

**COMMUNITY DEVELOPMENT
HANDBOOK**

**Your Guide to Developing a Subdivision, Planned Unit
Development or Commercial Property**



Village of Channahon

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www.channahon.org

Updated

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VILLAGE OF CHANNAHON

GUIDE TO COMMUNITY DEVELOPMENT

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SUBDIVISION AND DEVELOPMENT REQUIREMENTS

There are several different components to the Village's development process. The Village's Subdivision and Development Regulations (Chapter 154) establishes this process to include the division of land into two or more parcels or lots. The Village's Zoning Regulations (Chapter 156) consists of the general plan to direct the use and development of property within the Village. These regulations are found in the Village's Code of Ordinances and can be obtained on the Village's web site – www.Channahon.org.

Approving a new development will involve Village staff to perform several technical and detailed reviews of engineering plans, plats and/or site plans. Upon receiving a submittal, Village staff will review it to insure that all the components are included. Once it is determined the submittal is complete, the review process will begin. **The Village requires a minimum of 30 business days to review the initial submittal.** Please allow additional time for this review period to account for revisions, public notice of meetings any unforeseen issues. Once the submittals have been approved, Village staff will schedule the meetings with the Planning and Zoning Commission and the Board of Trustees.

Commercial or industrial projects must also follow the Village's development process. The Village has adopted Commercial Design Guidelines to promote quality, visually appealing and safe commercial areas (Exhibit J).

Please be advised that this summary is only intended to provide an overview of the development process. There are several other areas that must be considered in developing land, to include: impact fees, dedication of park lands, utility tap-on fees, annexation, IDOT and IEPA permitting, and zoning. It is advisable to hire an experienced engineer, land planner and/or attorney to manage this process.

PROFESSIONAL FEES

Prior to submittal of concept plans, site plans, agreements, applications, etc the village staff must receive a professional fee agreement must be filled out completely, signed and dated by the applicant. The professional fee agreement is a binding contract between the applicant and the village which recognizes the applicant's responsibility to pay the costs and expenses for professional staff services, such as attorney fees, engineering review, etc. The applicant will submit a deposit at either \$3,000.00 or \$5,000.00 according to the professional fee agreement that will be refunded once the project is complete and the applicant has paid all the professional fees.

CONCEPT PLAN

Before expending time and money in preparation and review of a preliminary plat or site plan, a concept plan must be prepared and reviewed by Village staff, the Planning and Zoning Commission and the Board of Trustees. Village staff is available to meet in an informal setting prior to the development of the concept plan and the meetings with the corporate authorities to discuss the project and offer comments and recommendations.

The concept plan should depict the overall development in order for Village staff to determine if the project conforms to Village's standards and requirements. It should include a sketch or drawing of the proposed development with the number of residential lots, typical lot width and depth, business areas, school playground and park areas, landscaping, architectural elevations, and proposed street and utility improvements. Other information that may assist the review includes a plat of survey, restrictive covenants, topographical map, soil information and current aerial photographs.

Once the Village staff approves the concept plan for Planning and Zoning Commission and Board of Trustees review, the petitioner is required to provide one set of plans 24" x 36" in size and 25 sets of plans 11" x 17" in size that includes the sketch or drawing of the development, the landscape plan and the architectural elevations. **The submittal is due to the Community Development Department at least 10 days prior to the scheduled Planning and Zoning Commission or Board of Trustee meetings.** An executed Professional Fee Agreement must also accompany the submittal in order for Village staff to continue the review process.

PRELIMINARY PLAT

Once the concept plan has been before the Planning and Zoning Commission and the Board of Trustees, the petitioner should then submit the Preliminary Plat for approval. The petitioner is required to provide four complete sets of plans 24" x 36" in size. Additional copies may be required as deemed necessary by the Director of Community Development or the Engineering Project Manager. **The submittal must be delivered to the attention of the Community Development Department and include the following:**

1. Application for Preliminary Plat Approval
2. Preliminary Plat of Subdivision
3. Landscape Plan
4. Architectural Elevations (if applicable)
5. Professional Fee Agreement
6. Annexation Agreement (if applicable)
7. General Drainage Area Map – minimally a USGS with watershed delineated
8. Wetlands Statement – detailing results of site investigations and review of Wetland Map
9. Floodplain Statement – Signifying compliance with the Storm Water Management Ordinance
10. Detention Basin Sizing Calculations
11. Results of investigation of capacity of downstream drainage system and ability to accept discharge from proposed development
12. Existing Drainage Tile Survey (if applicable)
13. Wetlands Mitigation Plan (if applicable)
14. Estimated construction and development schedule
15. Soil investigation report
16. Septic percolation test results (if applicable)

Once the Village staff has approved the Preliminary Plat, the Planning and Zoning Commission and the Board of Trustees will consider for approval. The petitioner is required to provide 25 sets of plans 11" x 17" in size that includes the preliminary plat, landscape plan and architectural elevations. **The plans are due to the Community Development Department at least 10 days prior to the scheduled Planning and Zoning Commission or Board of Trustee meetings.**

Note: Commercial and industrial developments may by-pass the preliminary plat stage if the parcel is not being subdivided.

FINAL PLAT, SITE PLAN AND ENGINEERING

Within one year of the Board of Trustees approval of the Preliminary Plat, the Final Plat must be submitted for Planning and Zoning and Board of Trustees approval. Commercial and industrial projects that are not being sub-divided should submit the Final Site Plan and Engineering Plans. The petitioner is required to provide four complete sets of the Final Plat and/or Site Plan and the Final Engineering Plans 24" x 36" in size in addition to one electronic copy in a format acceptable to the Village Engineer. **The minimum Village staff review time is 30 business days. The submittal must be delivered to the attention of the Community Development Department and include the following:**

1. Application for Final Plat or site Plan Approval
2. Professional Fee Agreement and deposit
3. Final Plat or Site Plan
4. Final Engineering Plans and Specifications
5. Final Landscape Plan
6. Exterior Lighting Plan with point-by-point photometric plan (Commercial/Industrial)
7. Location, dimension, materials and views of proposed signage (Commercial/Industrial)
8. Architectural Elevations (if applicable)
9. Annexation Agreement (if applicable)
10. Park and School District Letters
11. Engineer's estimated cost of development
12. Subdivision Guarantee in an amount of 120% of the estimated cost of development
13. Illinois EPA Applications
14. Storm water calculations
15. Drainage map
16. Erosion control and sedimentation plan
17. Any applicable Federal or State agency permits or correspondences

Once the Village staff has approved the Final Plat and/or Site Plan and the Final Engineering plans, the Planning and Zoning Commission and the Board of Trustees will consider for approval. The petitioner is required to provide 25 sets of plans 11" x 17" in size that includes the Final Plant and/or Site Plan, Landscape Plan and Architectural Elevations. **The plans are due to the Village at least 10 days prior to the scheduled Planning and Zoning Commission and the Board of Trustee meeting.**

CHANNAHON DEVELOPMENT CONTACTS

Village President and Board of Trustees

The Village President and Board of Trustees is the governing body of the Village elected at large by residents of Channahon every four years in staggered terms. The Board meets the first and third Mondays of every month to discuss and decide all matters of Village policy, including development proposals at both the draft and final stages. The Village Board makes final decisions regarding special use permits, planned unit developments, site plans, re-zonings, annexations and subdivisions of lands.

The Village Hall is open weekdays from 8:30 a.m. to 5:00 p.m. The phone number is (815) 467-6644 and the fax number is (815) 467-9774.

Planning and Zoning Commission

The Planning and Zoning Commission makes recommendations to the Board of Trustees regarding special use permits, planned unit developments, site plans and subdivision of land. The Commission, whose seven members are appointed by the President, meets the second Monday of every month. The Planning and Zoning Commission also hears and decides all variation requests and appeals of the decision of the Chief Building Official.

Village Clerk

The Village Clerk is the official record keeper of the Village of Channahon.

Village Administrator

The Village Administrator is responsible for the day-to-day functions of the Village and oversees the operations of all Village departments.

Director of Community Development

The Director of Community Development is responsible for coordinating engineering reviews, planning reviews, and public hearings on development of land, planned unit developments (PUDs), subdivisions of land, and annexations. This office also enforces the Building Code and Zoning Ordinance by issuing building and occupancy permits, coordinating inspections, and processing requests for variations, special uses, and re-zonings.

Chief Building Official

The Chief Building Official is responsible for: supervising the review of all new building plans, schematics for additions and structural alterations of existing buildings; the proper compliance with Village codes; and for supervising the inspection of all work to assure it adheres to all such

codes. This individual also enforces local Village zoning ordinances and provides guidance to builders, developers, and citizens on zoning and building code questions.

Director of Public Works

The Director of Public Works is responsible for maintaining and overseeing construction of all infrastructure (sewer, water and roadways) in the Village. In cases where construction of such infrastructure is part of the development process, this department will review proposed development plans.

Engineering Project Manager

The Engineering Project Manager reviews all engineering plans submitted to the Village to ensure compliance with Village Codes.

Engineering Consultant

The Village utilizes the services of an engineering consultant to assist with the review of engineering plans and to perform other special services as needed.

Village Attorney

The firm of Mahoney, Silverman, and Cross, Ltd., serves as the Village Attorney. The firm counsels the Village on various matters of municipal business including development.

Village Planner

The Village Planner assists the Director of Community Development in the coordination of the development process, performs plan reviews to ensure conformance to the Village's comprehensive Plan and zoning regulations, formulates recommendations to the Planning and Zoning Commission, and creates addresses for new developments in accordance with County street numbering and the Village Street Sign Ordinance. General zoning inquiries along with mapping questions shall be directed to the Village Planner.

Planning Consultant

As needed, the Village utilizes an outside consultant to assist the Village Planner. The consultant reviews re-zonings, planned unit developments, subdivisions, variances, special uses, and other development related matters at the request of the Village.

Police Department

The Police Department is charged with protecting the safety of Channahon residents and their property. In many cases a development will impact that responsibility by extending existing resources or creating entirely new security needs. The department is asked to review larger development proposals and comment on their impact on the community.

Fire Protection Districts

The Channahon Fire Protection District provides fire prevention and suppression services for the Village of Channahon in Channahon and Troy Townships in Will County. The Minooka Fire Protection District serves most areas of the Village located in Grundy County. The Morris Fire Protection District serves the far western areas of the Village in Grundy County. The Districts are not departments of the Village, but are separate taxing authorities. The Districts review development proposals to ensure that street and building configurations provide acceptable access for their equipment. The Village collects a cash contribution on behalf of the Districts to offset the impact of new residents within their service area. The Channahon Fire Protection District can be reached at (815) 467-6767; the Minooka District at (815) 467-5637; and the Morris District at (815) 942-2830.

School Districts

Channahon residents are served by five elementary school districts and four high school districts, which are separate from Village government. Channahon District 17 serves elementary school students grades K-8 and covers the majority of the Village. In the Grundy County portion of the Village east of Tabler Road, elementary school students attend Minooka Grade School District 201. Students west of Tabler Road in Grundy County attend Saratoga School District 60-C. Troy Community Consolidated District 30-C also serves a small portion of the eastern part of the village, while a very small portion of the southern end of the Village is located in Wilmington Unit District 209U. As a unit District, 209U serves both elementary and high school students. Most high school students attend Minooka Community High School District 111, while those living west of the Aux Sable Creek in Grundy County attend Morris High School District 101. Students living in the northeastern portion of the Village attend Joliet Township High School District 204, West Campus. In order to offset the impact of new student on the school districts, all subdivided parcels are required to dedicate land for school sites or to provide a contribution in lieu of cash to serve the short and long term needs of the residents of the development. The formula for the amount of land to be donated, which is based on the typical size of a school site and students per household, is found in the Subdivision Ordinance. Channahon District 17 can be reached at (815) 467-4315; Troy 30-C at (815) 725-8307; Saratoga 60-C at (815) 942-2128; Minooka Community Consolidated at (815) 467-2261; Morris High School District 101 at (815) 941-5327; Wilmington 209U at (815) 476-2594; Minooka Community High School at (815) 467-2147; and Joliet Township West Campus at (815)727-6950. **All developers must meet with their respective school districts and provide contribution letters before submitting the final plat.**

Channahon Park District

The Channahon Park District, which is separate from Village government, provides park and recreation facilities for Channahon residents. The Park District receives a required donation of land or cash from all developments as a condition of subdivision approval. The formula for the amount of contribution, which is based on residents per household, is found in the Subdivision Ordinance. The Park District can be reached at (815) 467-7275. **All developers must meet**

with the Channahon Park District and provide a contribution letter before submitting the final plat.

Library Districts

The Village is served by the Three Rivers Public Library District, the Shorewood-Troy Public Library District and the Morris Area Public Library District, which are separate from Village government. The Village collects a cash contribution on behalf of the Districts to offset the impact of new residents within their service area. The amount of contribution is found in the Contribution Ordinance. The Morris Area Public Library District can be reached at (815) 942-6880; Three Rivers Public Library at (815) 467-6200; and Shorewood-Troy Public Library at (815) 725-1715.

Will County 911 System

The Will County 911 System assists the Village with the review of addresses and street names used in all proposed subdivisions. The Will County 911 staff can be reached at (815) 838-5911.

Answers to Common Questions about Development

1. What is the development approval process?

The development approval process is one way the Village fulfills its charge to promote the health, safety, and general welfare of its residents. This process ensures that developments meet standards that make structures safe to occupy, and developments compatible with neighboring uses and the Village as a whole.

The length of time involved in the process varies depending on what is to be done. Certainly a building permit will take less time than approval for an entire subdivision. Projects with complex issues of environmental concern or large differences from the Comprehensive Plan or Zoning Ordinance will take the longest. The steps in each process are outlined in this packet.

2. What costs are attached to the process?

In processing the application, the Village incurs a number of expenses, including costs for professional staff services to analyze, review, and comment upon the project and performs other services on the Village's behalf. To help offset these costs, the petitioner is required to reimburse the Village for these costs, in addition to paying other fees and contributions. A summary of established fees and contribution are outlined in the exhibit section. Additional fees may be required for properties annexing to the Village, and will be negotiated during the annexation process.

3. What documents explain development in the Village?

The Zoning Ordinance is the legal control through which the Village designates specific locations and characteristics for development. It also regulates such matters as the height of buildings, how far they must be from lot lines, and minimum sizes of lots. All development must adhere to these regulations.

The Subdivision Regulations define the process and requirements for subdivision of land. It includes the standards to which roads and other public improvements must be constructed. Any parcel of land split into two or more parts for the purpose of development must follow these controls.

These documents are available on-line at the Village's website, www.channahon.org.

The Building Code includes regulations for the construction of buildings and focuses on ensuring that the buildings are safe to occupy. All construction in the Village must adhere to these regulations.

The Flood Hazard Prevention Ordinance controls development in designated floodplain areas to protect new buildings from flood damage, and assure that they do not increase the potential of flood damage to other properties. To review the most recent floodplain maps, contact the Development Department.

Soil Erosion Control Ordinance guides, regulates, and controls the design, construction, use and maintenance of any development or activity that disturbs or breaks the topsoil or otherwise results in the movement of earth.

Stormwater Detention Ordinance regulates and controls the discharge of stormwater from new developments.

4. **What happens at a Public Hearing?**

The agenda of a Village Board meeting typically includes a range of issues related to the general functions of the Village. The Planning and Zoning Commission, on the other hand, meets almost exclusively on matters of growth and development. Public Hearings are held as a part of regularly scheduled or special meetings of the Village Board or Planning and Zoning Commission. In both cases, the meetings are open to the public. When either body discusses development approval, the process works as follows:

- A) The Village staff outlines their findings as to the appropriateness of the request and any background or analysis they have conducted to facilitate and informed decision about the petition. This review is also provided to the petitioner prior to the meeting. Depending on the type of petition, staff reports may include the input of the Engineering Project Manager, Attorney and Planner.
- B) Members of the audience have the opportunity to ask questions and make comments about the petition. These questions and comments are directed to the Village President or Chairman of the Planning and Zoning Commission.
- C) The Village Board or Planning and Zoning Commission members have the opportunity to ask questions of either the petitioner or staff in order to clarify their understanding of the project and its impact on the Village.
- D) If necessary, the petitioner may respond to any comments or questions about their request. This presentation may include the input of any experts (architects, planner, engineer, etc.) the petitioner feels will help to make the intent and function of the project clear.
- E) Village staff may also respond to or clarify any questions or statements from the audience.
- F) Open discussion about the petition then ends and the hearing is closed. Then, the Village Board or Planning and Zoning Commission may act on the matter. If all questions have been clarified they will vote on whether or not to accept, amend, or deny the proposal. If there are still questions or additional information to be provided, the proposal may be tabled and voted upon at a later date.

In some instances, these discussions take place in a Village Board Committee Meeting. The meeting, while still open to the public, is a less formal environment for the Village Board to meet in and discuss development proposals. Though these sessions follow a similar format they are primarily informational for the Village Board and do not require any formal approval or denial of the project, nor do they fulfill the requirements for a Public Hearing.

5. **Who is responsible for making sure that all the necessary information is provided to the Village?**

The Village staff facilitates the development process. They will answer any questions and ensure that the appropriate Village agency or staff member understands the request. The list of materials to be submitted is identified in this packet. Ultimately, the petitioner is responsible for seeing that all necessary materials are submitted to the Village in a timely manner.

6. **Where to look if you have a question about.....**

- The *type of development appropriate* for any given property – Village of Channahon Comprehensive Plan
- The *type of development permitted* on any given piece of property – village of Channahon Zoning Ordinance and Map. Specifically ...
 - *Permitted Uses*
 - *Lot Size Requirements*
 - *Building Setback Requirements*
 - *Sign Regulations*
 - *Parking Requirements*
 - *Off-Street Parking and Loading Requirements*
- The *standards for development* on any given piece of property – Village of Channahon Subdivision Regulations. Specifically ...
 - *Design specifications for streets and easements*
 - *Required land improvements: sanitary sewers, water, storm drainage, roadways, sidewalks, utilities, street lighting and landscaping*
 - *Construction specifications for streets, curbs & gutters, sidewalks & crosswalks, sewers, water, streets signs and driveways*
 - *Required Dedication of Public Land (residential development)*
 - *Building in or near a floodplain – Village of Channahon Flood Damage Prevention Ordinance. To find out if your property is in a floodplain, contact the Director of Development*
 - *Required tap on fees – Village of Channahon Code of Ordinances, Chapters 51 and 52*
 - *Building Construction Standards – current International Code Council Building Standards*

Definitions of Development Terms

Annexation: The action through which directly adjacent unincorporated properties become part of the Village. Annexation is required as a condition of receiving zoning designation, police service, and participating in the Village of Channahon development process.

Annexation Agreement: A contract between the annexing property owner and the Village that outlines the conditions under which a property is annexed.

Accessory Structure (use): A structure or use that is subordinate to and services a principle building or use, and is located on the same lot (i.e., a garage).

Building Permit: Property owners are required to obtain a building permit before beginning any type of construction or improvement of their property. This includes siding, roof replacement, decks, fences, swimming pools, and storage sheds.

Commercial Site Plan: A plan, map, drawing or chart on which the applicant's plan for the development of land is presented and which is submitted for approval in accordance with the provisions of the Subdivision Regulations.

Comprehensive Plan: The document that describes the proposed future development pattern of the Village, including uses for specific properties, as well as goals, policies and objectives for its growth.

Concept Plan: A rough plan showing the land uses, road systems, densities, and other general characteristics of a proposed development.

Density: The numerical value that indicates the number of dwelling units per acre of a development.

Drainage Plan: A plan accompanied by maps and calculations indicating how stormwater runoff will be safely handled.

Easement: The right given by a property owner that allows a specified use of a portion of their property by others.

Final Plat: The detailed map on which a subdivision plan is submitted for approval to the Village and eventually recorded with the county Recorder.

Floodplain: Land, typically adjacent to a body of water, with an elevation at or below the base elevation of the 100-year flood frequency.

Floor Area Ration (FAR): The numerical value obtained by dividing the floor area within a building or buildings on a lot by the area of such lot. The floor area ratio **as**

designated for each district, when multiplied by the lot area in square feet, shall determine the maximum permissible floor area for the building(s) on the lot.

Grading Plan: Excavation or fill or any combination thereof and shall include the conditions resulting from any excavation or fill.

Improvement Completion Guarantee: A Letter of Credit, cash escrow, or bond guaranteeing that the developer will install all required improvements at his own expense in accordance with approved plans and specifications within the required time.

Landscape Plan: The landscape plan is a detailed map that, at a minimum illustrates the location, type and quantity of required landscaping.

Legal Nonconforming Structure or Use: A structure or use that legally existed at the time the Village Zoning Ordinance was adopted, but does not now conform to the regulations of that ordinance.

One and One-Half Mile Review: Developments located outside the municipal boundaries of the Village but within 1.5 miles of the corporate limits are subject to review by the Village and are required to conform to the Village's Subdivision Regulations.

Planned Unit Development (PUD): A special use of a tract of land that is under unified control and developed in a manner that enhances its character and environmental setting. A site can be developed under the Planned Unit Development provisions, which is defined by the Zoning Ordinance as a type of special use, in order to take advantage of unique site qualities or allow for exceptional design. The process is flexible in that the development may depart from strict conformance with some zoning requirements. However, the development must conform to the PUD regulations in the Village's Zoning Ordinance, including: 1) conform to the Village's Comprehensive Plan; 2) be under single ownership or control; and 3) be compatible with surrounding properties. The specific information that must be included on all PUD submissions is listed in the Village of Channahon Zoning Ordinance and Subdivision Regulations.

Population Equivalent: The numerical value given to a development that translates its use of sewer and water facilities into a common factor facilitating capacity analysis of those utilities.

Preliminary Plat: The draft subdivision plan that is submitted for preliminary approval by the Village.

Professional Fee Agreement: An agreement between the Developer and the Village whereby the Developer agrees to reimburse the Village for any and all reasonable professional staff fees, costs and expenses incurred by the Village as a result or in conjunction with the Developer's project.

Public Hearing: The part of an official Village meeting (held by the Planning and Zoning Commission or Village Board) where testimony is heard, and after which action is taken regarding development proposals. When a Public Hearing is required, legal notice is published in a local newspaper of general circulation within the specified amount of time prior to the hearing.

Recapture: A charge paid by some new developments to reimburse the Village, or previous developers for their installation of public improvements that were beyond an immediate need and of benefit to later development.

Rezoning: A rezoning may be granted in cases where a proposed development does not match the designation of the Zoning Ordinance.

Right-of-Way: A strip of land occupied or intended to be occupied by a street, crosswalk, railroad line, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or another special use. The usage of the term **Right-of-Way** for land platting purposes in the Village shall mean that every **Right-of-Way** hereafter established and shown on a final plat is to be separate and distinct from the adjoining lots or parcels and not included within the dimensions of areas of such lots or parcels.

Setback: The minimum distance required between a structure and the edge of the property, also known as the yard.

Special Use: A specific use of land or buildings, or both, is considered a special use when, due to its unique characteristics, it cannot be properly classified as a permitted use. Planned Unit Developments are considered a special use.

Subdivision: The process through which any parcel of land, vacant or improved, which is divided or proposed to be divided into two or more lots, parcels, sites, units, plots, or interest by any method, including planned unit developments; or any construction, building or improvement on a parcel of land of substantial change in any existing structures, including planned unit developments. Compliance with the Village's Subdivision Regulations is required for dividing a parcel of land into two or more parts.

Variation: Permission granted by the Village that provides relief from zoning conflicts caused by unusual circumstances beyond the property owner's control.

Waiver: A waiver may be granted in specific cases in which there are practical difficulties or extraordinary hardship in carrying out the exact provisions of the Subdivision Regulations. Such waivers shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations and will only be granted so that substantial justice may be done and the public interest secured.

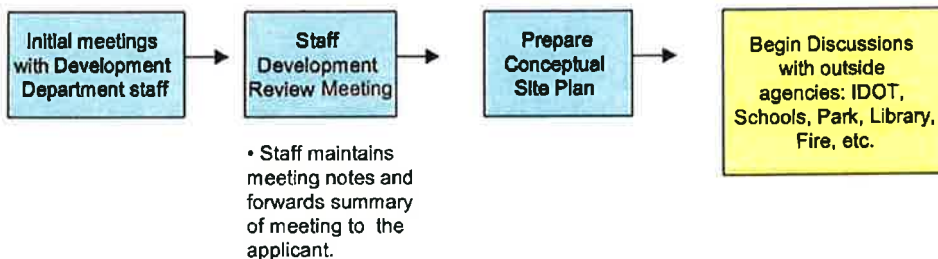
Wetland: An area having standing water periodically or year round, designated by the Army Corps of Engineers as having special characteristics and development requirements.

Yard: The open spaces on a lot, as established by the required setback, that is unoccupied or unobstructed (except as allowed by the Village Zoning Ordinance).

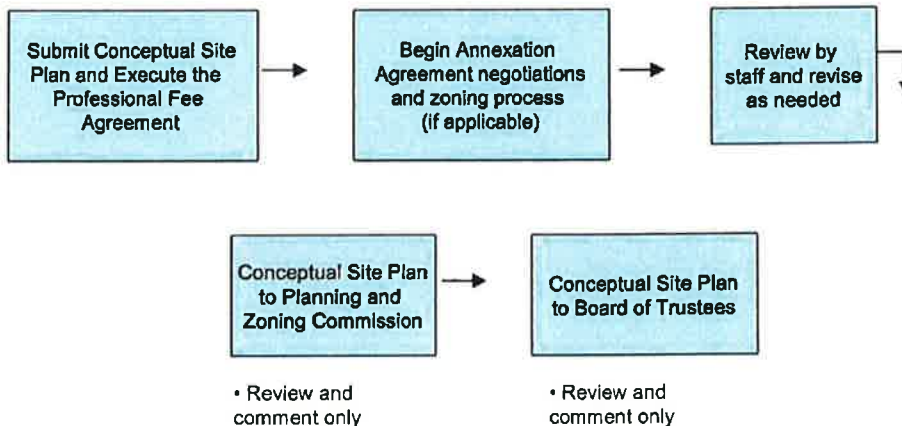
DEVELOPMENT FLOW CHART

EXHIBIT A

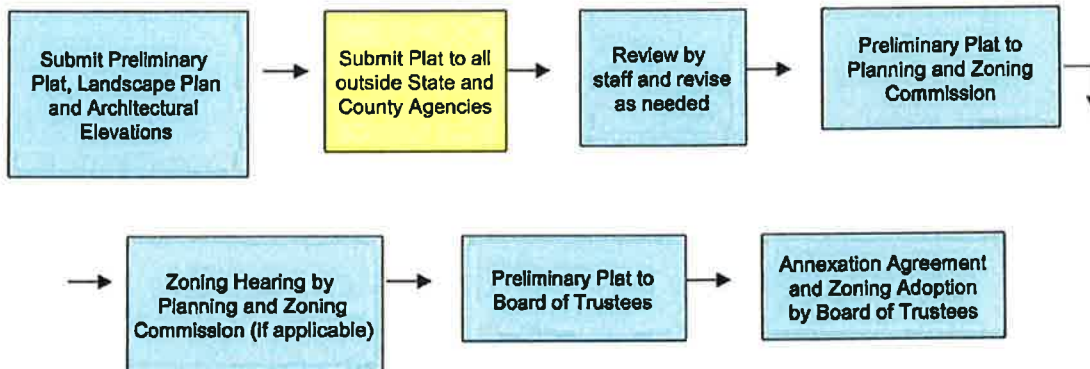
Stage One: Initial Meetings with Staff



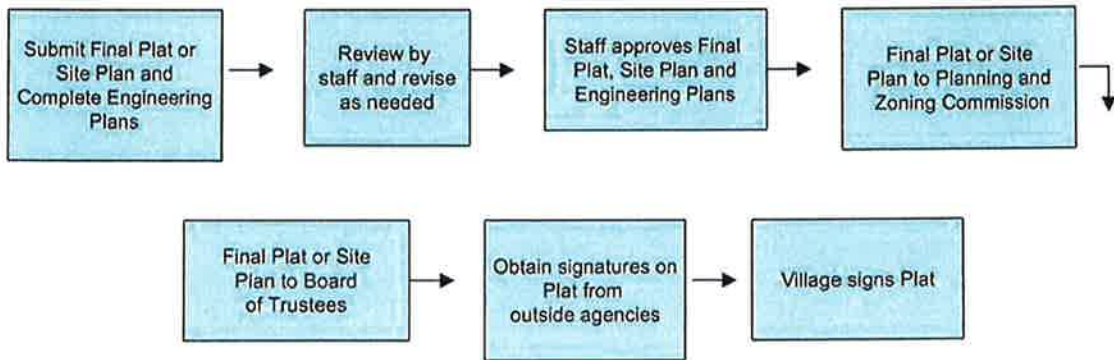
Stage Two: Development Review Conceptual



Stage Three: Preliminary Plat



Stage Four: Final Plat, Site Plan and Engineering



**Village of Channahon
Professional Fee Agreement**

This Professional Fee Agreement entered into this _____ day of _____, 20____, between the Village of Channahon, an Illinois Municipal Corporation (hereinafter referred to as "VILLAGE") and _____ (hereinafter individually and collectively referred to as "DEVELOPER").

WHEREAS, DEVELOPER proposes to _____
_____ commonly known as _____ (hereinafter referred to as "PROJECT"); and

WHEREAS, as a result of the DEVELOPER'S PROJECT, the VILLAGE must have its professional and administrative staff analyze, review and comment upon and perform other services solely on the VILLAGE'S behalf from the time of the inception of the PROJECT through its completion; and

WHEREAS, the DEVELOPER acknowledges it should pay the VILLAGE costs and expenses for professional staff services rather than impose the costs upon the VILLAGE residents.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is expressly acknowledged by the parties by the execution hereof, it is hereby agreed as follows:

SECTION ONE. PROFESSIONAL AND ADMINISTRATIVE FEES. The DEVELOPER shall pay the VILLAGE any and all reasonable professional and administrative staff fees, costs and expenses incurred by the VILLAGE as a result of or in conjunction with the DEVELOPER'S PROJECT from this date through the PROJECT'S completion as determined by the VILLAGE and/or VILLAGE acceptance of all public improvements associated with the PROJECT, whichever occurs last.

The VILLAGE'S professional and administrative staff includes, but is not limited to, VILLAGE employees, private contractors or consultants, attorneys, engineers, land planners, traffic analysts and financial advisors.

Professional and administrative fees shall include, but not be limited to, all time associated with reviews, analysis, discussions, meetings, inspections, reports, comments, planning and other work or services performed on behalf of the VILLAGE in conjunction with the PROJECT.

The VILLAGE'S professional and administrative staff fees shall be billed to the DEVELOPER in the amount of fees authorized by the VILLAGE to be paid for such services.

SECTION TWO. SECURITY. Concurrent with the execution of this Agreement, the DEVELOPER shall post with the VILLAGE the sum of \$5,000 for all residential developments and \$3,000 for any non-residential development as security for the DEVELOPER'S payment of such professional and administrative fees, costs and expenses. The VILLAGE is specifically authorized to apply this security in payment of such fees, costs and expenses in the event the DEVELOPER fails to make timely payments to the VILLAGE as required under this Agreement. The DEVELOPER is obligated to continuously maintain this amount on deposit with the VILLAGE until the PROJECT'S completion.

SECTION THREE. PAYMENT. The VILLAGE shall provide the DEVELOPER with an itemized statement of fees. The DEVELOPER shall pay the VILLAGE within thirty (30) days of the date of a statement from the VILLAGE. If the DEVELOPER does not pay the statement within the thirty (30) day period, interest shall accrue on the unpaid balance at the rate of 18 percent (18%) per annum. If the DEVELOPER does not pay the statement within the 60 (sixty) day period, the VILLAGE will also, following written notification to the DEVELOPER, direct that all professional staff cease work on the PROJECT and no permits, approvals or inspections shall take place until the statement is paid in full.

SECTION FOUR. COOPERATION. The DEVELOPER shall fully cooperate with the VILLAGE, its officials and professional staff with respect to its PROJECT.

SECTION FIVE. REPRESENTATION OF VILLAGE ONLY. The DEVELOPER acknowledges that the VILLAGE'S professional and administrative staff solely represent the VILLAGE and the VILLAGE'S interest and do not represent the DEVELOPER.

SECTION SIX. CONFLICT. If the terms and provisions of this Agreement conflict with any ordinance of the VILLAGE or agreement between the parties, the terms and provisions of this Village Reimbursement Agreement shall supersede, set and control any other terms and provisions.

SECTION SEVEN. COSTS AND ATTORNEY'S FEES. In the event that the Village must take action to enforce any of the terms of this agreement, the DEVELOPER shall be liable for any and all costs, including court costs, reasonable attorney's fees, expert witness or consulting fees, and any and all other associated costs and expenses incurred by the VILLAGE.

SECTION EIGHT. VENUE. The parties agree that the venue for any dispute or action related to, or arising out of, this agreement, or which affects the terms of this agreement, shall be the Circuit Court of Will County, Illinois.

SECTION NINE. SEVERABILITY. The invalidity of any paragraph or subparagraph of this Village Reimbursement Agreement shall not impair the validity of any other paragraph or subparagraph. If any provision of this Agreement is determined

to be unenforceable, such provision shall be determined severable and the Agreement may be enforced with such provision severed or as modified by such Court.

SECTION TEN. ENTIRE AGREEMENT. This Agreement embodies the entire agreement and understanding between the parties and there are no other agreements, representations or understandings, oral or written, between the parties with respect to the subject matter of this Agreement. No alteration, modification, amendment or change of this Agreement shall be valid unless by like instrument.

Dated at _____, Will County, Illinois on the date written above.

VILLAGE OF CHANNAHON, an Illinois
Municipal Corporation

BY: _____
Village President

DEVELOPER

BY: _____
Its duly authorized agent

Billing Address

City, State, Zip

Plat/Site Plan Application
Village of Channahon
Development Department

Applying For:

Preliminary Plat: ____

Final Plat: ____

Commercial Site Plan: ____

The undersigned applicant(s) request(s) the corporate authorities of the Village of Channahon to approve a Preliminary Plat, Final Plat, or Commercial Site Plan in the Village of Channahon and in support of said application, state(s) as follows:

APPLICANT INFORMATION

Owner of Subject Property: _____

Mailing Address: _____

Telephone Number: _____

Email Address: _____

If a land trust, name all of the beneficiaries and their percentage interests in said land trust.

Applicant: _____

Mailing Address: _____

Telephone Number: _____

Email Address: _____

Attorney: _____

Address: _____

Telephone Number: _____

Email: _____

Engineer: _____

Address: _____

Telephone Number: _____

Email: _____

PROPERTY INFORMATION

Property Address or Location: _____

Legal Description (please provide below or attached, and electronically in Word format):

Subject Property Acreage: _____

Property PIN #: _____

Present Zoning: _____

Present Land Use: _____

Future Land Use: _____
(In accordance with the Village Comprehensive Plan)

Surrounding Zoning: N ____ S ____ E ____ W ____

Surrounding Land Use: N ____ S ____ E ____ W ____

Proposed Zoning and Property Use: _____

Are floodplain areas present on subject property: _____

Has a Professional Fee Agreement been signed: _____

The undersigned below hereby certifies that he/she is the owner of the described property and have authorized an agent, which both agree to abide by all Ordinances, regulations, and codes of the Village of Channahon as are in full force and effect on the date of the consideration of this application by the Corporate Authorities. The owner or applicant(s) also agree(s) to pay any and all fees, costs and expenses of the Village of Channahon, including professional fees that are necessary and required to act on this application.

OWNER'S NAME (PRINT)

APPLICANT'S NAME (PRINT)

OWNER'S SIGNATURE
(ALL OWNERS MUST SIGN)

APPLICANT'S SIGNATURE

DATE

DATE

Plat/Site Plan Application Checklist

All required information must be provided at the time of submittal unless otherwise noted. Incomplete applications are acceptable under any circumstances.

1. Pre-application meeting with the Village Development Department.
2. Original application form typed or neatly printed in ink..
3. Check made payable to the Village of Channahon in the amount specified on the fee schedule.
4. The following general information must be on the plat/site plan and the supporting data is needed: (the applicant must refer to the Village "Subdivision and Development Regulations" for all plat/site plan requirements)
5. Proof of ownership of the parcel and/or applicant's interest therein.

General Information

- a. Scale of the site plan 1" = 100'
- b. Location, width and names of all streets within or adjacent to the parcel together with easements, right-of-ways and other important features such as municipal building lines, corners and monuments
- c. Accurate outlines and legal descriptions of any areas to be dedicated or research for public use with the purpose indicated thereon.
- d. Existing and proposed grading plan with environmentally sensitive areas, i.e. wetlands, flood plains identified.
- e. Adjoining roads, water courses, and bodies of water, marshes, wooded areas, railroads and rock outcroppings within 100 feet of the property.
- f. On-site pedestrian and vehicular access ways.
- g. Buildings and other structures shown.
- h. Outdoor lighting system with the intensity.

- i. Property uses and zoning of parcels within 100 feet of the boundaries.
- j. Off-street parking, loading spaces and walkways.
- k. Location and size of any existing sanitary and combined storm sewers, water mains, culverts, drain pipes, catch basins, manholes, hydrants and electric and gas lines within the parcel and in adjacent streets or rights-of-way.
- l. All other regulations and information required by Village code. (available at www.channahon.org)

Supporting data

- a. A copy of any restrictions or covenants.
- b. Plans and specifications for the required public improvements with the written report of the Village Engineer.
- c. Existing soil conditions as determined by IBR, with a soil erosion control plan.
- d. Landscape and photometric (lighting) plans.
- e. Architectural elevations for buildings type.
- f. Development data for the construction of any buildings.
- g. A final drainage plan.
- h. Sanitary sewer or septic plan.
- i. A preliminary engineering plan showing size and location of sanitary and storm combined sewers, if any, water mains, culverts and electric and gas lines.

Frequently Asked Questions and Answers

Processing Time:

The total processing time for a plat/site plan will be dependent on the size of the project and can range anywhere from three (3) months to six (6) months.

How many copies of plans should the applicant submit:

The applicant/engineer should submit four (4) sets of everything to the Village Planner.

What is the cost of plat/site plan application?

The cost of applying for plat/site plan approval is subject to the fee schedule of the Village and may change. The current cost of the site plan application is \$200. The following is the schedule for the cost of the plat application:

<u>Proposed Subdivisions</u>	<u>Cost</u>
5 acres or less	\$100
5-10 acres	\$150
10-20 acres	\$200
20 acres or more	\$250
Final Plat	\$200 - plus ten (\$10) dollars for each lot exceeding ten (10) lots

Will the plat/site plan application fee be refunded if it is denied?

The fee for plat/site plan application is non-refundable.

AUTHORIZATION FOR THE RELEASE OF INFORMATION

TO: _____

Re: IDOT Permit Application No.: _____

I, _____, as owner, agent, representative or assign, possess the authority to execute this authorization on behalf of IDOT permit applicant, _____, and I hereby authorize the Illinois Department of Transportation (IDOT), its employees, agents or representatives, to release any and all information relating to the above referenced application for permit, including any and all information, findings, and other requests and applications which are incidental to, or in any way related to, the above referenced permit application, to the Village of Channahon, its employees, agents, and representatives, including, but not limited to, the release of any information over the phone, as well as the inspection of any and all records and exhibits, to which the applicant would be entitled to obtain or inspect on his/her/its own behalf. You are also authorized to furnish certified copies of any and all records if requested. This information is desired in connection with a pending or future request for a building permit, zoning change, request for a variance, or request for other action from the Village of Channahon, its employees, agents, or representatives, which relates to the property or proposal that is the subject of the above referenced IDOT permit application. Your cooperation with the Village of Channahon in this matter is very much appreciated. Thank you for your assistance.

Affiant

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for _____ County in Illinois, do hereby certify that Affiant, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the same instrument by a free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal this _____ day of _____, 20__

**Special Use Permit Application
Village of Channahon
Development Department**

The undersigned applicant(s) request(s) the corporate authorities of the Village of Channahon to approve the following application for a Special Use Permit in the Village of Channahon and in support of said application, state(s) as follows:

PROPERTY INFORMATION

Property Address or Location: _____

Legal Description: _____

Subdivision Name: _____

Subject Property Acreage: _____

Property PIN #: _____

Present Zoning: _____

Present Land Use: _____

Future Land Use: _____

(In accordance with the Village Comprehensive Plan)

Surrounding Zoning: N ___ S ___ E ___ W ___

Surrounding Land Use: N ___ S ___ E ___ W ___

Proposed Special Use: _____

APPLICANT INFORMATION

Owner of Subject Property: _____

Mailing Address: _____

Telephone Number: _____

Email Address: _____

Applicant: _____

Mailing Address: _____

Telephone Number: _____

Email Address: _____

Attorney: _____

Address: _____

Telephone Number: _____

Email: _____

Engineer or Project Manager: _____

Address: _____

Telephone Number: _____

Email: _____

The undersigned below hereby certifies that he/she is the owner of the described property and an authorized agent, which both agree to abide by all Ordinances, regulations, and codes of the Village of Channahon as are in full force and effect on the date of the consideration of this application by the Corporate Authorities. The owner or applicant(s) also agree(s) to pay any and all fees, costs and expenses of the Village of Channahon, including professional fees that are necessary and required to act on this application.

OWNER'S NAME (PRINT)

APPLICANT'S NAME (PRINT)

OWNER'S SIGNATURE
(ALL OWNERS MUST SIGN)

APPLICANT'S SIGNATURE

DATE

DATE

STATE OF ILLINOIS)

) SS.

COUNTY OF WILL

)

The undersigned hereby authorize the filing of the aforesaid request, and understands that the owner or authorized agent must be present at the public hearing to present the request to the Planning and Zoning Commission.

OWNER or APPLICANT'S SIGNATURE

SUBSCRIBED AND SWORN to before me

this ____ day of _____, 20__, and who

has provided the proper identification and

who did take an oath.

Timeline

SPECIAL USE PERMIT PROCESS

1 Week

3-4 Weeks

Approximately 2 weeks

One Month

Special Use Permit Application Checklist

All required information must be provided at the time of submittal unless otherwise noted. Incomplete applications are unacceptable under any circumstances.

1. Pre-application meeting with the Village Development Department.
2. Original application form typed or neatly printed in ink, and notarized properly.
3. Check made payable to the Village of Channahon in the amount specified on the fee schedule.
4. Proof of ownership of the parcel and/or applicant's interest therein.
5. Justification letter that must address:
 - ◆ Reason for Special Use request
 - ◆ Acknowledgment of the Section 156.199.E stating the standards of the Special Use Permit. (attached)
6. Two certified plat of surveys scaled at 1:100 with legal description of the entire property, including statement of amount of acreage involved.

Frequently Asked Questions and Answers

Processing Time: Approximately four (4) to six (6) weeks.

How detailed should my justification letter be:

Your justification letter should clearly state in a detailed format any specific information that may help in the review and approval process. Your reason for applying for a special use permit should be clearly defined and you should address the standards of approval of the Village Code Section 156.199E that are used to evaluate the application.

What is the cost of the Special Use Permit?

The cost of the special use permit is subject to the fee schedule of the Village and may change. The current cost of the Special Use Permit is \$250, but the applicant is strongly encouraged to ask for the most current fee before submittal.

Will the special use permit fee be refunded if it is denied?

The fee for the Special Use Permit is non-refundable.

Chapter 156 "Zoning Regulations"
Section 156.199.E

(E) Standards.

(1) No special use permit may be granted unless:

(a) The proposed use is designated by this chapter as a special use in the district in which the use is to be located.

(b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.

(c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

(d) The location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.

(e) Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining uses, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.

(f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.

(g) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.

Chapter 156 "Zoning Regulations"
Public Notices 156.200.E

(E) Notice required prior to the amendment of any zoning district or the issuance of any special use permit.

(1) The petitioner for an amendment to the zoning map or for the issuance of a special use permit shall post notice of the public hearing on the property for which the amendment or special use is sought. The petitioner and/or his assigned agent is required to erect at least one sign for every 500 linear feet of street frontage with a minimum of one sign on each street abutting the property. The signs required herein shall be provided by the village and must be posted not more than 30 nor less than 15 days prior to the public hearing. The petitioner shall provide a sworn certificate to the Planning and Zoning Commission that the signs required herein were posted upon the subject property in accordance with this chapter.

(2) The petitioner shall also give written notice of the proposed amendment or special use permit to the owner of record, as shown on the record of the local real estate tax collector, of all lots lying within 250 feet, exclusive of public right-of-ways, of the property line for which the amendment or special use is sought. The written notice shall be delivered personally or may be sent by certified or registered mail, properly addressed, with sufficient postage or affixed thereon, with return receipt requested. The petitioner shall file with the Village Clerk a sworn affidavit with copies of the notice showing the names and addresses of the persons to whom the written notice was sent. The affidavit shall create a presumption of the giving of the notices, any notice returned "unclaimed" shall be considered effective. The notice required herein shall be mailed not more than 30 nor less than 15 days prior to the public hearing and shall minimally recite the amendment or special use sought; the location of the property involved; the common address, if any; the name of the petitioner; and the date and time for the public hearing.

(3) The failure to provide written notice or post signs as required herein shall be grounds for denial or deferral of the petition; however, the notice and signage are not jurisdictional. Amendments or special uses duly approved by the appropriate village authority shall not be set aside because of a failure to give written notice or post the signs as required herein.

**VILLAGE OF CHANNAHON
PLANNING AND ZONING FEES**

Professional Fee Agreement	\$3,000 - Site Plan Only \$5,000 - Subdivision
Application for annexation of property	No Fees
Application for disconnection of property	\$500.00
Consideration of an annexation agreement	No Fee
Application for Zoning reclassification or amend	\$250.00
Application for Variation of Zoning Ordinance	\$200.00
Application for Special Use Permit	\$250.00
Application for vacation of public right of way	\$200.00
Application for a Planned Unit Development	\$500.00
Application for Preliminary Plat or Preliminary Site Plan Review	
For a proposed Subdivision containing	
5 acres or less	\$100.00
over 5 acres but not exceeding 10	\$150.00
over 10 acres but not exceeding 20	\$200.00
over 20 acres	\$250.00
Application for final plat or final site plan review	\$200.00
Plus ten (\$10) dollars for each lot exceeding ten lots	
Appeal of a decision from building inspector	\$250.00

Updated: 7/2008

EXHIBIT G

**VILLAGE OF CHANNAHON
SEWER CONNECTION CHARGES**

1. Sewer service reinstatement fee
(for customers without water service): \$45.00
2. Sewer turn on fee
(for customers without water service): \$45.00
3. Connection fee:

	<u>RESIDENT</u>	<u>NON-RESIDENT</u>
A. For each detached single family unit	\$ 3,250	\$ 4,875
B. For separately water-metered units in a multiple dwelling unit	\$ 3,250	\$ 4,875
C. For all other buildings and uses, the connection charge shall be based on the water tap size as described below:		

<u>TAP SIZE</u>	<u>WATER METER SIZE</u>	<u>AMOUNT RESIDENT</u>	<u>AMOUNT NON-RESIDENT</u>
1"	3/4" OR 1"	\$ 3,250	\$ 4,875
1-1/2"	1" OR 1-1/2"	\$ 10,400	\$ 15,600
2"	1-1/2" OR 2"	\$ 13,520	\$ 20,280
3"	2" OR 3"	\$ 16,770	\$ 25,155
4"	2" METER SET	\$ 16,900	\$ 25,350
4"	3" METER SET	\$ 20,150	\$ 30,225
4"	4" METER SET	\$ 33,540	\$ 50,310
6"	1" METER SET	\$ 7,800 + 3,250*	\$11,700 + 4,875*
6"	1-1/2" METER SET	\$11,700 + 10,400*	\$17,550 + 15,600*
6"	2" METER SET	\$18,720 + 13,520*	\$28,080 + 20,280*
6"	3" METER SET	\$21,970 + 16,770*	\$32,955 + 25,155*
6"	4" METER SET	\$41,340 + 33,540*	\$62,010 + 50,310*
6"	6" METER SET	\$52,520 + -----**	\$78,780 + -----**

**for each additional meter set*

****For a water tap size over six (6) inches, the connection charge shall be established by the Village President and Board of Trustees.**

4. Wastewater Service Charge (per month per meter):
 - (a) First 4,000 gallons or less per month (minimum charge) \$ 14.30
 - (b) For each additional 1,000 gallons or fraction thereof per month \$ 3.58

**VILLAGE OF CHANNAHON
WATER CONNECTION CHARGES**

1. Water service reinstatement fee: \$ 45
2. Water service turn on fee: \$ 45
3. Connection fee:

	<u>RESIDENT</u>	<u>NON-RESIDENT</u>
A. For each detached single family unit (1" tap size, 5/8" or 3/4" meter)	\$ 3,182.70	\$ 4,774.05
B. For separately metered units in a multiple dwelling unit per unit	\$ 3,182.70	\$ 4,774.05
C. For all other buildings and uses or dwelling units not meeting criteria (A) or (B) above, the connection charge shall be based on the tap size as described below:		

TAP SIZE (inches)	METER SIZE	AMOUNT RESIDENT	AMOUNT NON-RESIDENT
1	¾"	\$ 3,182.70	\$ 4,774.05
1	1"	\$ 5,304.50	\$ 7,956.75
1½	¾"	\$ 3,500.97	\$ 5,250.94
1½	1"	\$ 5,834.95	\$ 8,752.43
1½	1½"	\$ 11,669.90	\$ 17,504.85
2-4	1" or less	\$ 6,417.93	\$ 9,627.41
2-4	1½"	\$ 12,730.80	\$ 19,096.20
2-4	2"	\$ 20,475.37	\$ 30,713.06
2-4	3"	\$ 40,950.74	\$ 61,426.11
6	1" or less meter set	\$ 10,290.73	\$ 15,436.10
6	1½" meter set	\$ 20,475.37	\$ 30,713.06
6	2" meter set	\$ 32,887.90	\$ 49,331.85
6	3" meter set	\$ 65,775.80	\$ 98,663.70
6	4" meter set	\$ 102,695.12	\$ 154,042.68
8	1" or less	\$ 14,322.15	\$ 21,482.70
8	1½"	\$ 28,664.30	\$ 42,966.45
8	2"	\$ 45,618.70	\$ 68,428.05
8	3"	\$ 91,237.40	\$ 136,856.10
8	4"	\$ 142,160.60	\$ 213,240.90

For a building with a tap size over eight (8) inches or required meter over four (4) inches, the connection charge shall be set by the Village Board on an individual basis.

D. Connection charges will be indexed by three (3) percent annually beginning May 1, 2007.

	<u>RESIDENT</u>	<u>NON-RESIDENT</u>
4. Construction water per separate dwelling unit	\$ 35	\$ 35
5. Meter charges:		
Meter	Actual Cost plus 5%*	Actual Cost plus 5%*
System fee	\$ 25	\$ 25
Installation fee	\$ 35	\$ 35
Inspection fee	\$ 25	\$ 25

*The meter charge may be adjusted by Village Staff to reflect any increase or decrease in the actual cost of the meter.

6. Bulk water charges	\$ 7/1,000 gal.	\$ 10/1,000 gal.
Minimum charge per load	\$ 25	\$ 25

(Note: In determining whether residential or non-residential bulk water rates should be charged, the delivery destination shall be controlling.)

7. Service charge (per month per meter):	
(A) First 4,000 gallons or less per month (minimum charge)	\$ 24.72
(B) For each additional 1,000 gallons	\$ 5.08

Updated: 05/2008

**VILLAGE OF CHANNAHON
CONTRIBUTION SCHEDULE**

Detached Single Family Housing

	<u>2 BEDROOM</u>	<u>3 BEDROOM</u>	<u>4 BEDROOM</u>	<u>5 BEDROOM</u>
Elementary	\$289.00	\$922.50	\$1,126.25	\$733.13
Jr. High	\$120.00	\$432.50	\$745.00	\$620.00
Sr. High	\$60.00	\$552.00	\$1,080.00	\$900.00
Total	\$469.00	\$1,907.00	\$2,951.25	\$2,253.13
Library	\$56.00	\$56.00	\$56.00	\$56.00
Fire Dept.	\$441.00	\$441.00	\$441.00	\$441.00
Park	\$1,361.48	\$1,956.98	\$2,540.70	\$2,544.75
Total Fee	\$2,327.48	\$4,360.98	\$5,988.95	\$5,294.88

Attached Single Family Housing

	<u>2 BEDROOM</u>	<u>3 BEDROOM</u>	<u>4 BEDROOM</u>
Elementary	\$187.00	\$497.25	\$684.25
Jr. High	\$120.00	\$145.00	\$385.00
Sr. High	\$114.00	\$177.00	\$519.00
Total	\$421.00	\$819.25	\$1,588.25
Fire Dept.	\$330.75	\$330.75	\$330.75
Library	\$56.00	\$56.00	\$56.00
Park	\$1,343.25	\$1,614.60	\$2,122.88
Total Fee	\$2,151.00	\$2,820.05	\$4,097.88

Apartments

	<u>EFFICIENCY</u>	<u>1 BEDROOM</u>	<u>2 BEDROOM</u>	<u>3 BEDROOM</u>
Elementary	\$0.00	\$4.25	\$182.75	\$497.25
Jr. High	\$0.00	\$2.50	\$105.00	\$307.50
Sr. High	\$0.00	\$3.00	\$138.00	\$354.00
Total	\$0.00	\$9.75	\$425.75	\$1,158.75
Fire Dept.	\$55.12	\$110.25	\$165.37	\$220.05
Library	\$56.00	\$56.00	\$56.00	\$56.00
Park	\$873.45	\$1,186.65	\$1,291.95	\$2,060.78
Total Fee	\$984.57	\$1,362.65	\$1,939.07	\$3,495.58

VILLAGE OF CHANNAHON

DRIVEWAY AND SIDEWALK SPECIFICATIONS

Building Permits are required for the installation of all new driveways and sidewalks.

No person shall in any manner obstruct or alter the flow of surface drainage water upon the streets or within the drainage ditches or storm sewers upon the public right-of-way within the confines of the corporate limits of the village; and all persons, before constructing or making any crossing of any such surface drainage ditch with a private driveway, sidewalk or other similar crossing which might or could obstruct the flow of water within any such drainage ditch, shall install at such crossing a surface drainage culvert or culverts of sufficient size to carry the water within the drainage ditch with the approval of the Village Engineer or Director of Public Works. The construction of all driveways shall be in accordance with Article § 154.52, **DRIVEWAYS**.

A. RESIDENTIAL

(1) Every subdivided lot that is new construction or improvements to 50% or more of the existing driveway surface area shall have a paved driveway consisting of asphalt, brick, concrete pavers, or other concrete surface minimally extending from an adjacent public/private street and/or back of curb to the front setback line of the principal structure located on the lot.

(2) When Village construction projects damage or require the removal of a driveway in Village right-of-way, the driveway will be replaced in kind at the Village's cost not to exceed 115% of the total cost to replace a similar plain concrete driveway meeting minimum Village standards. The limits of the replacement and cost will be determined by the Village Engineer.

(3) A maximum of two driveway aprons are allowed per single-family dwelling unit and shall not exceed a combined/total width of 35 feet.

(4) Driveway widths of multi-family/single family attached dwelling units will be assessed on a case-by-case basis and determined by the Village Engineer.

(5) Driveways must be installed and complete before the issuance of a certificate of occupancy permit.

(6) All newly constructed driveways, or improvements to 50% or more of the existing driveway surface area, must be permitted in accordance with § 151.03.B.3 of the Building Code. Driveway sealing and other routine maintenance does not require a permit.

(7) Before the construction of any driveway on a public utility easement, the following conditions must be proven and met before the issuance of a driveway permit:

a. No public utilities are installed or planned within the easement.

b. The flow of storm water will not be impeded.

(8) Construction of a driveway within a snow easement is prohibited.

(9) Driveway construction will be allowed in the rear of a lot where improved alleys exist and the construction shall be in accordance with this article.

B. COMMERCIAL

(1) A maximum of two driveway aprons not exceeding a combined/total width of 70 feet plus the turning radius are allowed per commercial lot, unless otherwise approved through site plan approval.

(2) Before the construction of any driveway on a public utility easement, the following conditions must be proven and met before the issuance of a driveway permit:

a. No public utilities are installed or planned within the easement.

b. The flow of storm water will not be impeded.

(3) Construction of a driveway within a snow easement is prohibited.

*Please note: This does not pertain to re-sealing of driveways.

court proceeding to annex the same to any other municipality, and said territory is contiguous to the Village of Channahon, Will County, Illinois.

4. That the Petitioner(s) desire(s) and request(s) that such territory be annexed to the Village of Channahon, Illinois.

5. The owner of record of said territory is (is not) a Land Trust.

6. In the event that an owner is a Land Trust, the beneficial owners of the Land Trust are:

OWNERS OF RECORD:

ELECTORS

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

The undersigned, being first duly sworn on oath deposes and says: That they are all the owners of record of the territory above described in this Petition for Annexation; that they have acknowledged the facts therein alleged and that the same are true in substance and in fact to the best of their knowledge and belief.

By:

Subscribed and sworn to before me
this _____ day of _____, 1996.

Notary Public