

Maps, Plats & Subdivision Code

Bureau County

1979

A COMPREHENSIVE AMENDMENT TO
AN ORDINANCE FOR A
MAPS, PLATS AND SUBDIVISION CODE
OF
BUREAU COUNTY, ILLINOIS

County Engineer is Plat Officer

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A COMPREHENSIVE AMENDMENT
TO AN ORDINANCE
FOR A MAPS, PLATS AND SUBDIVISION CODE
OF BUREAU COUNTY, ILLINOIS

“AN ORDINANCE PRESENTING MINIMUM REQUIREMENTS FOR THE DESIGN OF AND MINIMUM IMPROVEMENTS WITHIN, ALL NEW SUBDIVISIONS: PROVIDING FOR PRELIMINARY AND FINAL APPROVAL OF ALL SUBDIVISION PLATS; AND PROVIDING FOR VARIANCES AND AMENDMENTS, FOR THE PURPOSE OF PROMOTING THE ADEQUACY AND EFFICIENCY OF THE STREET AND ROAD SYSTEMS WITH RESPECT TO LOCATION, WIDTH, COURSE, DRAINAGE AND SURFACING; TO PROVIDE FOR STORM OR FLOOD WATER RUN-OFF; TO PROVIDE FOR NECESSARY PUBLIC GROUNDS FOR SCHOOLS, PARKS, OR PLAYGROUNDS; TO PROVIDE FOR REASONABLE REQUIREMENTS WITH RESPECT TO WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT, AND ALL IN THE INTEREST OF THE HEALTH, SAFETY AND CONVENIENCE OF THE PEOPLE OF THE COUNTY.”

WHEREAS, there has been created pursuant to Statute a Planning Commission in and for Bureau County, Illinois, and

WHEREAS, said Commission has recommended the adoption of this ordinance pertaining to the acceptance and approval of maps, plats and subdivisions of lands not included within the corporate limits of any incorporated city or village in the County of Bureau,

WHEREAS, it is the intention of said Commission and the County Board of Bureau County that this ordinance shall apply henceforth to the acceptance and approval of all maps, plats and subdivisions not included within the corporate limits of any incorporated city or village in Bureau County, Illinois, as it shall from time to time appear, of the said County as provided by Statute,

THEREFORE BE IT ORDAINED BY THE COUNTY BOARD OF BUREAU COUNTY, ILLINOIS THAT:

Section 10 – Title

This ordinance shall be known and may be cited as the Maps, Plats and Subdivision Code of Bureau County, Illinois.

Section 20 – Intent and Purpose

This ordinance is adopted for the following purposes:

To insure sound, harmonious subdivision development and County growth which will become a permanent County asset by establishing minimum standards for subdivision design and construction.

To assure the development of land for the highest possible use with all the necessary protection against deterioration and obsolescence which would adversely affect the living environment or tax base.

To provide common grounds of understanding and a sound working relationship between the County and the developer and to safeguard the interest of the home owner, the subdivider, the investor, and the County.

To control the scattered and premature platting of lots beyond the effective operation range of existing public utilities and improvements.

To cause the cost of design and installation of improvements in new, platted subdivisions to be borne by the developer of the lots rather than by any direct or indirect burden upon existing property owners beyond the limits of the subdivision who have already paid for the improvements servicing their property.

To coordinate new subdivision design with the design of the County as a whole to allow for the proper capacity of all types of improvements on the basis of an orderly sequence of subdivisions as a part of neighborhoods and neighborhoods as a part of the County.

To secure the rights of the public with respect to public lands and waters.

To improve land records by establishing standards for surveys and plats.

Section 30 – Geographic Jurisdiction

No person shall subdivide any tract of land which is located within any unincorporated area of the County that is not in conformity with the provisions of these regulations, except that incorporated municipalities may adopt subdivision regulations to control the platting of subdivisions within the adjacent one and one-half (1 ½) mile area of their corporate limits after the adoption of any official comprehensive plan, and the recording thereof with the County Clerk.

Section 40 – General Provisions

41. Wherever any subdivision of land shall hereafter be laid out, the subdivider thereof or his agent shall submit a preliminary and final subdivision plat to the Plat Officer and the Planning Commission. Said plats and plans of proposed improvements, and all procedure relating thereto, shall in all respects be in full compliance with these regulations.
42. Until plats and plans for the subdivision are approved, properly endorsed and recorded:
 - (a) No land shall be subdivided, nor any improvements made to the natural land;
 - (b) No lot, tracts, or parcel of land within any subdivision shall be offered for sale nor shall any sale, contract for sale, or option be made or given;
 - (c) No improvements such as sidewalks, water supply, storm water drainage, sanitary sewage facilities, gas service, electric service or lighting, grading, paving or surfacing of streets shall hereafter be made by any owner or owners or his or their agent, or by any public service corporation at the request of such owner or owners or his or their agent.
43. All lands offered to the County for use as streets, alleys, schools, parks and other public uses shall be referred to the Planning Commission for review and recommendation before being accepted by the County Board or by any other governing authority of the County.
44. No plat will be approved for a subdivision which is subject to periodic flooding or which contains poor drainage facilities and which would make adequate drainage of the lots and street impossible. However, if the subdivider agrees to make improvements which will, in the opinion of the Plat Officer, make the area safe for residential occupancy, and provide adequate lot and street drainage, the preliminary plat of the subdivision may be approved.
45. In all subdivisions due regard shall be given to the preservation of historical sites and natural features such as large trees, water courses and scenic views.
46. In the case of tentative plats for parts of tracts, where it appears necessary to the Planning Commission for the satisfactory overall development of an area, an owner may be required to prepare at least a street plan of his entire tract based upon proper topographic surveys before approval of any portion of such plan.

47. Whenever an area within one and one-half (1 ½) miles of an incorporated municipality is subdivided into lots of 40,000 square feet or more which may at a later date be resubdivided, consideration shall be given to the street and lot arrangement of the original subdivision so that additional local streets can be located which will permit a logical arrangement of smaller lots.

Section 50 – Interpretation

51. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements.
52. Where the conditions imposed by any provision of this ordinance upon the use of land are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this ordinance or of any other law, ordinance, resolution, rule, or regulation of any kind, the regulations which are more restrictive, or which impose higher standards or requirements, shall govern.
53. This ordinance is not intended to abrogate any easement, covenant, or any other private agreement, provided that where the regulations of this ordinance are more restrictive or impose higher standards or requirements than such easements, covenants, or other private agreements, then the requirements of this ordinance shall govern.

Section 100 – Definitions

101. Building Line – A line within a lot or other parcel of land, so designated on the plat of the proposed subdivision, between which line and any street line upon which the lot abuts the erection of a building is prohibited.
102. Cul-de-sac – Cul-de-sac shall mean a street having an open end and being permanently terminated by a vehicle turnaround.
103. Easement – A grant or right to entrance and use of private land for designated public or semi-public use.
104. Lot – A parcel of land in a subdivision separated from other parcels or portions by virtue of a plat of subdivision recorded with the appropriate county office and identifiable by reference to said plat of subdivision and not dependent for such identification by metes and bounds. Such parcel of land must have direct access to a dedicated street or road.
105. Official Map – A map registering public lands or improvements, existing or proposed, which delineates areas which the municipality or County intends to reserve for public buildings or uses. The owner of land may dedicate these areas to public uses when subdividing his land. In the event these areas are not dedicated by the landowner, see Section 506, Public Sites and Open Spaces.
106. Performance Bond or Guarantee – A bond issued, conditioned upon the faithful performance of the contract and the payment of all obligations arising thereunder.
107. Planning Commission – Shall mean the “Bureau County Planning Commission.”
108. Plat – A map, drawing, or chart upon which the subdivider’s plan is presented and which he submits for approval and intends in final form to record.
109. Preliminary Plat – A plat drawn upon tracing paper or other material from which reproductions can be made and conforming to the requirements of Section 702 of this ordinance.
110. Final Plat – A plat drawn in ink upon tracing cloth or suitable equivalent and conforming to the requirements of Section 703 of this ordinance.
111. Plat Officer – An Officer appointed by the Chairman of the County Board with the consent of the County Board whose vested duty is to administer and enforce all of the regulations of this ordinance.

112. Reserved Strip – A strip of land, usually along the boundary of a subdivision, that is withheld from sale or dedication by the subdivider to control the development of adjacent land.
113. Reverse Frontage – A lot that is bounded in front and in back by a street.
114. Road or Roadway – Whenever the words “road” or “roadway” are used in this ordinance it shall be deemed the paved area existing on the street or road right-of-way and not the street right-of-way width.
115. State Specifications – Standard Specifications for Road and Bridge Construction, Division of Highways, Department of Public Works and Buildings, State of Illinois.
116. Streets and Alleys – The term “street” means a public way for vehicular traffic, whether designated as a street, highway, thoroughfare, expressway, parkway, thruway, road, avenue, boulevard, land, place, or however otherwise designated.
- (a) Expressway – A divided highway for through traffic with full or partial control of access.
 - (b) Major highways are those which are used primarily for fast and/or large quantities of traffic.
 - (c) Collector roads are those which carry traffic from minor rural roads to the major system of highways.
 - (d) Collector streets are those which carry traffic from local streets to collector roads and/or the major system of highways, including the principal entrance streets of a residential development and through streets within such a development.
 - (e) Local roads are those which provide access to abutting properties in rural areas.
 - (f) Local streets are those which provide access to abutting properties in urban areas or subdivisions of land.
 - (g) Marginal access streets or frontage roads are minor streets which are parallel to and adjacent to expressways, major highways, and collector roads, and which provide access to abutting properties and protection from through traffic.
 - (h) Alleys are minor ways which are used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.

- (i) Pedestrian crosswalks are easements to the public for the purpose of foot traffic. Each adjacent lot shall extend to within one (1) foot of the inside edge of the crosswalk, which shall be provided with an all-weather surface, no less than five (5) feet in total width, except as required in Section 504, paragraph (b).
117. Subdivider – The person or persons, firm or corporation who are owners of or agents for the area being subdivided and who are responsible for preparing and recording the plat of the subdivision and for carrying out all appropriate requirements outlined in these regulations for the subdividing of land.
118. Subdivision – Subdivision of land into parts less than 5 acres. “The provisions of the Act to revise the law in relation to plats do not apply and no plat is required in any of the following instances:
- 1. The division or subdivision of land into parcels of tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 - 2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
 - 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 - 4. The conveyance of parcels of land or interests therein for use as a right-of-way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 - 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 - 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 - 7. Conveyances made to correct descriptions in prior conveyances.
 - 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easement of access.

9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.”

Amended by P.A. 80-318, 1, eff. Oct. 1, 1977.

119. When the title “Superintendent of Highways” is used in the text, it shall refer to the Superintendent of Highways of Bureau County.

Section 200 – Procedure

Except where cities and villages exercise subdivision control in the one and one-half (1-1/2) mile radius beyond their corporate limits through the adoption of subdivision regulations ordinance controls and comprehensive plan, no map, plat or subdivision of any block, lot or subplot, or any part thereof, of any piece or parcel of land not included within the corporate limits of any incorporated city or village in Bureau County shall be entitled to record in Bureau County or have any validity until it has been approved by the County Board of Bureau County. Each person, firm or corporation who seeks the County Board's approval of a map, plat or subdivision shall follow the procedure herein outlined.

201. Pre-Application Procedure

- (a) Previous to the filing of an application for approval of the preliminary plat, the subdivider may submit to the Plat Officer plans and data as specified in Section 700. This step does not require formal application, fee or filing of the plat.

- (b) Advice to Subdivider – The purpose of the “Pre-Application Procedure” is to afford the subdivider an opportunity to avail himself of the advice and assistance of the Planning Commission and to consult early and informally with the Commission staff before preparation of the preliminary plat and before formal application for its approval, in order to save time and money and to make the most of his opportunities.

The subdivider is advised to engage a land planning specialist qualified to help him resolve the major factors into a workable and profitable subdivision plan.

He should consult also with parties potentially interested with him or with the ultimate users of the development, such as lending and mortgage insurance institutions, with a view to reaching, at this initial stage, firm conclusions regarding what part of the market demand should be served, the suitability of the location of the proposed subdivision, the most advantageous subdivision plan, the arrangement of streets, lots, and other features of the proposed development.

- (c) The Plat Officer and Subdivision Committee of the Planning Commission shall review the pre-application and submit it to the Planning Commission at large and within thirty (30) days the Planning Commission shall inform the subdivider that the plans and data as submitted or as modified do or do not meet the objectives of these regulations. It shall express its reasons therefore in its communications to the subdivider.

202. Procedure for Preliminary Approval of Plat

- (a) The subdivider shall cause to be prepared a preliminary plat together with improvement plans and other supplementary material as specified in Section 700.
- (b) The subdivider shall file four (4) black or blue line prints of the plat with the Bureau County Planning and Zoning Department at least ten (10) days prior to the next regularly scheduled Planning Commission meeting and shall furnish therewith four (4) copies of all data necessary to show compliance with all applicable county regulations and shall make application for preliminary approval of the proposed plat. Three (3) copies of the plat and supplementary data shall be transmitted to the Plat Officer for referral to the Planning Commission. Notification of the meeting time and place for review of the preliminary plat shall be given by the Planning Commission to the school and other boards involved.
- (c) Applications for preliminary approval of each phase shall be approved or disapproved by the Planning Commission within sixty (60) days from the date of the application or the filing by the applicant of the last item of required supporting data for that phase, whichever date is later, unless such time is extended by mutual consent.
- (d) If such plat is disapproved, then within said sixty (60) days the Planning Commission shall furnish to the applicant, the Chairman of the Subdivision Committee of the Planning Commission, and the Plat Officer a copy of the plat with appropriate notations setting forth the reason for disapproval and specifying with particularity the aspects in which the proposed plat fails to conform to the ordinance.
- (e) When Phases I and II are approved by the Planning Commission, the plat shall then be referred to the County Board of Bureau County who shall accept or reject said plat within thirty (30) days after its next regular stated meeting following the action of the Planning Commission. Preliminary approval shall not qualify a plat for recording.

203. Procedure for Approval of Final Plat

- (a) Four (4) copies of the final plat and other exhibits required for approval shall be prepared as specified in Section 700, and shall be submitted to the Bureau County Planning and Zoning Department to be referred to the Planning Commission ten (10) days prior to the Planning Commission meeting at which it is to be considered. Such application for approval of the final plat shall be made within twelve (12) months after approval of the preliminary plat; otherwise such approval shall become null and void unless an extension of time is applied for and granted by the Planning Commission.
- (b) The applicant may elect to have final approval of a geographic part or parts of the plat that received preliminary approval and may delay application for approval of other parts until a later date or dates beyond one (1) year with the approval of the County Board of Bureau County; provided all facilities required to serve the part or parts for which final approval is sought have been provided. In such case, only part or parts of the plat that have received final approval shall be recorded.
- (c) The Planning Commission shall approve or disapprove the application for approval of the final plat within thirty (30) days from the date of application or the filing by the applicant of the last item of required supporting data, whichever date is later.
- (d) If such plat is disapproved, the Planning Commission shall furnish to the applicant in writing a statement setting forth the reason for disapproval and specifying with particularity the aspects in which the proposed plat fails to conform to the ordinance.
- (e) If such plat is approved and all documents, drawings and maps required meet all county requirements, the County Board of Bureau County shall approve the proposed plat within sixty (60) days from the date of application or the filing of the last required supporting data, whichever date is later. The applicant and the County Board of Bureau County may mutually agree to extend the sixty (60) day period. One (1) copy of the order or resolution of approval shall be attached to the plat by the Bureau County Planning and Zoning Department and returned to the applicant and another filed in the office of the Bureau County Planning and Zoning Department.
- (f) Persons, firms, or corporations seeking approval of a subdivision or resubdivision map or plat shall submit to the County Board of Bureau County for their approval the following:

A certificate by the Plat Officer that all improvements and installations to the subdivision required for its approval have been made or installed in accordance with the specifications; or

a bond which shall:

1. Run to the County of Bureau, State of Illinois;
 2. Be based upon an amount determined by the Plat Officer to be sufficient in amount to complete the improvements and installations in compliance with this ordinance; said Plat Officer, for the purpose of making this determination, should be furnished with a qualified engineer's certificate of the estimate of the cost of said improvements, which estimate shall be furnished by the subdivider;
 3. Be in an amount not less than double the amount determined by the Plat Officer in the preceding Section (2) if individuals act as sureties, and not in an amount less than one and one-half (1-1/2) times the said amount if a surety company acts as surety;
 4. Be a performance bond guaranteeing the performance of the improvements required by this ordinance, setting forth the improvements to be made;
 5. Specify that said improvements shall be completed within eighteen (18) months of the date of the bond;
 6. All the owners of the subdivision and their respective spouses shall sign said bond, along with such other sureties as the County Board of Bureau County may require, such principals and sureties to submit a verified financial statement if required by the County Board of Bureau County; and
 7. Said bond shall be approved by the County Board of Bureau County, and as a general rule, the principals and sureties shall show that they own real estate in the State of Illinois in the value of twice the amount of the estimated costs of improvements.
- (g) A certificate shall be required from the proper collector hereof that he finds no delinquent general taxes and all special assessments constituting a lien on the whole or any part of the land to be subdivided have been paid.

(h) If the County Board of Bureau County fails to act upon the final plat within the time prescribed, the applicant may, after giving five (5) days notice to the County Board of Bureau County, file a complaint for summary judgment in the Circuit Court and upon showing that the County Board of Bureau County has failed to act within the time prescribed the Court shall enter an order authorizing the Recorder of Deeds to record the plat as finally submitted without approval of the County Board of Bureau County. A plat so recorded shall have the same force and effect as though that plat had been approved by the County Board of Bureau County.

(i) The final plat shall bear the following certificate and other certificates as required in Section 703:

State of Illinois)
 ss
County of Bureau)

I, _____, County Clerk of Bureau County, Illinois do hereby certify that this plat was duly approved and accepted by the County Board of Bureau County at a meeting held on the _____ day of _____, 20____.

County Clerk

Section 300 – Recording

Within sixty (60) days after the approval of the final plat by the County Board of Bureau County, said plat shall be filed with the Bureau County Recorder, and if not filed shall have no validity and shall not be recorded without recertification by the County Clerk and reapproval.

Section 400 – Engineering

The preliminary and final plats and the data required by these regulations shall be prepared by a registered professional engineer (and where required, a registered land surveyor) who shall also make an estimate of the probable expenditures necessary to enable the person seeking the approval of the County Board of Bureau County of such map, plat, or subdivision to conform with the standards of construction established in this ordinance.

Section 500 – Design Standards

501. Streets (which shall include roads and highways)

- (a) The arrangements, character, extent, width, grade and location of all streets shall be considered in their relation to existing and planned streets, topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
- (b) The arrangement of streets in a subdivision shall either:
 - 1. Provide for the continuation or appropriate projection of existing principal streets in surrounding area; or
 - 2. Meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.
- (c) Minor streets shall be so laid out that their use by through traffic will be discouraged.
- (d) Where a subdivision abuts or contains an existing or proposed expressway (limited access), the subdivider shall be required to construct marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatments as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- (e) Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the subdivider shall be required to construct a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations, but in no case shall the distance between points of access be less than 800 feet.
- (f) Where a subdivision borders on or contains any federal, state or county highway, the subdivider shall provide the following; maintaining a minimum distance of 800 feet between points of access in order to afford the separation of through and local traffic:

1. Marginal access streets; or
 2. Reverse frontage with screen planting contained in non-access reservation along the rear property line; or
 3. Individual driveway access.
- (g) All new subdivisions along limited access roads (such roads to be so designated by the appropriate governmental agency) shall be arranged to provide access to such highways at intervals not less than eight hundred (800) feet, except where impractical or impossible due to existing property divisions or topography. There shall be no other access to a limited access street except as noted previously. Also roads and streets within such subdivision shall be arranged to permit access to adjacent future subdivisions without encroachment upon this regulation.
- (h) At any grade intersection of thoroughfares a minimum distance of one hundred (100) feet from the right-of-way line to the nearest public or private driveway access shall be required.
- (i) Each subdivision shall have direct public access to a thoroughfare requiring at least a minimum subclass B-5 pavement surface for the entire length (or width) the subdivision directly abuts such thoroughfares.
- (j) Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed with the County Board of Bureau County under conditions approved by them.
- (k) Street jogs with centerline offsets of less than one hundred and twenty-five (125) feet shall not be approved.
- (l) A tangent at least one hundred (100) feet long shall be introduced between reverse curves on major highways and collector streets.
- (m) When connecting street lines deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius adequate to insure a sight distance of not less than one hundred (100) feet for local and collector roads and streets, and of such greater radii as the Planning Commission shall determine for special cases.
- (n) Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty (60) degrees.

- (o) Property lines at street intersections shall be rounded with a radius of fifteen (15) feet, or of a greater or lesser radius where the Planning Commission may deem it necessary. The Planning Commission may permit comparable cut-offs or chords in place of rounded corners. Surface grading at street intersections shall be such as to permit unobstructed vision within the site triangle formed by the center of intersection and two (2) points seventy-five (75) feet distant, each point being on the centerline of an intersecting street.
- (p) Minimum street right-of-way widths shall be as shown on the "Cross Sections" plate.
- (q) Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with other requirements of these regulations, and where the Planning Commission finds it will be practical 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 platted within such tract.
- (r) Dead-end streets (cul-de-sac), designed to be so permanently, shall not be longer than five hundred (500) feet and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least one hundred and thirty (130) feet, and a street right-of-way diameter of at least one hundred and fifty (150) feet, unless as otherwise required by the Township Road Commissioner in which case, a letter of release from said Commissioner shall be required stating any modification to the standards provided for herein. Where an existing street terminates at the boundary line of a proposed subdivision, either the street pattern of the proposed subdivision or a turn-around shall be provided in the proposed subdivision.
- (s) No street names shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the Planning Commission.
- (t) No street grade shall be less than 0.25 percent as measured along the centerline of the street.
- (u) Intersections of streets within industrial districts, which will be served by semi-trailers and tractors, shall have curb radii of fifty (50) feet.

502. Alleys

- (a) Alleys may be required in commercial and industrial districts. The Planning Commission shall refer any variations to the County Board of Bureau County for waiving this requirement if provisions are made for service access such as off-street loading, unloading, and parking, consistent with and adequate for the uses proposed.
- (b) Alleys shall be prohibited in residential areas except where topographic or other conditions may necessitate their use.
- (c) The minimum width of an alley, if necessary and provided, shall be twenty (20) feet.
- (d) Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.
- (e) Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities at the dead end, as determined by the Plat Officer.

503. Easements

- (a) Easements across lots or centered on rear or side lot lines shall be provided for utilities, drainage ways and storm sewers where necessary and shall be at least twelve (12) feet wide. Easements along alleys shall be not less than three (3) feet.
- (b) Where a subdivision is traversed by a water course, 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 water course, and such further width of construction, or both, as is adequate for the purpose, as determined by the Superintendent of Highways and Bureau County Soil and Water Conservation District.

504. Blocks

- (a) The lengths, widths, and shapes of blocks shall be determined with due regard to:
 - 1. Provision of adequate building sites suitable to the special building needs of the type of use contemplated.

2. Zoning requirements as to lot sizes and dimensions.
 3. Needs for convenient access, circulation, control and safety of street traffic.
 4. Limitations and opportunities of topography.
- (b) The maximum lengths of blocks may be permitted up to sixteen hundred (1,600) feet. Blocks over eight hundred (800) feet may require crosswalk easements. Crosswalk easements not less than twelve (12) feet in width shall be provided where deemed necessary by the Planning Commission. The use of additional crosswalk-ways in any instance to provide safe and convenient access to schools, parks, shopping areas, or other similar destinations may be recommended by the Planning Commission. Minimum length of blocks shall be four hundred (400) feet.
- (c) When recommended by the Planning Commission as necessary for school children, sidewalks shall be provided for major highways, collector roads, local roads, frontage roads, collector streets, and local streets.

505. Lots

- (a) Building setback lines shall be established on all lots, and the minimum building setback line shall be appropriate for the location of the subdivision and for type of development and use contemplated; provided however, that they shall be no less than the standards established by the Zoning Ordinance of Bureau County.
- (b) The areas and minimum frontage requirements of all lots shall be not less than the standards for corresponding uses established by the Zoning Ordinance of Bureau County, the depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
- (c) Corner lots for residential use shall have extra width to permit appropriate building setback from an orientation to both streets.
- (d) The subdividing of the land for residential use shall be such as to provide, by means of a public street, each lot with access to an existing public street. Such access shall not be less than twenty (20) feet in width.

- (e) Double frontage, and reverse frontage lots, shall be prohibited except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, across which there shall be no right-of-access, shall be provided along the line of lots abutting such traffic artery or other disadvantageous use.
- (f) Side lot lines shall be substantially at right angles or radial to street lines except where aesthetic or topographic reasons indicate otherwise.

506. Public Sites and Open Spaces

- (a) Whenever the reasonable requirements provided by this ordinance shall indicate the necessity for providing for a school site, park site, or other public lands within any proposed subdivision, for which approval has been requested, and no such provision has been made therefore, the County Board of Bureau County may require that lands be dedicated for such public purpose before approving such plat. Fair and just remuneration shall be paid to the subdivider for the land dedicated for such purpose.
- (b) The following space standards are recommended to be used for determining area requirements for schools.

Schools

Elementary – Basic area of five (5) acres, plus one additional acre for each one hundred (100) students.

Junior High School – Basic area of twenty (20) acres, plus one additional acre for each one hundred (100) students.

Senior High School – Basic area of thirty (30) acres, plus one additional acre for each one hundred (100) students.

The subdivider shall confer with the Planning Commission to determine the area required for park or other public uses.

507. Land Subject to Flooding or Containing Poor Drainage Facilities

No plat will be approved for a subdivision which is subject to periodic flooding or which contains extremely poor drainage facilities and which would make adequate drainage of the streets impossible. However, if the subdivider agrees to make improvements which will, in the opinion of the Plat Officer, and Bureau County Soil and Water Conservation District, make the area completely safe for residential occupancy, provide adequate street drainage, and not disturb or change the natural surface drainage at the subdivisions periphery, the preliminary and final plats of the subdivision may be approved.

The developer of the subdivision submitting a plat for approval subject to this section shall send a certified letter to those persons listed on the application as recorded owners of adjoining land, advising said persons of the dates of the hearings of the Planning Commission and Zoning Board of Appeals together with the plans of said developer as they relate to sewage disposal and drainage.

Section 600 – Required Improvements

Before a subdivision shall be approved, the Plat Officer shall certify that the improvements described in the subdivider's plans and specifications, together with agreements, meet the minimum requirements of all ordinances of the County and that they comply with the following:

Unless otherwise specified, all construction work shall be in accordance with the provisions of the current issue of the Standards Specification for Road and Bridge Construction ADOPTED January 2, 1958, by the Department of Public Works and Buildings, Division of Highways of the State of Illinois, as the same is amended from time to time, and hereinafter referred to as the Standard Specification. Unless otherwise specified design standards shall be as specified in the current issue of the Manual Highway Standards as published by the Bureau of Construction, Division of Highways, Department of Public Works and Buildings, State of Illinois, as the same is amended from time to time, and hereinafter referred to as Highway Standards.

601. Detailed Engineering Plans and Public Improvements

- (a) No substantial deviations from the plans and specifications as submitted in Sections 203 and 703, and as approved by the Plat Officer will be allowed without the written permission of the County Board of Bureau County. Field changes will be allowed by the Plat Officer.
- (b) Prior to the final approval of improvements (see Section 1000), the subdivider shall submit twenty-four (24) inch by thirty-six (36) inch reproducible plans showing the works as actually built.

602. Monuments

- (a) Permanent monuments shall be placed at all corners and at points of tangency of curve lines along the boundary of the subdivision. Permanent monuments shall be of concrete with minimum dimensions of four (4) inches by four (4) inches at top, six (6) inches by six (6) inches at bottom, and thirty-six (36) inches long, with a copper dowel three-eighths (3/8) inch in diameter, of at least two and one-half (2 ½) inches in length, imbedded so that the top of the dowel shall be flush with the surface and at the center of the monument.
- (b) All lot corners not marked by concrete monuments shall be marked by galvanized or wrought iron pipe or iron or steel bars at least eighteen (18) inches in length and not less than one-half (1/2) inch in diameter. The top of the pipe or bar is to be set level with the established grade of the ground.

- (c) In addition a minimum of one permanent benchmark shall be established for each twenty (20) acres, or fraction thereof, subdivided and at a location designated by the Plat Officer. This monument shall be of concrete with a minimum dimension of four (4) inches by four (4) inches at top, six (6) inches by six (6) inches at bottom, and forty-eight (48) inches long with a brass plate securely fastened to the surface. On the brass plate shall be inscribed the number and elevation of the benchmark.

603. Utility and Street Improvements

- (a) Utility and street improvements shall be provided in each new subdivision in accordance with the standards and requirements described in the following schedules.
- (b) The utility standards and specifications for each general type of development shall be:
 - 1. For business, industrial, institutional and similar types, as determined by the County Board of Bureau County with the advice of the Superintendent of Highways.
 - 2. For residential types, in accordance with the following:
 - a. Public or private water supply per lot size standards required in the Zoning Ordinance of Bureau County and approved by the Superintendent of Highways, and Bureau County Soil and Water Conservation District. The subdivider must provide adequate proof that sufficient water for human habitation is available.
 - b. Public or private sanitary disposal facilities shall be according to lot size standards required in the Zoning Ordinance of Bureau County and approved by the Superintendent of Highways and Bureau County Soil and Water Conservation District. Stub-up lines shall be located at each lot and shall extend at least one (1) foot inside the property line, and the curb marked with the letter "S" or other suitable marker, if feasible, indicating where public sewers are constructed.

- c. Except in residential developments of five (5) acres or more (Rural Estate Zoning District) all surface drainage directed to streets or major drainage ways shall be contained in a minimum of twelve (12) inch concrete storm sewer, the construction, capacity and flow to be approved by the Superintendent of Highways and Bureau County Soil and Water Conservation District.
- d. If determined by the Superintendent of Highways and Bureau County Soil and Water Conservation District that drainage problems requiring a storm sewer exist within the subdivision and/or the watershed of which the subdivision is a part, then the subdivider shall place in escrow or in a joint account, a payment sufficient to solve these said drainage problems. Said payment can be withdrawn only upon the joint authorization of the County and the subdivider. Any interest, dividends, or other benefits accruing from said account shall be the sole property of the subdivider and payable to him as and when they accrue. Any funds in excess of the amount necessary to solve said drainage problems shall be returned to the subdivider or his assigns.

The subdivider may, in lieu of said payment, construct the storm water drainage system subject to the approval of the Superintendent of Highways. A deposit in escrow shall be required to cover the performance of such installation by the subdivider.

- (c) The street standards and specifications for each general type of development shall be:
 - 1. Street gradient per plans approved by the Superintendent of Highways and cross section as shown on “Cross Section” plate included in this ordinance.
 - 2. Right-of-way and Pavement Width – The subdivider shall be responsible for the provision of right-of-way and pavement as required by Section 501 and 603 of this ordinance for new collector streets or roads, local streets or roads, and frontage roads. When the Circulation and Transportation Plan indicates a proposed limited access expressway to traverse property proposed to be subdivided, the subdivider shall provide that such right-of-way, in central alignment and width as indicated on the “Cross Section” plate, be maintained free from buildings and further, that buildings adjacent to such proposed expressway be so situated as to be not closer to the proposed expressway than the indicated proper rear or side yard distances as set forth in the Bureau County Zoning Ordinance.

3. Subdivision adjacent to an existing street or road – Where a proposed subdivision is adjacent to an existing street or road and where the right-of-way width of such road is below its minimum standard as indicated on the “Cross Section” plate and Section 501 of this ordinance, the subdivider shall maintain building setback distances (as specified in the Bureau County Zoning Ordinance) from the edge of the proposed right-of-way width as indicated on the “Cross Section” plate (in effect the setback will be increased by one-half the distance the roadway is below the standards).
4. Roadway pavement surface and base course shall meet the requirements as outlined in the following table “A”, Minimum Pavement Requirements for the various acceptable road types.
5. Street numbering system as approved by Superintendent of Highways and County Board of Bureau County.
6. Alleys, when provided, shall conform with requirement in Section 502.
7. Sidewalks, when provided, shall be of monolithic concrete, 4” in thickness with pitch and surface as approved by the Superintendent of Highways, with a required width for sidewalks of five (5) feet on collector streets, and four (4) feet on local or frontage streets, and a required minimum width for crosswalks of five (5) feet subject to approval of the Superintendent of Highways.
8. Shoulders, where required, shall be 6 inches compacted gravel, per Section 29, State Specifications.
9. Concrete curb and gutter, (special), of 3500 P.S.I. Portland Cement concrete with five (5) percent to seven (7) percent air entraining, per Section 80, State Specifications shall be required in all subdivisions except single-family residential subdivisions located in the RE (Rural Estate District).
10. Planting strips, gradient, drainage and surface treatment as approved by the Superintendent of Highways.
11. Street name signs at all intersections, conforming to standard for the County.
12. Street trees, if provided; location and type as approved by the Planning Commission.

- (d) Public utilities – All public utility lines for telephone and electric services shall be placed underground entirely throughout a subdivided area; said conduits or cables shall be placed in dedicated public ways or easements when necessary in a manner which will not conflict with other underground services. Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public.

PAVEMENT DESCRIPTION*

Type A	Seven (7) inch continuously reinforced Portland cement concrete pavement over four (4) inches of stabilized granular material of its equivalent.
B	Two (2) inches Bituminous surface course (Subclass 1-11) over eight (8) inches Portland cement concrete base course or its equivalent.
C	Two (2) inches Bituminous surface course (Subclass B-5) over an eight (8) inch base course of compacted general; base course, Type B.
D	Bituminous Road mix, Earth Mat Type over twelve (12) inches of compacted gravel base, Type B or modified and seal coat.

Table “A”

MINIMUM PAVEMENT REQUIREMENTS
BY ROADWAY CLASSIFICATION

<u>Roadway Classification</u>	<u>Pavement Type</u>
Major Thoroughfare **	A, B
Secondary or Collector Thoroughfare (Multifamily)	A, B, C
Local Residential	A, B, C
Local Road	A, B, C, D
Marginal Access Road ***	A, B, C, D
Business District **	A, B
Industrial District **	A, B

* All pavement types regulated by Standard Specification for Road and Bridge Construction, State of Illinois.

** A C.B.R. (California Bearing Rate) test is required before roadway surface, base and sub-base courses are determined.

*** Pavement Type “D” permitted with residential development only.

Section 700 – Plats and Data

701. Pre-Application Plans and Data (recommended, but not required)

- (a) General subdivision information should describe or outline the existing condition of the site and the proposed development as necessary to supplement the drawing listed below. This information may include data on existing covenants, land characteristics, and available public facilities and utilities; and information described in the subdivision proposal, such as number of residential lots, typical lot width and depth, price range, proposed protective covenants and proposed utilities and street improvements.
- (b) Location Map should show the relationship of the proposed subdivision to existing public facilities which serve or influence it. Include development name and location, existing main traffic arteries, title, scale, north arrow and date.
- (c) Sketch Plan should show in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan may be free-hand pencil sketch, but should include such data as the Planning Commission and Plat Officer might need for their consideration of the proposed sketch plan.

702. Plats and Data for Preliminary Approval of Plat

Phase I

- (a) Topographic data required as a basis for preliminary plat in 702 (b) below, shall include existing conditions as follows except when otherwise specified by the Planning Commission and Plat Officer.
 - 1. Easements – Location, width and purpose.
 - 2. Streets on and adjacent to the tract – Name and right-of-way width and location; type, width and elevation of surfacing; any legally established centerline elevation; walks, curbs, gutters, culverts, etc.
 - 3. Utilities on and adjacent to the tract – Location, size, and invert elevation of sanitary, storm and combined sewers, location and size of water mains; location of gas lines, fire hydrants, electric and telephone poles and street lights; if water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and size of nearest ones, showing invert elevation of sewers.

4. Investigation of soil suitability by the Bureau County Soil and Water Conservation District.
 5. Ground elevations on the tract – Based on a datum plane approved by the Plat Officer; for land that slopes less than approximately one-half (1/2) percent, show spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than one hundred (100) feet apart in all directions, for land that slopes more than approximately two (2) percent, show contours with an interval of not more than two (2) feet.
 6. Other conditions of the tract – Water courses, marshes, wooded areas, isolated preservable trees one (1) foot or more in diameter; houses, barns, shacks, and other significant features.
 7. Other conditions on adjacent land – Approximate directions and gradient of ground slopes, including any embankments or retaining walls, character and location of buildings, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivision plat by name, recordation date, and number; and showing approximate percent built up, typical lot size and dwelling type.
 8. Zoning – On and adjacent to the tract.
 9. Proposed public improvements – Highways or other major improvements planned by public authorities for future construction on or near the tract.
 10. Location map (as outlined in Section 701 (b)).
- (b) Preliminary plat may be in sketch form but drawn accurately at a scale not smaller than one hundred (100) feet to one (1) inch. It shall show all existing conditions required above in 702 (a), Topographic Data, and shall show all proposals including the following:
1. The proposed name of subdivision.
 2. Streets – Right-of-way and pavement width; approximate grades and gradients; similar data for alleys, if any.
 3. Other right-of-ways or easements; locations, width and purpose.
 4. Location and size of utilities (sewers, storm drains, water, electric, and gas lines), if not shown on other exhibits. Proposed method of sewage and waste disposal.

5. Lot lines, lot numbers, area and dimensions and block numbers.

Phase II

- (a) After approval of Phase I by the Planning Commission, Phase II shall be submitted to the Plat Officer and then to the Planning Commission for approval. The following items are required in Phase II:

1. Boundary lines – Bearings and distances.
2. Subsurface conditions on the tract; location and results of tests made to ascertain subsurface soil, rock and ground water conditions; depth to ground water unless test pits are dry at a depth of five (5) feet; location and results of soil percolation tests, if individual sewage disposal systems are proposed in conformance with paragraph 603 (b) herein.
3. Title and certificates – Present tract designation according to official records in office of recorder; title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale, north arrow, datum, bench marks, certification of registered surveyor, date of survey.
4. Street names.

- (b) Other Preliminary Plans – When required by the Planning Commission and Plat Officer, the preliminary plat shall be accompanied by profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision; typical cross sections of the proposed grading; and preliminary plan of proposed sanitary and storm water sewers with grades and sizes indicated. All elevations shall be based on a datum plane approved by the Superintendent of Highways.

- (c) Draft of Protection Covenants (if any) whereby the subdivider proposes to regulate land uses in the subdivision and otherwise protect the proposed development.

703. Plats and Data for Final Approval

- (a) Final Plat shall be drawn in ink on tracing cloth, or equivalent stable base material, at a scale of one hundred (100) feet = one (1) inch or larger. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions the final plat may be submitted for approval progressively in contiguous sections satisfactory to the Planning Commission and Plat Officer. The final plat shall show the following:

1. Primary control points (section lines and corners or center), approved by the Plat Officer or descriptions and “ties” to such control points, to which all dimensions, angles, bearings and similar data on the plat shall be referred.
2. Tract boundary lines, right-of-way lines of streets, easements, and other right-of-ways, and property lines of residential lots and other sites; with accurate dimensions, bearings, or deflection angles, and radil, arcs, and central angles of all curves. Reference to at least one previously established section corner shall be given.
3. Name of subdivision.
4. Name and right-of-way width of each street or other right-of-way.
5. Location, dimensions and purpose of any easements.
6. Number to identify each lot or site.
7. Purpose for which sites, other than residential lots, are dedicated.
8. Minimum building setback line on all lots and other sites accurately shown by dimension.
9. Location and description of monuments.
10. Names of recorded owners of adjoining unplatted land.
11. Reference to recorded subdivision plats of adjoining platted land by record name, date and number.
12. Certification by a Registered Illinois Land Surveyor certifying to accuracy of survey and plat.
13. Certification of title showing that applicant is the landowner.
14. Statement by owner dedicating street right-of-ways and any sites for public uses and accurately outlined on the plat. Streets and roads not dedicated should be marked “Private Street.” No publicly owned utilities will be constructed in a private street. A Notary’s certificate is required.
15. Title, scale, north arrow and date.
16. Certificate as given in Section 203, paragraph (h).

- (b) Cross Section and Profiles of streets showing grades approved by the Superintendent of Highways.
- (c) A Certificate by the Superintendent of Highways certifying that the subdivider has complied with the Schedule of Minimum Required Utilities and Street Improvements. Section 603.
- (d) Certificate by the Planning Commission certifying that it approves the plat.
- (e) Protective Covenants (if any) in form for recording.
- (f) Other Data – Such other certificates, affidavits, endorsements, or deductions as may be required by the Plat Officer in the enforcement of these regulations.
- (g) Prints –The subdivider shall submit three (3) prints for final review to the Plat Officer who shall distribute one (1) print each to the Superintendent of Highways and the Planning Commission. When approved, the original tracing shall be certified as required in this ordinance.

Following certification of the final plat, the subdivider shall submit to the County Clerk, eight (8) black or blue line prints of the final plat. The County Clerk shall retain one (1) copy and distribute the balance of the prints as follows: One (1) copy each to the County Recorder of Deeds, County Supervisor of Assessments, Superintendent of Highways and four (4) prints to the Plat Officer. The Plat Officer shall retain one (1) copy and distribute one (1) each to the Secretary of the Planning Commission, the Chairman of the Subdivision Committee of the Planning Commission and the Zoning Enforcing Officer.

Section 800 – Fees

Application fee for Preliminary Plat: \$225.00

Application fee for Final Plat: \$225.00 + \$10.00 per lot

In addition to the fees set forth above, the applicant shall reimburse the County for reproducing plats and for all engineering expenses of checking plats, water, sewer and other plans, and for inspection of construction of the facilities required by this ordinance. Applicant shall also be responsible for consultation under the Illinois Endangered Species Protection Act and Illinois Natural Areas Preservation Act and for applicable fee(s). Applicant shall be responsible for obtaining all State and Federal permits, reports and studies and other consultations as required by State and Federal law. Applicant shall pay all applicable fees as required by State and Federal law.

Section 900 – Variances and Amendments

The County Board of Bureau County, Illinois hereby reserves the authority to make variances or amendments as to any of the provisions herein contained, but any variances or amendments shall only be exercised upon written recommendation of the Planning Commission which in turn shall make such recommendation upon written recommendation of the Plat Officer, or upon unanimous motion.

The standards and requirements of these regulations may be amended by the County Board in case of a plan and program for a complete community, or a neighborhood unit. Such amendment shall not be made until after written recommendation by the Planning Commission which recommendation may be given when in the judgment of the Planning Commission the plan or program provides adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to achievement of the plan.

Section 1000 – Administration

The office of Plat Officer is hereby created in which is vested the duty to administer and enforce all of the regulations of this ordinance and such related regulations as are assigned to that office by the County Board of Bureau County. That officer is meant whenever in this ordinance the term “Plat Officer” is used.

The Chairman with the advise and consent of the County Board, shall appoint as Plat Officer a person who is qualified by professional or practical training and experience to conduct the affairs and carry out the duties of that office.

No building permit shall be issued providing for the improvement of any lot in a subdivision until the plat of subdivision and the plans and specifications for the public improvement have been approved by the Chairman and the County Board.

Section 1100 – Repeal

All ordinances and regulations in conflict with the provisions of this ordinance are hereby repealed.

Section 1200 – Penalties

Any person, firm or corporation violating any of the provisions of this ordinance shall be fined not less than twenty-five (25) dollars and not more than two hundred (200) dollars for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Section 1300 – Savings Clause

If any Section or part thereof of this ordinance shall be held to be unconstitutional by a court of competent jurisdiction, the remainder of the provisions hereof shall be deemed to continue in full force and effect.

Section 1400 – Effective Date

This ordinance consisting of Sections ten (10) to fourteen hundred (1400), as amended, both inclusive, the same being designated as the “Maps, Plats, and Subdivision Code of Bureau County, Illinois” shall take effect and be in full force from and after its passage and as permitted by Statute.

Passed by the Chairman and the County Board of Bureau County, Illinois, this _____ day of _____, 1968.

APPROVED:

(s) _____
Chairman

(Corporate Seal)

Attest: (s) _____
County Clerk

