pursuant to the Ordinances or Resolutions of the City of Rockford and the Statutes of the State of Illinois. Where this article imposes a greater restriction than imposed or required by the provisions of existing ordinances, resolutions, rules and regulations, this chapter shall control. Where provisions of existing ordinances, resolutions, rules or regulations impose greater restrictions than imposed or required by this chapter, said provisions shall control.

SEC. 27-2. JURISDICTION

The provisions of this article shall be applicable to all subdivisions in the City of Rockford and within one and one-half (1½) miles of the corporate boundaries unless otherwise regulated by recorded boundary agreements with other municipalities.

SEC. 27-9. REQUIRED IMPROVEMENTS

A. Street and Utility Improvements

1. All subdivisions shall be served with City of Rockford water and public sanitary sewer.
2. No improvements in a subdivision shall be accepted for public maintenance until all improvements to be dedicated to the City are complete and two (2) sets of record drawings are approved by the Department of Public Works. The requirements for the record drawings shall be those maintained in the current Department of Public Works Engineering Design Manual.
3. All underground cable for the purpose of street lighting shall be installed or a signed customer work agreement with Commonwealth Edison submitted to the Department of Public Works and approved prior to approval of a Certificate of Occupancy.

B. Placement of Utilities

In all new residential subdivisions, all utilities shall be installed underground. The installation of such facilities shall be in compliance with applicable orders, rules and regulations of the Illinois Commerce Commission now or hereafter effective.

C. Monuments

1. Iron pins three-quarters ($\frac{3}{4}$) of an inch in diameter and four (4) feet long shall be placed at all block corners, angle points of streets and of exterior boundaries, points of tangency of curved lines, points at which street lines intersect the exterior lines of the subdivision.
2. Iron pins five-eighths ($\frac{5}{8}$) of an inch in diameter and three (3) feet long shall be placed at all other lot corners.
3. Monuments shall be placed at all lake or stream ends of lots lines. Such monuments shall be placed flush with the ground at the point of intersection of the lot line with a line which is established along the shore not less than twenty (20) feet back from the normal water elevation of such lake and banks of such stream.

SEC. 27-10. DESIGN AND LAYOUT STANDARDS

A. Design and Construction of Public Improvements

All public improvements shall be designed and constructed in each new subdivision in accordance with the standards and requirements described in the current "Engineering Design Criteria for Public Improvements" for the City of Rockford.

B. Streets

1. Location of street rights-of-way shall be in conformance with the currently adopted comprehensive plan and other City Council approved plans.
2. The street pattern in subdivisions shall be based on topographic conditions, drainage, public convenience, safety, and the proposed land uses to be served, and shall provide for the alignment and continuation of existing rights-of-way, and also access to adjacent undeveloped land. Where continuation is impractical, offset intersections shall be permitted with minimum offset of 150 feet measured from centerline to centerline. Streets shall be located on the edge of or one lot depth from, the edge of the tract.
3. a. Principal Arterial Streets
 1. No direct access from individual lots;
 2. Right-of-way width shall be in accordance with the current Department of Public Works Engineering Design Manual.

- b. Minor Arterial Streets
 - (1) No direct access from individual lots is permitted;
 - (2) Right-of-way width shall be in accordance with the current Department of Public Works Engineering Design Manual.
- c. Collector Streets
 - (1) May provide direct access;
 - (2) Right-of-way width shall be in accordance with the current Department of Public Works Engineering Design Manual.
- d. Local Streets
 - (1) Provide direct access;
 - (2) Sixty (60) feet of right-of-way.
- e. Half streets shall not be permitted except to provide right-of-way for officially adopted planned streets.
- f. Cul-de-sacs designed to be permanent shall be limited to a length of five hundred (500) feet, measured from the centerline of the intersection to the center of the circle. The right-of-way diameter shall be a minimum of one hundred twenty (120) feet, with a ninety (90) foot diameter improvement. Cul-de-sacs will not be permitted where street connections are possible.
- g. Private streets shall not be allowed. A waiver of this provision may be submitted for City Council approval, except no waiver may be submitted in an R-1, Single Family Residential Zoning District, except for an approved Planned Residential Development. A waiver shall include the property owner providing a dedicated cul-de-sac on the property for any public stub streets immediately adjacent to the property. The owner shall also provide and maintain at owner's expense street signs in compliance with the specifications of the Department of Public Works identifying the street(s) as private. Private streets shall be built in accordance with the specifications of the Department of Public Works.
- h. Stub streets shall be provided to serve as access to adjacent undeveloped property. Construction of a temporary paved turnaround within an easement is required to provide for adequate fire protection when the stub street length is more than one lot depth or greater than one hundred-fifty (150) feet, whichever is less. When the stub street is extended by further platting, the temporary turnaround shall be removed by the developer extending the street. If for any reason the stub street is not extended by the developer of the proposed plat, a permanent turnaround shall be constructed on the proposed development by the developer. If a temporary turnaround is not required for the stub street, traffic control devices as required by the Traffic Engineer shall be installed.
- i. Dead-end streets are not permitted.

C. Sidewalks

Sidewalks shall be installed by the developer along both sides of all streets within the public right-of-way. If topography or existing trees create a locational problem, the City Engineer will determine the most appropriate location.

D. Block Length

Block length shall not exceed one thousand three hundred-twenty (1,320) feet (¼ mile).

E. Lots

- 1. Lot Layout
 - a. The number of dwelling units in a development shall not exceed forty (40) unless a second public access is provided.

- b. Frontage on a public street shall be provided for each lot. Lots abutting major arterial roads shall have access to internal streets only.
 - c. Building setback lines shall equal one-half ($\frac{1}{2}$) the right-of-way, not to exceed forty (40) feet.
 - d. Storm water detention areas shall be included as portions of platted lots and not be established as separate unbuildable lots.
2. Lot Size
- a. Residential lots shall meet the minimum width, depth, area and density requirements as set forth in the Zoning Ordinance of the City of Rockford.
 - b. Commercial and industrial lots shall be designed to meet setbacks, off-street loading, parking and landscaping requirements as set forth in the Zoning Ordinance of the City of Rockford.
 - c. Corner lots shall be designed so that structures can conform to front yard setbacks on both streets.
 - d. Flag lots shall not be allowed. A waiver of this prohibition shall be granted by the City Council only when existing platted land configuration or topography creates a hardship. Each flag lot shall be provided with a minimum of twenty (20) feet of frontage on a public street. Flag lots shall be permitted in the R-1, Single Family Residential Zoning District only, and on a residential street only.
 - e. Residual parcels: Subdivisions shall not contain or create leftover pieces, corner or remnants of land.

F. Easements

- 1. Electrical, cable and telephone utility easements not less than six (6) feet wide shall be provided on each side of rear lot lines and, where necessary to provide continuity or provide street lights, along side lot lines. Exact locations and widths are subject to the requirements of the utility companies. Easements for street lighting shall be provided, subject to the current edition of the "Street Lighting Policy for the City of Rockford" and the "Engineering Design Criteria for Public Works Improvements."
- 2. Sanitary sewer and water main easements shall be located on private property only when necessary and shall be an exclusive easement for the sanitary sewer or water utility, and shall be a minimum of twenty (20) feet wide. The water main shall be centered in the easement.
- 3. Storm sewer and drainage easements shall be of a necessary width, based on engineering standards, to carry surface water runoff to storm water detention areas and to existing storm sewer systems, and shall be a minimum of ten (10) feet wide.

G. Spite Strips and Restricted Access

Reserve or "spite" strips controlling access to streets or to adjacent property are not permitted. Any restricted access from public streets to private streets is not permitted, including but not limited to gates.