

**TOWN OF CORTLAND
DEKALB COUNTY, ILLINOIS**

**TOWN OF CORTLAND
ORDINANCE NO. 2025-XX**

**AN ORDINANCE AMENDING TITLE 10, “LAND SUBDIVISIONS,” CHAPTER 2,
“SUBDIVISION PROCEDURES,” SECTION 10-2-8 “MINOR SUBDIVISIONS”
OF THE CORTLAND TOWN CODE**

**ADOPTED BY THE
MAYOR AND BOARD OF TRUSTEES
OF THE TOWN OF CORTLAND**

This ____ day of _____, 2025

Published in pamphlet form by the authority of the Mayor and Board of Trustees of the Town of Cortland, DeKalb County, Illinois, this ____ day of _____, 2025

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“SUBDIVISION PROCEDURES,” SECTION 10-2-8 “MINOR SUBDIVISIONS”
OF THE CORTLAND TOWN CODE**

**BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE TOWN OF
CORTLAND, DEKALB COUNTY, ILLINOIS, AS FOLLOWS:**

Section 1. That Title 10, “Land Subdivisions,” Chapter 2, “Subdivision Procedures,” Section 10-2-8 “Minor Subdivisions shall be amended by deleting the current language in its entirety and replacing it with the following:

10-2-8. Minor subdivisions.

Minor subdivisions require only approval of a final plat in accordance with the requirements contained in subsection B of this section.

- A. *Description:* In order to be considered a minor subdivision, a minor subdivision has all of the following characteristics:
1. The subdivision produces no more than six (6) lots.
 2. The total area of the subdivision is five (5) acres or less.
 3. There are no new dedicated streets, public alleys or parks proposed in connection with the subdivision, except streets and alleys adjacent to the frontage of the subject property.
 4. Except for concrete sidewalks, monuments, lateral extensions of sanitary and storm sewers and water mains, there are no other required improvements to be made in the public right of way.
 5. No variances or exceptions from this title or the zoning ordinance (title 9 of this code) are requested.
- B. *Procedure and Requirements:* The requirements and process for approving a minor subdivision are as follows:
1. Applicant shall submit a subdivision plat, conforming to all of the requirements and specifications for a final subdivision plat in chapters 6 and 7 of this title, to the zoning administrator and town engineer for review.
 2. Upon agreement by the zoning administrator and town engineer that the plat submitted complies with the requirements and specifications for a final subdivision plat in chapters 6 and 7 of this title, said plat shall be forwarded to the town president/mayor and town clerk for execution and recording.

3. Cash in lieu of land required for parks and schools for the additional lots created by the subdivision of the property shall be paid as required in this title and in title 8, chapter 3 of this code.

Section 2. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. Effective Date. This Ordinance shall take effect upon publication and in accordance with the provisions of the law.

PASSED BY THIS BOARD OF TRUSTEES of the Town of Cortland, Illinois, at a regular meeting thereof held on the ____ day of _____, 2025, and approved by me as Mayor on the same day.

AYE:

NAY:

ABSENT:

Mark Pietrowski, Mayor

ATTEST:

Cheryl Aldis, Town Clerk