

**GENERAL PROVISIONS**

Chapter 16.02

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**16.02.010 Purpose.**

The purpose of this Title and subsequent regulation is as follows:

- A. To provide one of several means for carrying out the intent of the Comprehensive Plan, thus helping to insure sound, harmonious subdivision development and community growth, and to safeguard the interest of the homeowner, the subdivider, the investor, and the City.
- B. To provide permanent assets to the City.
- C. To prevent scattered development beyond existing public utilities and prevent excessive development costs.
- D. To assure the development of land for optimum use with the highest possible standards of design and necessary protection against deterioration and obsolescence.
- E. To assure the orderly development of all land within the City.
- F. To limit and control the pollution of the environment that can be caused by inadequate or incomplete urban development.
- G. To provide common grounds of understanding and a sound working relationship between the City and the subdivider.
- H. To lessen congestion of streets and highways.
- I. To provide for adequate light and air.
- J. To facilitate adequate provisions for transportation, water, storm water management, sewerage, schools, and other public necessities.
- K. To ensure proper legal description and proper monumenting of subdivided land.
- L. To coordinate new subdivision design within the design of the City as a whole.

(Ord. 2012-M-45 § 2; Ord. 1963-21 § 1: Prior code § 11.001.)

**16.02.020 Validity.**

No plat of any subdivision shall be entitled to record in the recorder's office, or have any validity, until it has been approved in the manner prescribed in this Title.

(Ord. 2012-M-45§ 2; Ord. 1963-21 § 11: Prior code § 11.011.)

**16.02.030 Comprehensive Plan**

- A. Adopted. An official Comprehensive Plan dated May 6, 1996 has been adopted by the City, pursuant to the powers granted by the Illinois Municipal Code, and shall be known as "the Comprehensive Plan of the City of St. Charles, Illinois." The comprehensive plan may be amended from time to time, pursuant to 65 ILCS 5/11-12-7.
- B. Copies Available Upon Payment of Fee. Copies of said official Comprehensive Plan and all ordinances implementing said plan, including any official map that may hereafter be adopted, shall

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be made available to all interested parties upon payment of such sum as the corporate authorities shall determine to be adequate to reimburse the general fund of the City of the cost of printing and distributing same.

(Ord. 2012-M-45 § 2; Ord. 1987-M-45 § 1; Ord. 1963-21 § 12: Prior code 11 § 11.012.)