

SECTION I

ADMINISTRATION

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A. PURPOSE

The purpose of this document is to present standards and specifications for the design of public and private improvements that will result in uniform, long-lasting, quality construction. It is not intended as a substitute for good engineering judgment, and it anticipates that actual design work will be done by qualified professional engineers.

These standards also expect and require only the highest quality in construction procedures, workmanship, and finished product. Defective, inappropriate, damaged, or unacceptable construction, as determined by the Village Engineer, shall be removed and replaced at no expense to the Village.

The design and construction of certain types of improvements also falls under the legal responsibility of other public agencies in addition to the Village. The requirements of these other public agencies must also be met while being in conformance with these Village standards. Where conflict arises, the more stringent regulation shall govern as approved by the Village Engineer. Additionally, any and all permits and bonds required by these other agencies must also be secured in addition to providing the bonds and guarantees required to protect the Village.

These regulations shall be applicable to all lands within the corporate limits of the Village and in contiguous unincorporated territory within 1½ miles of the corporate limits of the Village in accordance with 65 ILCS 5.

All interpretation of the Village Standards and Specifications for Public and Private Improvements manual is reserved for the Village Engineer or their duly appointed representative. These standards apply whenever any person requests development, is performing development of land, redevelopment or subdivision of land, and shall be done in conformance with this manual.

The Village Engineer is authorized to approve an alternative to a particular improvement standard based on their professional engineering judgment that the alternative equals or exceeds the standard.

B. REFERENCES

The following publications are hereby incorporated by reference.

1. "Zoning Code," Village of Northbrook, current edition.
2. "Subdivision and Development Code," Village of Northbrook, current edition.
3. "Municipal Code," Village of Northbrook, current edition.
4. "Standard Specifications for Water and Sewer Construction in Illinois," published by the Illinois Society of Professional Engineers, latest edition.
5. "Watershed Management Ordinance," Metropolitan Water Reclamation District of Greater Chicago, latest edition.
6. "AWWA Standards," published by the American Water Works Association, latest edition.
7. "Guide for Determination of Needed Fire Flow," published by the Insurance Services Office, latest edition.
8. "Standard Specifications for Road and Bridge Construction," published by the Illinois Department of Transportation, latest edition.
9. "Highway Standards," and "District 1 Specific Standards," published by the Illinois Department of Transportation, latest edition.
10. "Drainage Manual," published by the Illinois Department of Transportation, latest edition.

11. "Manual on Uniform Traffic Control Devices for Streets and Highways," published by the Federal Highway Administration and "Illinois Supplement to the Manual on Uniform Traffic Control Devices," published by the Illinois Department of Transportation, latest edition.
12. "Bureau of Local Roads and Streets Manual," published by the Illinois Department of Transportation, latest edition.
13. "Bureau of Design and Environment Manual," published by the Illinois Department of Transportation, latest edition.
14. "Annual Book of ASTM Standards," published by the American Society for Testing and Materials, latest edition.
15. "Recommended Practice: Lighting Roadway and Parking Facilities," published by the Illuminating Engineering Society, latest edition.
16. "American Standard for Nursery Stock," published by AmericanHort, latest edition.
17. "Illinois Urban Manual," published by the Illinois Urban Manual Partnership, latest edition.
18. "Illinois Recommended Standards for Sewage Works," Ill. Admin. Code Title 35 Part 370
19. "NASSCO Specification Guidelines," published by the National Association of Sewer Service Companies, latest editions.
20. "Fire Suppression Rating Schedule," published by the Insurance Services Office, latest edition.
21. "Lighting Roadway and Parking Facilities Standards Collection," published by the Illuminating Engineering Society, latest edition.
22. "FHWA Lighting Handbook," published by the Federal Highway Administration, latest edition.
23. "National Electrical Code," published by the NFPA, as adopted by the Board of Trustees.

C. GENERAL CONDITIONS

Open cutting roadway pavement within the Village shall not be allowed between November 1st and April 1st unless approved in writing by the Director of Public Works or Village Engineer.

D. AMENDMENTS

These standards may be amended from time to time by Resolution duly adopted by the Board of Trustees. However, the Village Engineer is granted the authority to make periodic revisions to the standard details contained in the Appendix based on their professional judgment.

E. VARIATIONS

Upon application to the Village Engineer variations of the provisions of these Standards may be considered unless otherwise prohibited by code.

A Developer may petition the Village Manager who will make a recommendation to the Village Board of Trustees regarding the requested relief from these Standards or the determinations of the Village Engineer. The developer shall submit to the Village Manager detail in writing the specific section and relief requested demonstrating:

- The requested variation is in keeping with the overall purpose and intent of the Standards and Specifications;
- The granting of the variation will not be to the detriment of adjacent properties;
- The granting of the variation will not be contrary to the public health, safety and general welfare; and
- An instance of usage does not set a precedence for future use.