

Definitions

Abutting: A parcel or lots having one or more common boundary lines.

Alley: A dedicated public way affording a secondary means of access to abutting property and not intended for general traffic circulation.

Applicant: Any person, party, corporation or other legal entity making application for development approval to the city.

Application: The application form and accompanying supporting document required of an applicant seeking development approval.

Approved Construction Plans: Construction plans that have met or exceeded all applicable requirements and that have been reviewed and approved the City Council as noted by its approval on the title page.

Average Daily Traffic: The total number of trips entering or leaving a specific land development over a twenty-four hour period.

Block: The property abutting one side of a street and lying between the two nearest intersecting streets, or between the nearest such street and railroad right of way, unsubdivided acreage, river or live stream; or between any of the foregoing and any other barrier to the continuity of development.

Bond: A form of surety and security to be secured by the city from the developer to assure performance of the installation and/or maintenance of improvements required by the city.

Buildable Lot: A parcel of land occupied or that could be legally occupied by a principal structure or use, and which either meets the requirements of the local zoning ordinance or is part of an approved planned unit development.

Capitol Improvement Plan: A short-range plan, usually four to six years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan. Essentially, the plan provides a link between a municipality, school district, parks and recreation department and/or other local government entity and a comprehensive and strategic plans and the entity's annual budget

City: The City of Nauvoo, Illinois.

City Engineer: The consulting engineer of the city.

City Planner: The consulting planner of the city.

Clerk: The clerk of the city.

Commission: The Planning Commission of the city.

Common Area: Areas and facilities owned, designated and intended for use by all the residents and owners of a development.

Contractor: The entity responsible for the construction of the subdivision in accordance with the Approved Construction Plans.

County Recorder: The recorder of deeds in Hancock County, Illinois.

Cul de Sac: A street having only one open end with the other having a bulb shape and constructed in accordance with the requirements of the appropriate code.

Dedication: The deliberate donation of land by its owner for any general public uses or easement, reserving to oneself no other rights than such as are compatible with the full exercise of and enjoyment of the public uses to which this property has been devoted.

Developer: The legal or beneficial owner or owners of any lot or any land included in a proposed development including the holder of an option or contract to purchase, or any person with beneficial interest in a land trust, or other persons having enforceable proprietary interest in such land.

Development: Any activity causing a change to be made in the legal rights or physical state of the real estate.

Director of Public Works: The director of public works of the city.

Driveway: A private roadway to a parking space, garage, dwelling, or other structure or to individual lots and located entirely within the right of way.

Easement: A specific area of land over which a liberty, privilege, or advantage is granted by the Proprietor to the public, a corporation or some particular person or part of the public for specific uses and purposes and which shall be designated a "public" or "private" easement, depending on the nature of the use or user.

Frontage: That portion of a lot abutting a street.

Governing Body: The City Council of the City of Nauvoo, Illinois.

Guarantee: An irrevocable letter of credit or bond with corporate surety that shall be licensed to write bonds in the State of Illinois and shall be in a form and with surety and conditions approved but the city.

Highway Standards: The most recent edition of "Highway Standards" as published by the Illinois Department of Transportation.

Improvements: Grading, street surfacing, curbs and gutters, sidewalks, crosswalks, water mains, fire hydrants, sanitary sewers, storm sewers, culverts, bridges and other additions to the natural state of land which increases its value, utility or habitability.

Inspector: A designated representative of the city responsible for the oversight of all work performed within the city's jurisdiction.

Land: Earth, water and air, above or below or on the surface, and includes any improvements or structures customarily regarded as land.

Lot: A parcel of land separated from other parcels on a preliminary or recorded plat for the purpose of sale, lease or separate use.

Lot Line: A line dividing one lot from another, or from a street right of way line.

Major Streets or Thoroughfare Plan: The part of the Capitol Improvement Plan which sets forth the location, alignment and dimensions of existing and proposed streets and thoroughfares.

Master Plan: The official comprehensive plan for the city including graphic and written proposals indicating the general locations recommended for the streets, parks, schools, public buildings, zoning districts and all physical developments of the city, including any unit or part of such plan separately adopted, and any amendment to such plans or parts thereof adopted by the city.

Median: A permanent or temporary pavement separation used to separate motor vehicle traffic lanes moving in opposite directions.

Mobile Home Park: A parcel or parcels of real estate developed as a unit, in phases, or in whole, to provide individual sites with street and other improvements for the long-term parking of manufactured mobile homes.

Official Comprehensive Plan: The City of Nauvoo 2008 Comprehensive Plan including any successive amendments thereof of any successive comprehensive plan.

Parcel (or Tract): A continuous area or acreage of land that can be described as provided for in a subdivision.

Pavement: That portion of a street designated or used for vehicular travel measured from back to back of curb or edge to edge of street surface where there are no curbs.

Person: An individual, partnership, firm, corporation or association.

Plat: A map or chart of a subdivision of land.

Final Plat: A map of all or part of a subdivision providing substantial conformance to the preliminary plat of the subdivision prepared in conformance with this city and suitable for recording the County Recorder of Deeds.

Preliminary Plat: A map showing details of a proposed subdivision layout as required by the City.

Sketch Plan: A plan indicating the proposed layout of the subdivision in sufficient detail to show proposed street lots and site features.

Prime Farmland: The full definition in Illinois as identified by the USDA-NRCS with the following criteria:

- A. The soils have sufficient available water capacity within the depth of 40 inches, or in the root zone if it is less than 40 inches deep, (a minimum of 4 inches of available water in the upper 40 inches), to produce the commonly grown crops 7 or more years out of 10.
- B. The soils have mean annual soil temperature at a depth of 20 inches higher than 32 degrees Fahrenheit. In addition, the mean summer temperature at 20 inches is higher than 59 degrees.
- C. The soils have a pH between 4.5 and 8.4 in all horizons within a depth of 40 inches or in the root zone if the root zone is less than 40 inches deep.
- D. The soils have no water table or a water table that is maintained at a sufficient depth to allow crops common to the area to be grown.
- E. The soils have in all horizons within a depth of 40 inches or in the root zone if the root zone is less than 40 inches deep, an exchangeable sodium percentage of less than 15.
- F. The soils flood less often than once in two years during the growing season.
- G. The soils have a product K (erodibility factor) X percent slope of less than 2.0.
- H. The soils have a permeability rate of at least 0.006 inches per hour in the upper 20 inches.
- I. Less than ten percent of the surface layer in these soils consists of rock fragments coarser than three inches.

Principal Use: The main purpose or activity for which the land or structure is designed, arranged, or intended, and for which it is occupied, used or maintained.

Proprietor: A natural person, firm, association, partnership, cooperation, or combination of any of them, which may hold any ownership interest in land, whether recorded or not.

Public Reservation: A portion of a subdivision that is set aside for public use and made available for public use and acquisition.

Public Utility: Any person, firm or corporation, municipal department, board or commission, duly authorized to furnish and furnishing under governmental regulations to the public: gas, steam, electricity, sewage disposal, communication, television, transportation or water.

Public Walkway: A right of way dedicated for the purpose of a pedestrian access through residential areas and located so as to connect to two or more streets, or a street and a public land parcel. Not the same as a sidewalk.

Right of Way: The entire dedicated tract or strip of land that is dedicated for use by the public for circulation and/or service.

Service Connection: A connection to any required utility for purposes of serving individual land uses or structures within a development.

Sidewalk: Portion of right of way used or intended to be used principally for pedestrian passage, which meets or exceeds local standards. Sidewalks typically run parallel with and between a street and lot frontages.

Street: Any street, avenue, boulevard, road, lane, parkway, viaduct, alley or other way which is an existing state, county, or municipal roadway, or a street or way shown in a plat heretofore approved pursuant to law or approved by official action, or a street or way on a plat duly filed and recorded in the office of the County Recorder of Deeds. A street includes the land between the street right of way lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, sidewalks, parking areas and lawns.

Arterial (Major Thoroughfare): A street of greater continuity, which is intended to serve as a large volume traffic way for both the immediate city area and region beyond and may be designated on the city's major thoroughfare, parkway, expressway or equivalent term to identify those streets comprising the basic structure of the street plan.

Boulevard Street: A street developed to two lanes, one-way pavements, separated by a median.

Collector Street (Secondary Thoroughfare): A street used primarily to carry traffic from minor streets to major thoroughfares.

Controlled Access: An arterial (major thoroughfare) having limited access to and from businesses or residences.

Cul-de-sac Street: a minor street of short length, having one end open to traffic and being permanently terminated at the other end by a vehicular turnaround.

Loop Street: A minor street of short length with two openings to traffic beginning from the same street, and projecting parallel to each other, connecting at their termination by a loop.

Marginal Access Street: A minor street paralleling and adjacent to a major thoroughfare that provides access to abutting properties and protection from the traffic.

Local Street: A street of limited continuity used primarily for access to abutting residential properties.

Turnaround: A short boulevard street permanently terminated by a vehicular turnaround.

Subdivision: The division of a parcel, tract or area of land into two or more parts of land for the purpose of, whether immediate or future, transfer of ownership or building development or, if a new street or easement, of access. Any division of a parcel of land, provided that division of land which may be ordered or approved by a court of affected by testamentary or interstate provision, or a division of land into lots or parcels of five acres or more and not involving a new street or easement of access shall not be deemed a subdivision. The term includes resubdivision and, when appropriate to the context, shall relate to the process of subdividing the land subdivided.

Survey: The process of establishing the location, form, and boundaries of a tract of land by measuring the lines and angles as performed by an Illinois registered land surveyor.

Use: The purpose or activity for which land or structure thereon, is designed, arranged or intended to be occupied, or for which it is occupied, used or maintained.

Zoning Ordinance: The Zoning Ordinance of the City of Nauvoo applicable within the corporate limits.