

## CHAPTER 5

### DESIGN STANDARDS

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#### **7-5-1: GENERAL DEVELOPMENT PLAN CONFORMANCE:**

The subdivision of land, including the arrangement, character, extent, width, grade, and location of all streets, alleys, or other land to be dedicated for public use shall conform to the General Development Plan of the Village as and adopted by the Village Board, and shall be to topographic conditions, to public convenience and safety, and in their appropriate relation to the proposed uses

of the land to be served by such streets, and shall be curvilinear except primary streets.

**7-5-2: STREET WIDTHS AND DESIGN STANDARDS:**

The minimum widths of right of ways for streets to be dedicated or established after the effective date of this Code within the Village or the environs under jurisdiction of this Code shall conform to the following standards:

Primary Streets and Major Streets (located in accordance with Master Street Plan)	100'
Secondary or Collector Street or Industrial Street	80'
Minor Street	60'
Cul-de-sac	50' radius
Cross-walkways (Ord. 66-142-4)	10'
Utility Easements (Ord. 72-260-4)	15'

- A. The minimum widths of rights of way for minor streets in single-family developments shall be sixty feet (60').
- B. When minor streets adjoin unsubdivided property, a street not less, however, than fifty feet (50') in width may be dedicated and whenever a later subdivision of property adjoins said street the remainder of the street shall be dedicated at the time of platting.
- C. Minor streets shall be so laid out that their use by through traffic will be discouraged. Where a marginal or access street is used as a minor street in a residential subdivision with the lot having frontage on both the minor street and a primary, major, secondary, or collector street, the installation of driveways along the property line of the lot which forms the line of a primary, major, secondary or collector street shall be prohibited.
- D. Street jogs with center line offsets of less than one hundred twenty five feet (125') shall be avoided.

Clear visibility, measured along the center line of the street shall be provided for at least three hundred feet (300') on all primary streets, two hundred feet (200') on secondary streets, and at least one hundred feet (100') on all other streets.

- E. It must be evidenced that all street intersections and confluences encourage safe traffic flow.
- F. Alleys:
  - 1. Alleys may be required in commercial and industrial districts. The Zoning Board shall refer any variations to the Board of Trustees for waiving this requirement if provisions are made for service access such as off-street loading and parking, consistent with and adequate for the uses proposed.
  - 2. Alleys shall be prohibited in residential areas.
  - 3. The width of an alley shall not exceed twenty four feet (24').
- G. The maximum length cul-de-sac shall be eight hundred feet (800') for subdivisions measured along the center line from the intersection at origin, through center of circle, to end of right of way. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum diameter of one hundred feet (100').
- H. Half-streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations; and where the Mayor and Board of Trustees finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half-street is adjacent to a tract: to be subdivided, the other half of the street shall be placed within such tract. No strip or area shall be reserved along any portion of a street, half-street, or alley, which will prevent adjacent property owners access thereto, except by consent of the Village Board.
- I. No street names may be used which will duplicate or be confused with the names of existing streets in the Deerfield Postal District. Existing street names must be projected wherever possible. Street names in residential areas shall, following the established pattern, carry out the English theme.

Where a subdivision borders on or contains an existing or proposed major street, the Mayor and Board of Trustees may require a marginal access street or reversed frontage with screen planting contained in a nonaccess

reservation, which shall have a minimum width of ten feet (10') along the rear property line; or other treatment as may be adequate for protection of residential properties and to afford separation of through and local traffic.

- K. If the tract of land proposed to be subdivided or any part thereof lies adjacent to a highway over which the Division of Highways of the State of Illinois has jurisdiction with respect to maintenance and upkeep thereof, and as entrance or entrances are desired from such highway to lots, streets, roadways, or alleys in such proposed subdivision, the subdivider shall submit to the Village Engineer a written permit from the said Division of Highways granting his permission to obtain and construct such an entrance or entrances. (Ord. 66-142-4)

**7-5-3: EASEMENTS:**

Easements across lots or centered on rear or side lot lines shall be provided for utilities and street lighting and drainage, where necessary, and shall be at least fifteen feet (15') wide. The easement shall be so laid out that a proper continuity may be had from lot to lot and from block to block in addition, due provisions for extension of easements to adjacent areas shall be made. Written approval of the utility easement layout by the public utility companies shall be required on the final plat. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right of way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose and approved by the Village Engineer. (Ord. 66-142-4; amd. Ord. 72-260-4)

**7-5-4: RESIDENTIAL BLOCK STANDARDS:**

- A. The maximum lengths of blocks that may be permitted is eighteen hundred feet (1,800'). Blocks over eight hundred feet (800') may require crosswalk easements. Crosswalk easements not less than ten feet (10') in width shall be provided where deemed necessary by the Zoning Board at the approximate centers of the blocks. The use of additional cross walkways in any instance to provide safe and convenient access to schools, parks, or other similar destinations may be recommended by the Zoning Board.
- B. No specific rule concerning the shape of blocks is made, but blocks must fit easily into the overall plan of the Village and their design must evidence consideration of lot planning, traffic flow, and public areas.

**7-5-5: RESIDENTIAL LOT STANDARDS:**

- A. All side lot lines shall be at right angles to the straight street lines, or radial to curved street lines unless other angles will give a better street and lot plan. Lots with double frontage shall be avoided. All residential lots shall abut on a street.
  
- B. Where corner lots back upon lots facing the side street, the corner lots shall have a front and side building line of thirty feet (30') on street sides of the lot. Extra widths should be provided on all corner lots irrespective of whether they rear upon lots facing the side streets. (Ord. 66-142-4)

**7-5-6:** (Amend. Ord. 94-1366-50)

**7-5-7: ADOPTION OF OPEN SPACE LANDSCAPING STANDARDS:**

It is hereby adopted by reference that a certain document known as the "Landscaping Standards for Open Space", containing the standards, specifications and procedures for the landscaping of open space, as set out in Exhibit A, attached to and made a part of Ordinance 88-1031-63, and as may be amended from time to time, are hereby incorporated by reference, three (3) copies of said document being kept on file in the Department of Community Development for public inspection.

**7-5-7-1: LANDSCAPING STANDARDS FOR OPEN SPACE:**

All open space conveyed to the Village or open space guaranteed by a restrictive covenant running with the land established for the purpose of benefiting the owners, residents and adjacent property owners shall be improved in accordance with the Village's open space landscaping standards. (Ord. 88-1031-63)