

## CHAPTER 2

### GENERAL SUBDIVISION PROCEDURES

#### **SECTION:**

- 7-2-1: Approval of Subdivisions**
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#### **7-2-1: APPROVAL OF SUBDIVISIONS:**

- A. After the adoption of these regulations, no land shall be subdivided or filed for record nor any street laid out, nor any improvements made to the land, until the plan or plans of the subdivision or street improvements shall have been certified to and approved by action of the Village Board. This approval must be in writing and placed on the original tracing of the final plats according to the procedures outlined in Chapter 4 of this Title.
- B. No lot, tract, or parcel of land within any such subdivision shall be offered for sale nor shall any sale, contract for sale or option be made or given until such subdivision plans have been properly reviewed by the Lincolnshire Zoning Board and officially approved by the Village Board.
- C. No improvements such as water supply, storm water drainage, sewerage facilities, lighting, grading, paving or surfacing of streets, shall hereafter be made within any such subdivision by any owner or owners or his or their agent until the plats for the subdivision and also the plans for improvements thereto have been formally recommended by the Lincolnshire Zoning Board and approved by the Village Board.

**7-2-2: SUBDIVISIONS OUTSIDE VILLAGE LIMITS:**

- A. Subdivisions of land lying outside the Village and within one and one-half (1-1/2) miles of the Village limits shall also be required to conform with the requirements of this Code.
- B. Where the proposed subdivision is located outside the Village boundaries, the subdivider shall meet all the requirements of this Code, including the installation of improvements.

**7-2-3: INTERPRETATIONS:** All interpretations of these rules and regulations are reserved to the administrative bodies referred to herein.

**7-2-4: PARCEL SUBDIVISIONS AND LOT SIZES:**

- A. Where a tract of land is proposed for subdivision that is part of a larger, logical subdivision unit, in relation to the Village as a whole, the Mayor and the Board of Trustees may cause to be prepared a plan of the entire area; such plan to be used by the Plan Commission and the Village Board as an aid in judging the proposed plat.
- B. Whenever the area is divided into lots containing one to three (3) acres, inclusive, and there are indications that such lots will eventually be resubdivided into smaller building lots, consideration shall be given to the street and lot arrangement of the original subdivision so that additional minor streets can be opened which will permit a logical arrangement of smaller lots.

**7-2-5: EXCEPTIONS:** The Village Board, in accordance with Section 7-1-8, may vary and make exceptions as set forth herein in instances where there is sufficient evidence, in its opinion, of hardship caused by topographic conditions, or where any other reasonable deterrents prevail, provided the variations or exceptions are in substantial conformance with the standards of design of this Code. (Ord. 66-142-4)

**7-2-6: FLOOD DAMAGE PREVENTION:** The provisions of Title 5, Chapter 7 of the Village Code are hereby incorporated by reference as regulations governing all development under this Code, and such provisions shall apply to the full extent as if set forth at length herein. (Ord. 80-640-47)

**7-2-7:**        **CONSTRUCTION STANDARDS:** The developer shall maintain all construction sites in approved subdivisions in a neat, clean and orderly manner at all times. In addition, the developer shall keep all public streets in the area of construction free and clear of all dirt, mud and debris resulting from any of his construction activities. (Ord. 82-725-32)