

AN ORDINANCE
REGULATING THE SUBDIVISION
AND PLATTING OF LANDS

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF OGDEN, CHAMPAIGN COUNTY, ILLINOIS:

1. Approval of plats required.) No land shall hereafter be subdivided and no street or other public space shall hereafter be laid out within the Village until a plat or map of such subdivision or street or other public space shall have been submitted to and approved by the Village Board as herein provided.

2. Copy of plat.) Any person hereafter subdividing any piece or parcel of land, block, lot or sub-lot or any part thereof, and any person dedicating any street or other public place in the Village, shall make a map or plat thereof; and before recording the same in the Recorder's Office of the County, shall submit it in duplicate to the Village Board for approval or rejection. If approved such approval shall be certified thereon, and signed by the President and attested by the Clerk; and no such map or plat shall be valid or entitled to record until it shall have been approved as aforesaid.

No lot, tract or parcel of land within any such subdivision shall be offered for sale nor shall any sale, contract for sale or option be made or given until such subdivision has been formally approved and the plat recorded in the Office of the County Recorder, as hereinabove provided.

3. Improvements.) No such plat of subdivision shall be approved unless all street and sidewalk improvements, and water and sewer mains have been installed or provision has been made to insure such installation satisfactory to the Village Board or in compliance with the Ordinance of the Village.

No improvements, such as water supply, drainage, sewerage, sewage disposal, gas service, electric service or lighting, or grading, paving or surfacing of streets shall hereinafter be made within any subdivision or proposed subdivision, 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 their agent, until the plat or map of any proposed subdivision and also the plans for such improvements have been formally approved by the Village Board.

Such approval shall not be given in any instance hereinabove named unless all plans and specifications and all proposed work conforms to the requirements of this Ordinance.

4. Custody.) The duplicate of such plat or map shall be kept on file with the Village Clerk and no such map or plat shall be approved as aforesaid until the same shall have been properly certified by a registered land surveyor and properly acknowledged by the owner.

5. Taxes.) All taxes and assessments on property platted must be paid before the plat shall be recorded.

6. Requirements.) In general, the minimum requirements for the subdivision of land the laying out of streets and other public space shall be as follows:

All plats submitted for approval shall be drawn to a scale of not more than one hundred feet to the inch, and shall be clearly and neatly drawn. Preliminary or tentative plats may be first submitted before the final plats are prepared.

All final plats or maps shall show the proposed street lines, sidewalk lines, lot lines, building lines and all property or subdivision boundaries. They shall show, in accordance with an accurate land survey, the controlling points and lines around and within the subdivision itself and also by distance, bearings and angles, the relation of such controlling points and lines to the other controlling survey points within or near the Village. All survey monuments shall be indicated, and there shall be at least one permanent monument placed at each street intersection. Such monuments shall be placed when the surveys are made and shall consist of one inch iron pipe driven at least two feet into the ground and preferably imbedded in concrete.

Sufficient topography shall be shown to indicate the natural drainage and the probably finished grades of streets. All existing and proposed streets and alleys and other public spaces shall be shown, with the width and type of pavement or surfacing, and all other important features. Sufficient information shall be drawn to scale on the plants to indicate the relation of the proposed streets and other public spaces to the present street system of the Village, and also any official Village plan, when and after any such plan has been adopted.

The dimensions of all lots and subdivisions and resubdivisions of lots shall be shown.

The proposed use of each lot, or group of lots, or subdivision shall be indicated. No lot shall be proposed for a use of a classification lower than permitted in the zoning plan.

The north point and scale shall be shown, and the name and address of the subdivider and of the engineer or surveyor shall be given on each plat.

Whenever improvements are proposed within any subdivision or in any such street or other public space, detailed plans, profiles and at least outline specifications of such improvements shall be submitted in triplicate. Such plans and specifications shall show or indicate every essential detail of such improvements.

On copy of all such plans, profiles and specifications shall be filed with the Village Clerk, one shall be preserved in the files of the Village, and the third shall be returned to the subdivider, all with the approval or disapproval of the Village Board clearly indicated.

7. Subdivision Requirements.) (a) Rules for streets, lots, etc.) The minimum width for streets shall be 60 feet with a minimum surface width of 24 feet. When adjoining undeveloped property, a full street may not be required to be dedicated.

Alleys may be provided in a residential block and where provided, shall have a minimum width of at least 16 feet. Alleys are required at the rear of all business lots. Where alleys are not provided, easements may be required along lot lines of or across lots where necessary for the extension of water mains, sewers and similar purposes.

No block shall be longer than 1200 feet between street lines. Blocks over 800 feet in length shall have one crosswalk not less than ten feet in width near the center of the block.

The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites properly related to topography and to the character of surrounding development.

The arrangement of streets in a new subdivision shall make provision for the direct continuation of the principal existing streets in adjoining subdivisions insofar as they may be necessary for public requirements. Wherever a street is stub-ended so that it will not at that open end into another street, an adequate turn around, either circular or y-shaped, shall be provided.

No lots shall be subdivided nor indicated for sale as business or industrial lots except at points designated for these uses on the zoning plan of the Village.

Grades of streets shall be the lowest feasible and no grade shall be in excess of five percent on through streets nor in excess of ten percent on any other streets.

All streets shall be paved or surfaced with paving or surfacing of a type and strength suitable for the volume and character of the traffic to be expected.

All improvements shall conform to the best engineering standards. Due consideration shall be given through-out to the appearance of the subdivision and the various features thereof within its own boundaries and also in its environment in the Village.

(b) Restrictions.) A copy of the subdivider's dedication and plat certification showing any restrictions, easements and conditions provided for therein, shall be furnished the Village Board before final approval of the subdivision plat.

(c) Dedication.) The subdivider shall furnish to the Village an effective dedication of all streets, and other public spaces to be dedicated, and of all easements provided by any subdivision plat.

8. Penalty.) Any person, firm or corporation violating any section of this Ordinance shall be subject to a fine not less than Twenty-five Dollars nor more than Fifty Dollars, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

9. The Village Board may waive the application or enforcement of any particular provision of this Ordinance if the Village Board determines that any proposed subdivider or improvement is of such a small tract of land or such improvement is of such a nature that the intent and purpose of the provisions of this Ordinance are not violated.

10. The provisions of this Ordinance are hereby declared to be separable and the invalidity of any section or provision herein shall not affect the validity of any other provision herein.

PRESENTED, PASSED and APPROVED this 4th day of March 1976.

Village President

ATTEST:

Village Clerk

(CORPORATE SEAL)