

CHAPTER 16 - SUBDIVISION CODE**DIVISION 1 – LAND SUBDIVISION AND DEVELOPMENT****DIVISION 2 - GENERAL PROVISIONS**

SEC. 16.2-1 JURISDICTION. These regulations apply to every subdivision (as defined herein) occurring inside the corporate limits of the Town of Normal, Illinois or occurring in the unincorporated areas within one and one-half miles from the Town's corporate limits, as those limits exist at the time the subdivision occurs.

SEC. 16.2-2 POLICY. It is hereby declared to be the policy of the Town to consider Subdivisions and Planned Unit Developments and the subsequent development thereof as subject to the control of the Town pursuant to the Official Comprehensive Plan of the Town for the orderly, planned, efficient, and economical development of the Town.

Land to be subdivided or developed as a Planned Unit Development shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land should not be subdivided or developed as a Planned Unit Development until available public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities and improvements.

The existing and proposed public improvements should conform to and be properly related to the proposals shown on the Official Comprehensive Map, and the capital improvements program of the Town, and it is intended that this Code shall supplement and facilitate the enforcement of the provisions and standards contained in Chapters 7, 8, 15 and 28 of the Town of Normal Municipal Code, 1969, as amended, and in the Official Comprehensive Plan and the Capital Improvements Program of the Town.

SEC. 16.2-3 PURPOSE. Because every subdivision of land within the jurisdiction of these regulations is, or may become a part of the Town of Normal, and because each has, or may have an impact on services provided by the Town, as well as on services provided by other governmental units serving the community, this Code is adopted for the following purposes:

- A. To protect, provide and promote the public health, safety and general welfare of the Town;
- B. To guide the future growth and development of the Town, in accordance with the Comprehensive Plan;
- C. To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;

- D. To protect the character and the social and economic stability of all parts of the Town and to encourage the orderly and beneficial development of all parts of the community;
- E. To protect and conserve the value of land throughout the Town and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;
- F. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;
- G. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the Town, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building setback lines;
- H. To establish reasonable standards of design and procedures for subdivisions and re-subdivisions, in order to further the orderly layout and use of land, and to insure proper legal descriptions and monumenting of subdivided land;
- I. To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision and areas reasonably anticipated to be served by such facilities;
- J. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the Town in order to preserve the integrity, stability and beauty of the community and the value of the land;
- K. To preserve the natural beauty and topography of the Town and to insure appropriate development with regard to these natural features;
- L. To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the Town's zoning ordinance.

SEC. 16.2-3.1 INTENT OF PLANNED UNIT DEVELOPMENT. Refer to SEC.15.9-1 of this Code.

SEC. 16.2-4 RESERVED.

SEC. 16.2-5 RULES OF CONSTRUCTION. The language set forth in this Code shall

be interpreted in accordance with the following rules of construction, unless the context clearly requires a different construction:

- A. The singular includes the plural and the plural the singular;
- B. The present tense includes the past and future and the future includes the present.
- C. The word “shall” is mandatory, while the word “may” is permissive, and “should” is strongly recommended, but not mandatory.
- D. Terms connotating a particular gender include each and every other gender.
- E. Whenever a word or term defined hereinafter appears in the text of this Code, its meaning shall be construed as set forth in the definition thereof, and any word appearing in the parenthesis between a word and its definition shall be construed in the same sense as that word.
- F. All words and terms not defined herein shall be construed in their generally accepted meaning.
- G. The terms Corporate Authority, Mayor and Council, President and Board of Trustees, Town Council and Council all mean the President and Board of Trustees of the Town of Normal.

SEC. 16.2-6 DEFINITIONS. The following words and terms, whenever they occur in this Code, shall be interpreted as herein defined.

Abutting (Contiguous, Adjacent). Abutting means have one or more common boundary lines or district lines.

Alley. An alley is a public right-of-way which is less than thirty (30) feet wide and affords a secondary means of access to abutting property. Frontage on an alley shall not be construed as satisfying the requirements related to frontage on a public street.

Basement. The story of a building which is partly below and partly above grade, and having at least one half (1/2) its height above grade. (See “Grade” and “Story”)

Block. A block is a tract of land bounded by streets, or by a street or streets and any combination of boundary lines of public or institutionally owned lands, railroad rights-of-way, rivers and lakes and/or other lines of demarcation. A block may be located in part within an incorporated city or village.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Commissioner. The Building Commissioner of Normal, Illinois, or the duly authorized representative.

Building Setback Line. A line within a lot, or other parcel of land, so designated on the preliminary plan and final plat, which denotes the area between such line and the adjacent street right-of-way line where an enclosed building, and other obstructions are prohibited, except those permitted obstructions as regulated by the Normal Zoning Code.

Center Line.

- A. the centerline of any right-of-way having uniform width;
- B. the original centerline, where a right-of-way has been widened irregularly;
- C. the new centerline, whenever a road has been relocated.

Collection Tile System. A tile system serving individual lots for the purpose of receiving water discharged from sources such as footing tiles and water softeners.

Official Comprehensive Plan (Comprehensive Plan). The Official Comprehensive Plan is the composite of the functional and geographic elements of the Comprehensive Plan of the Town of Normal, or any segment thereof in the form of plans, maps, charts, textual materials and the official map, as adopted by the Town Council.

Cross Slope. The degree of inclination measured across pavements rather than longitudinal.

Cul-de-sac. A local street with only one outlet.

Developer. (See “Owner”)

Development. Development means both the act of changing, and the state of a tract of land after its function has been purposefully changed by man including, but not limited to, construction of structures on the land, and alterations to the land, except grading that does not alter the natural flow of storm water.

Dedicate. Transfer of ownership of right-of-way.

Drainage Way, Improved. A portion of a right-of-way or easement used or intended principally for storm, surface or ground water drainage which meets or exceeds the design and/or construction standards for public drainage ways.

Drainage Way, Unimproved. A portion of land used or intended principally for storm, surface or ground water drainage which does not meet or exceed the design and/or construction standards for public drainage ways.

Driveway. A driveway is a private access way for motor vehicles between a public or private street and one or more structures or off-street parking areas.

Double Frontage (Through) Lot. A lot which has a pair of opposite lot lines along two substantially parallel streets.

Dwelling. A dwelling is a building designed or used principally for residential occupancy,

including, without limitation, single-family dwellings, two family dwellings and multiple-family dwellings.

Easement. Easement is a quantity of land set aside in which a liberty, privilege, or advantage in land without profit, is dedicated and is distinct from fee ownership of the land, is granted either to the public, a particular person, a utility company or a combination thereof.

Engineer. A licensed professional Engineer licensed by the State of Illinois.

Excavation. Any act by which organic matter, earth, sand, gravel, rock, or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.

Escrow Deposit. A deposit in cash or other approved securities to assure the completion of improvements within a subdivision or Planned Unit Development.

Field Inspector. An individual, company or firm appointed by the Town Engineer to inspect construction to insure compliance with approved plans and specifications.

Fill. Any act by which earth, sand, gravel, rock or any other material is deposited, placed, replaced, pushed, dumped, pulled, transported or moved by humans to a new location and shall include the conditions resulting therefrom.

Final Development Plan. A Final Development Plan is a final plan that is required to be submitted to the Town as specified in the Planned Unit Development regulations, Division 15.9 of the Municipal Code.

Final Grade. The vertical location of the ground or pavement surface after the grading work is completed in accordance with the approved engineering plans.

Final Punch List. A tabulation of deficiencies requiring corrective action prior to Final Acceptance of a project.

Flood. A general or temporary condition of inundation of normally dry land areas from the overflow, the unusual and rapid accumulation or the runoff of surface waters from any source.

Final Plat. A map or plan of a subdivision and any accompanying material as described hereafter.

Frontage. Frontage is the measure of lineal contiguity between a lot or portion thereof and another lot, public street, alley or public way.

Frontage Road. A local street which is parallel to and either contiguous to, adjacent to, or within the right-of-way of a arterial street.

Geographic Information System (G.I.S.). A computer system maintained by Bloomington, Normal and McLean County that stores and links non-graphic attributes or geographically referenced data with graphic map features to allow a wide range of information processing and display operations, as well as map production, analysis and modeling.

Lot. Means a quantity of land capable of being described with such definition that its location and boundaries may be established and which is designated by its owner or developer as land to be conveyed, used or developed as a unit or which has been conveyed, used or developed as a unit, including any easements appurtenant thereto. Such lot shall have frontage on a public or private street.

Lot Area. The area of a horizontal plane bounded by the vertical planes through front, side, and rear lot lines.

Lot Depth. Any distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

Lot, Corner. A lot located at the intersection of two (2) or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle less than one hundred thirty-five (135) degrees.

Lot, Interior. A lot which faces on one (1) street or with opposite sides on two (2) streets.

Lot, Out. A lot depicted on a Final Subdivision Plat which does not meet the requirements of this Code for lots of record and which may not be used for buildings and parking lots.

Lot of Record. A lot which is part of a subdivision recorded in the office of the McLean County Recorder of Deeds, or a lot or parcel described by metes and bounds, the description of which has been legally recorded.

Lot, Through. “Through lot” means a lot other than a corner lot with frontage on more than one (1) street. Through lots abutting two (2) streets may be referred to as double frontage lots.

Manual. Manual shall mean the “Manual of Practice for the Design of Public Improvements in the Town of Normal” throughout this Code.

Official Map. The Official Map is the map adopted by the Town Council as part of the *Comprehensive Plan* which is designated “Official Map” in that plan.

Median. An area between opposite traffic lanes of a street or roadway.

“No-Access” Strip. A land area at least one meter (three feet) wide along a lot line within which no vehicular driveways shall be permitted.

Owner. Any person, firm, association, partnership, private corporation, public or quasi-public corporation, or a combination of any of them, or other legal entity having sufficient proprietary interest in the land sought to be subdivided or developed to commence and maintain proceedings under the provisions of this Code.

Parcel. All contiguous land used or legally described and recorded as a single unit.

Parking Lot. An area not on public right-of-way, exclusive of driveways, which is used for the parking of motor vehicles.

For purposes of computing the number of parking space in a lot, all areas used for parking under unified control on the same or contiguous parcels of land shall be considered as one (1) lot.

Parking Space/Pad. A parking pad is an off-street parking area adjacent to a driveway which provides parking for a single motor vehicle.

Parkway (Side Strip). The unpaved strip of land within a street right-of-way between a curb and right-of-way line.

Pavement. A portion of the street designated for vehicular use measured from face of curb to face of curb or edge to edge of paved street surface where there are no curbs.

Pedestrian Way. A right-of-way or easement across or within a block designated for pedestrian use.

Planned Unit Development. A Planned Unit Development is a lot or group of lots which is developed as a unit under single ownership or unified control, which includes one (1) or more principal buildings or uses, and is processed under the Planned Unit Development procedure of the Zoning Code.

Planning Commission. The Planning Commission of Normal, Illinois.

Preliminary Plan. A tentative map or plan of a proposed subdivision as described in this Chapter.

Project. All of the various parts of proposed construction submitted to the Town Engineer for approval.

Property Line. The lines bounding a lot or parcel and delineating the land in individual ownership.

Public Improvements. Public improvements includes streets, sidewalks, public utilities and other structures, fixtures or land appurtenances which are or are intended to be dedicated to the Town of Normal and the public generally.

Reserve. To set aside a parcel of land in anticipation of its acquisition by the Town (or other government entity) for public purposes.

Right-of-way. A strip of land dedicated to or used by the public for vehicular and/or pedestrian passage; storm, surface or ground water drainage; or public utility placement.

Roadway. A portion of a right-of-way used or intended principally for vehicular passage, with appurtenant drainage ditches, ways or structures which does not meet or exceed the design standards for the classification it holds.

Setback. The minimum longitudinal distance between the building line or structure and the related front, side or rear property line.

Setback Line. A line shown on a plat delineating a setback.

Sidewalk. A portion of a right-of-way used or intended principally for pedestrian passage, which meets or exceeds the design standards for public sidewalks.

Story. That portion of a building included between the upper surface of the floor and upper surface of the floor or roof next above. A basement shall be counted as a story, and a cellar shall not be counted as a story, unless it contains a dwelling unit.

Street. A street is that portion of a public or private right-of-way used and maintained by a public entity which affords the public the principal means of access to adjacent lots of record or property and meets the design and construction standards for the classification it holds.

Street, Collector. A collector street functions to conduct traffic between arterial streets and/or activity centers. It is a principal traffic artery within residential areas and carries moderate volumes of traffic. A collector street has potential for sustaining minor retail or other commercial establishments along its route which will influence the traffic flow.

Street, Exterior. A street on the perimeter of a subdivision.

Street, Interior. A street entirely within the confines of a subdivision.

Street, Local. A local street is a short street, cul-de-sac, or court. The primary purpose of a local street is to conduct traffic to and from dwelling units or businesses to other streets within the hierarchy of streets.

Street, Arterial. An arterial street has a high average daily traffic (ADT) and is not intended to be a residential street. An arterial street provides connection with major state and interstate roadways and has a high potential for the location of significant community facilities as well as retail, commercial, and industrial facilities.

Street Standards and Classifications. The current Illinois Department of Transportation

classifications and standards as modified by the Town Council pertaining to requirements for streets, as from time to time amended.

Structure. Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground including, but not limited to, buildings, fences, gazebos, signs, billboards, supporting tower, and swimming pools.

Subdivide. (1) the division of land into two or more lots, parcels, or tracts; (2) the dedication of streets, ways, or other areas for use of the public; (3) any division of land which creates more than one additional lot for transfer or ownership and/or building development, or where a new street is involved, or additional utilities, such as sewer or water trunk lines are involved; (4) any development of property adjacent to a street which street does not comply with the Town's standards for new street construction or right-of-way width; (5) or meets the definition of a Planned Unit Development as defined in the Normal Zoning Code; or (6) long term lease for new development; or (7) when two or more lots are combined for development purposes as a unified parcel under single ownership or unified control. (Amended 1/18/11 by Ord. No. 5367)

Subdivision. Subdivision means the configuration of lots of record, outlots, public rights-of-way and public improvements which result from subdividing land in accordance with the procedures, requirements and standards of this Code.

Town. The Town of Normal, Illinois.

Town Clerk. The Town Clerk of Normal, Illinois, or the duly authorized representative.

Town Engineer. The individual occupying that position on the staff in the Town of Normal or the designated representative.

Town Planner. The individual occupying that position on the staff of the City of Bloomington, Illinois, or the duly authorized representative.

Unified Control. Unified control is the combination of two (2) or more tracts of land through unified ownership or other arrangements, wherein each owner has agreed to allow use and develop their tracts as a single lot under the provisions of the ordinance applicable to Planned Unit Developments.

Use. The use of property is the purpose or activity for which the land, or building thereon, is designed, arranged, or intended, or for which it is occupied or maintained, and shall include any manner of performance of such activity with respect to the regulations of the Zoning Code.

Trail. That portion of public right-of-way separated from the roadway intended for multipurpose, non-motorized transportation and recreational use.

Vacate. To terminate the legal existence of right-of-way or easement or subdivision, and to so note on the Final Plat recorded with the McLean County Recorder of Deeds.

Walkway. A portion of a right-of-way used or intended principally for pedestrian passage which does not meet or exceed the design standards for public sidewalk.

Zoning Administrator. The Zoning Administrator is the Building Commissioner for the Town of Normal, Illinois, or such other person as designated by the Commissioner or the duly authorized representative.

Zoning Map. The Official Zoning Map is the map adopted by the Town Council showing all the zoning district boundaries within the Town of Normal, Illinois.

SEC. 16.2-7 INTERPRETATION, CONFLICT & SEPARABILITY. In the interpretation and application, the provisions of this Chapter shall be held to be the minimum requirements for the promotion of the health, safety and general welfare.

SEC. 16.2-7.1 CONFLICT WITH PUBLIC AND PRIVATE PROVISIONS.

- A. Public Provisions. The regulations in this Chapter are not intended to interfere with, abrogate, or annul any other ordinance, resolution, rule or regulation, statute or other provision of law. Where any provisions of this Code imposes restrictions different from those imposed by any other provision of this Code or any other resolution, ordinance, rule or regulation, or other provision of law; whichever provisions are more restrictive or impose higher standards shall control.
- B. Private Provisions. The regulations in this Chapter are not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of this Code are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction; the requirements of this Code shall govern.

SEC. 16.2-7.2 SEPARABILITY. If any part or provision of this Chapter or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Code or the application thereof to other persons or circumstances. The Town Council hereby declares that it would have enacted the remainder of this Code even without any such part, provision, or application.

SEC. 16.2-8 SAVING PROVISION. This Code shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the Town under any section or provision existing at the time of adoption of this Code, or as vacating or annulling

any rights obtained by any person, firm, or corporation, by lawful action of the Town except as shall be expressly provided for in this Chapter.

SEC. 16.2-9 AMENDMENTS. For the purpose of providing the public health, safety, and general welfare, the Town Council may from time to time amend the provisions imposed by these subdivision regulations. Public hearings on all proposed amendments shall be held by the Town's Planning Commission in the manner prescribed by law.

SEC. 16.2-10 CONDITIONS. Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of valid power delegated by the State of Illinois to the Town. The subdivider or owner has the duty of compliance with reasonable conditions laid down by the Town for design, dedication, improvement, and restrictive use of land so as to conform to the physical and economical development of the Town and to the safety and general welfare of the future owners of lots in the subdivision.

SEC. 16.2-11 RE-SUBDIVISION OF LAND.

SEC. 16.2-11.1 PROCEDURE FOR RE-SUBDIVISION. For any change in a recorded plat of a subdivision, if such change affects any street layout shown on such plat, or affects any area reserved thereon for public use, or affects any lot line, such change shall be reviewed by the Town Planning Commission and the Town Council by the same procedure, rules and regulations as for a subdivision as provided by this Code.

SEC. 16.2-11.2 PROCEDURE FOR SUBDIVISIONS WHERE FUTURE RE-SUBDIVISION IS INDICATED. Whenever a parcel of land is subdivided and the subdivision plat shows one (1) or more lots containing more than one (1) acre of land and there are indications that such lots will eventually be re-subdivided into smaller lots, the Town shall require that such parcel of land allow for the future opening of streets and the ultimate extension of adjacent streets. Right of way dedications providing for the future opening and extension of such streets shall be made a requirement of the plat.

SEC. 16.2-12 VACATION OF PLATS. In accordance with State law, any plat or part thereof may be vacated by the owner of the parcel, at any time before the sale of any lot therein, by written vacation instrument to which a copy of the plat is attached. If there are public service facilities in any street, or other public way, or easement shown on said plat, the instrument shall reserve to the Town or other public entity or public utility owning such facilities the property, rights-of-way, and easements necessary for continuing public service by means of those facilities and for maintaining or reconstructing the same. The vacation instrument shall be approved by the Town Council in the same manner as plats of subdivision, and shall also be approved by the public utilities involved. In the case of platted parcels wherein any lots have been sold, the written instrument must also be signed by all the owners of the lots in said parcel.

SEC 16.2-13 VARIATIONS.

SEC. 16.2-13.1 GENERAL. Where the Town Council finds that extraordinary hardships or practical difficulties may result from strict compliance with this Code and/or the

purposes of the regulations in this Code may be served to a greater extent by an alternative proposal, the Town Council may approve variations to these subdivision regulations so that substantial justice may be done and the public interest secured provided that such variation shall not have the effect of nullifying the intent and purpose of these regulations; and further provided that the Town Council shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:

- A. the granting of the variation will not be detrimental to the public safety, health, or welfare or injurious to other property located in the vicinity of the property in question;
- B. the conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable generally to other property;
- C. because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations in this Code is carried out;
- D. the variations will not in any manner vary from the provisions of Chapter 15 of this Code on Zoning Regulations and/or the Official Comprehensive Plan adopted by the Town.

SEC. 16.2-13.2 CONDITIONS. In approving variations, the Town Council may require such conditions as will in its judgment, secure substantially the objectives of the standards or requirements of the Code.

SEC. 16.2-13.3 PROCEDURES. A petition for any such variation shall be submitted in writing by the subdivider at the time when the Preliminary Plan is filed for the consideration of the Planning Commission. Such petition shall state fully the grounds for the application and all facts relied upon by the petitioner. The Planning Commission may recommend variations from the regulations of this Code in specific cases which, in the Planning Commission's opinion, meet the standards for granting variations as provided in Section 16.1- 13.1.

SEC. 16.2-14 OBLIGATION TO COMPLY.

- A. It shall be unlawful for any person, firm or corporation to subdivide any land within the corporate limits of the Town of Normal or any unincorporated area within one and one-half (1 1/2) miles of the Town's corporate limits and limits as set forth in the intergovernmental agreement between the City of Bloomington and the Town which sets boundary between the two municipalities, without following the procedures, satisfying the requirements and meeting or exceeding the standards specified in this Code, provided however, the provisions of this Code shall not apply in the following instances:

1. To conveyances of a lot comprising and containing all contiguous property owned by a person, group of persons, firm of entity, as a single parcel, to some other person, group of persons, firm or entity;
2. To the offer, sale or conveyance of one or more lots of record;
3. To the sale or exchange of parcels of land between the owner of adjoining and contiguous property which meet or exceed the minimum requirements of this Code and the minimum bulk requirements of the Town Zoning Code;
4. To conveyances made to correct descriptions in prior conveyances;
5. To conveyances of land relating to the dedication of land for public use or interest relating to or arising from the vacation of land impressed with a public use;
6. To conveyances of land the principal use of which is presently agricultural and intended to be used principally for future agricultural purposes; or
7. To a long-term lease for new development if all of the following conditions apply: (i) the new development is a telecommunications antenna or a billboard; (ii) the new development is located on a lot of record; and the new development does not require water or sewer services. For the purposes of this item 7, the term "telecommunications antenna" has the meaning set forth in SEC. 15.15-4 of the Municipal Code of the Town of Normal; the term "billboard" has the meaning set forth under SEC. 15.13-4 of the Municipal Code of the Town of Normal.

Town staff may waive the obligation to comply with the subdivision code where units are created pursuant to the Illinois Condominium Property Act except where "footprint" lots are created which are equal to or larger than the individual units and a fee interest is conveyed in the underlying property.

- B. It shall be unlawful to any person, firm or corporation to develop, build on, use or improve any lot without dedicating such street right-of-way as would have been required by this Ordinance if the lot had been subdivided from a larger parcel immediately prior to such development, construction, use or improvement.
- C. It shall be unlawful for any person, firm or corporation to develop, build on, use or improve any parcel or lot within the corporate limits of the Town of Normal or any unincorporated area within one and one-half miles of the Town's corporate limits without following the procedures, and satisfying the requirements and meeting or exceeding the standards specified in this Code, or without meeting the requirements of the Town Planned Unit Development Code. It being the intent of this section to apply to all types of development both within the corporate limits and areas lying

within one and one-half miles of the corporate limits of the Town of Normal.
(Added 6/18/01 by Ord. No. 4731)

- D. It shall be unlawful to combine existing lots of record for development as a single parcel without re-platting the parcel as one or more lots of record and otherwise complying with the requirements of this Chapter except: two lots of record may be combined as a single parcel for development if both lots are zoned R-1A or R-1B.
(Added 1/18/11 by Ord. No. 5367)

(Entire SEC. 16.2-14 Amended 9/15/2014 by Ord. No. 5555)

SEC. 16.2-15 VIOLATION PENALTIES. Any person found guilty of violation, disobeying, omitting, neglecting or refusing to comply with, or resisting or opposing the investigation or enforcement of any of the provisions of this Code, upon conviction thereof shall be punished by a fine of not less than Fifty Dollars (\$50.00) nor more than Three Hundred Dollars (\$300.00) for the first offense and not less than Fifty Dollars (\$50.00) nor more than Five Hundred Dollars (\$500.00) for the second and each subsequent offense in any one hundred eighty (180) day period; provided, however, that all actions seeking the imposition of fines only shall be filed as quasi-criminal actions subject to the provisions of the Illinois Code of Civil Procedure. A separate and distinct offense shall be regarded as committed each day upon which said person shall continue any such violation, or permit any such violation to exist after notification or knowledge of the existence thereof. (Amended 6/3/02 by Ord. No. 4797)

SEC. 16.2-16 PLAT OFFICER (Note: office not required in the Town)

SEC. 16.2-17 LAND TRUSTS-DISCLOSURES OF BENEFICIAL INTERESTS. Whenever any trustee of a land trust, or any beneficiary or beneficiaries of a land trust make application to the Town for approval of a subdivision under this Code relating to the land which is subject of such trust, such application shall identify each beneficiary of such land trust by name and address and define his interest therein as required by Illinois Compiled Statutes. All such applications shall be verified by the applicant in his capacity as trustee, or by the beneficiary as a beneficial owner of interest in such land trust. If such application is filed by body politic or other corporate entity, it shall be verified by a duly authorized officer of such body politic or other corporate entity for whom such application is made.

SEC. 16.2-18 TIMING (SUBDIVISION PROCESS CHART). (see following page)

SEC. 16.2-18 TIMING (SUBDIVISION PROCESS CHART)

