

## Required Easement Language/Widths

**Village Utility Easement (VUE):** An area, other than in the right-of-way, where water main, sanitary sewer, storm sewer or other underground utilities to be maintained by the Village are located. VUE's must not be less than fifteen (15)-feet wide, seven and one-half (7 ½)-feet of which may be shown on each of two (2) adjacent lots.

**VUE Plat Language:**

AN EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MUNDELEIN, ILLINOIS AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED VILLAGE UTILITY EASEMENT (VUE) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE VILLAGE UTILITY EASEMENT INCLUDING WITHOUT LIMITATION WATER MAINS, STORM SEWERS, SANITARY SEWERS, FORCE MAINS, ELECTRIC LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. IMPROVEMENTS OR OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT. SAID EASEMENT MAY BE USED FOR DRIVEWAYS AND PARKING. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF SAID GRANTEE SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON. FENCES ONLY AT PROPERTY OWNERS RISK AND EXPENSE TO REMOVE AND TO REINSTALL AS REQUIRED BY VILLAGE OF MUNDELEIN MAINTENANCE REPAIR OR REPLACEMENT NEEDS.

**Public Utility Easement (PUE):** An area used by "Franchise" public utility companies such as electric, natural gas, cable television, telephone, etc. for utility distribution or transmission installations. PUE's shall be located along the rear lot lines, side lot lines or front lot lines. They shall occupy not less than ten (10)-feet of which five (5)-feet may be shown on each of two (2) adjacent lots. Public Utility Easements shall not be used for drainage purposes except that they may be graded as a drainage swale. No improvements or obstructions permitted within the easement.

**PUE Plat Language**

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NORTH SHORE GAS, NICOR, COMMONWEALTH EDISON COMPANY, COMCAST, AND HOLDERS OF FRANCHISES GRANTED BY THE VILLAGE OF MUNDELEIN, ILLINOIS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED PUBLIC UTILITY RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE UTILITY EASEMENT INCLUDING WITHOUT LIMITATION, GAS MAINS, TELECOMMUNICATION CABLES, ELECTRIC CABLES, CABLE TELEVISION LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. IMPROVEMENTS OR OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF SAID GRANTEE'S SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON. FENCES ONLY AT PROPERTY OWNERS RISK AND EXPENSE TO REMOVE AND TO REINSTALL AS REQUIRED BY VILLAGE OF MUNDELEIN MAINTENANCE REPAIR OR REPLACEMENT NEEDS.

**Utility Easement (UE):** An area, other than in the right-of-way, where Village utilities and the public utilities follow a common route, said easements shall be of adequate width for the purpose intended, but in no case shall it be less than twenty (20)-feet.

**UE Plat Language**

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MUNDELEIN, ILLINOIS, AT&T, NORTH SHORE GAS, NICOR, COMMONWEALTH EDISON COMPANY, COMCAST, AND HOLDERS OF FRANCHISES GRANTED BY THE VILLAGE OF MUNDELEIN, ILLINOIS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED UTILITY EASEMENT (UE) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE UTILITY EASEMENT INCLUDING WITHOUT LIMITATION WATER MAINS, STORM SEWERS, SANITARY SEWERS, FORCE MAINS, GAS MAINS, TELECOMMUNICATION CABLES, ELECTRIC CABLES, CABLE TELEVISION LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. IMPROVEMENTS OR OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF SAID GRANTEE'S SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON. FENCES ONLY AT PROPERTY OWNERS RISK AND EXPENSE TO REMOVE AND TO REINSTALL AS REQUIRED BY VILLAGE OF MUNDELEIN PUBLIC UTILITY MAINTENANCE REPAIR OR REPLACEMENT NEEDS.

**Stormwater Management Easement (SME):** An area used for the purposes of operating and maintaining stormwater runoff management facilities such as detention and or retention basins and appurtenant structures and overland flood routes.

**SME Plat Language**

A STORMWATER MANAGEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MUNDELEIN, ILLINOIS WITHIN THE AREAS DESIGNATED ON THE PLAT AS STORMWATER MANAGEMENT EASEMENT FOR THE COLLECTION CONVEYANCE AND STORAGE OF STORMWATER IN AREAS TO BE MAINTAINED BY THE OWNER OF THE LOT(S) OR OUTLOT(S) ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH VILLAGE ORDINANCES AND THE APPROVED FINAL ENGINEERING IMPROVEMENT PLANS. ENCROACHMENT OF ANY DETERMINED SAID ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES. THE VILLAGE SHALL HAVE THE RIGHT TO ENTER KIND INCLUDING LANDSCAPING, FENCES, SHEDS OR ACCESSORY STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED UNLESS THE VILLAGE ENGINEER HAS WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT. IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE VILLAGE OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE VILLAGE MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE VILLAGE TO MAKE THE REPAIR AND/OR FILE A LIEN ON THE PROPERTY.

**Drainage Easements:** An area where a subdivision is traversed by a water course, drainage way, channel or stream, the Drainage Easement shall conform substantially with the lines of such water course and shall include further width as will be necessary for the purpose of adequately maintaining or improving the water course. Said easements shall not be used for any other purposes except that utilities may cross this easement, provided that the crossing does not alter the intended use of the easement.

**Landscape Easement (LE):** An area designated on the plat for the express purpose of providing protective screen planting to secure a reasonably effective physical barrier between different land uses to minimize adverse

conditions of sight and sound.

**LE Plat Language**

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PROPERTY OWNER'S ASSOCIATION AS MAY BE FURTHER DEFINED IN THE PROPERTY OWNER'S ASSOCIATION BYLAWS AND DECLARATIONS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED LANDSCAPE EASEMENT (LE) TO INSTALL, REPAIR, REMOVE, REPLACE, INSPECT, AND MAINTAIN LANDSCAPE PLANTINGS AS DEPICTED ON THE SUBDIVISION LANDSCAPE PLAN IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE LANDSCAPE EASEMENT INCLUDING WITHOUT LIMITATION ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES. NO PERMANENT BUILDINGS, STRUCTURES OR FENCES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS OVER OR THROUGH SAID EASEMENT NOR SHALL VEGETATION BE REMOVED EXCEPT TO REPLACE DEAD OR DISEASED VEGETATION WITH LIKE SPECIES WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE AND THE VILLAGE OF MUNDELEIN. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION AND MAINTENANCE OF LANDSCAPE PLANTINGS OF SAID GRANTEES SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON.

**Sight Triangle Restriction:** At a point 25-feet in any direction from the point of intersection of the street rights-of-way, improvements (i.e. signs, fences, shrubs, trees, etc.) may not exceed a height of three (3)-feet above the established grade. This restriction must be designated at all street intersections. No improvement such as fences, signs, landscaping, etc., shall be erected or constructed which may obstruct or reduce traffic sight lines or may create any traffic hazard