

SEC. 17.6.83 DEVELOPMENT OF PARK AREA.

(a) When parklands are dedicated, the subdivider is required to:

(1) Properly grade and contour for proper drainage;

(2) Provide surface contour suitable for anticipated use of area; and

(3) Cover areas to be seeded with a minimum of four (4) inches of quality topsoil, seed as specified by the Village Board, fertilized with 16-6-6 at a rate of seven (7) Pounds per one thousand (1,000) square feet, and mulched. The topsoil furnished for the park site shall consist of the natural loam, sandy loam, silt loam, silty clay loam or clay loam humus-bearing soils adapted to the sustenance of plant life, and such topsoil shall be neither excessively acid nor excessively alkaline.

(b) The Village Board may require certification of compliance by the Village Engineer. The cost of such report shall be paid by the subdivider.

(c) Development of parklands is to be completed as soon as ten percent (10%) of the planned lots in the subdivision are sold, as determined by the Village Board.

(d) If the subdivider fails to satisfy the requirements of this Section, the Village Board may contract said completion and bill such costs to the subdivider, following a public hearing and written notice to the subdivider of noncompliance. Failure to pay such costs may result in the immediate withholding of all building permits until such costs are paid.