

# CHAPTER 10A

## **COMPREHENSIVE PLAN** Ordinance 2021-10 amended to eliminate Planning Commission and rename the section COMPREHENSIVE PLAN

### **.01 ESTABLISHMENT OF COMPREHENSIVE PLAN.**

The City of Fairbury hereby establishes a comprehensive plan to establish guidelines for the future growth of the community

### **.02 OFFICIAL COMPREHENSIVE PLAN AND OFFICIAL MAP.**

- (a) No official comprehensive plan or amendment thereto or official map or amendment thereto shall be adopted without approval of the City Council. The official comprehensive plan and map shall be adopted in accordance with the provisions of 65 ILCS 5/11-12-7.
- (b) No official comprehensive plan, or and amendments thereto, or additions thereto, shall be effective in the City of Fairbury and contiguous territory not more than one and one-half miles beyond the corporate limits and not included in any municipality only after its formation adoption by the City Council. Such plan shall be advisory and in and of itself shall not be construed to regulate or control the use of private property in any way, except as such part thereof as has been adopted by ordinance duly enacted by the City Council. The City Council may designate by ordinance an official map as provided in Section 65 ILCS 5/11-12-6 of the Illinois Municipal Code.
- (c) The official comprehensive plan and official map may be adopted in whole or in separate geographical or functional parts, each of which, when adopted by City Council shall be the official comprehensive plan or map, or part thereof, of the City of Fairbury.
- (d) The official map or parts thereof as adopted by City Council, shall specifically state the standard requirements of the City relating to size of streets, public ways, parks and other public grounds and ways for public service facilities and shall contain the standards required for drainage and sanitary sewers. The official map shall also identify existing and proposed streets and recommended names of proposed streets, existing and proposed drainage systems, existing and proposed parks and playgrounds, permanent monuments, existing and proposed section corners and numbers, streams and other waterways, and other existing and proposed public improvements scheduled for immediate or imminent acquisition or construction. The official map shall be drawn to scale.

### **.03 SUBDIVISIONS AND PLATS TO COMPLY WITH OFFICIAL PLAN AND MAP.**

- (a) The City Council shall not approve any subdivision or plat of territory within the corporate limits or within contiguous territory not more than one and one-half miles beyond the corporate limits and not included in any municipality until such subdivision or plat has been submitted to City Staff, including the City Attorney and City Engineers for their recommendations.
- (b) In the case of the approval or disapproval of any such subdivision or plat, the reasons for such approval or disapproval shall be submitted to the City Council. The City Council may accept or reject the City Staff's recommendations or may make amendments or changes thereto and accept such subdivision or plat, as amended or changed. Once an approval is confirmed by the City Council, it shall be deemed an acceptance of the proposed plat or dedication of land. No sewers, water or gas mains or pipes or other improvements shall be voted or made, nor shall any public money be expended for such improvement, until the plat is approved in the manner prescribed. The approval of the plan or plat by the City Council shall be sufficient to entitle the plan or plat to be reviewed for record.