

TITLE 10
OFFICIAL COMPREHENSIVE PLAN

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CHAPTER 1

PLAN PROVISIONS

SECTION:

10-1-1: Official Comprehensive Plan Established; Authority

10-1-2: Criteria Adopted

10-1-3: Scope

10-1-1: OFFICIAL COMPREHENSIVE PLAN ESTABLISHED; AUTHORITY:

There is hereby adopted an Official Comprehensive Plan for the City of Genoa, which shall control present and future land use within the City and land use within one and one half (1 ½) miles of the corporate limits of the City. This Plan shall be published in pamphlet form, and not less than (3) copies thereof shall be available for inspection at the office of the City Clerk at all times in accordance it the Illinois Compiled Statutes. (1978 Code §21.03; amd. Ord. 96-70-4, 12-3-1996)

10-1-2: CRITERIA ADOPTED:

No plat of subdivision, plan for construction, or layout of street, or work involving laying sewer or water mains shall be approved unless the same compiles fully the requirements of the Official Comprehensive Plan. Rules, regulations, requirements and standards for private and public improvements within said area and territory, and also within areas of one and one-half miles beyond the corporate limits of the City as may, from time to time, be established or as now exist, shall apply as provided in the following described maps, plans, specifications, resolutions and/or ordinances, each one duly recommended and adopted as provided by law: (1978 Code §21.03; amd. Ord. 96-70-4, 12-3-1996)

A. Unified Development Ordinance of the City, as amended (Title 11 of this Code).(1978 Code §21.03)

B. Comprehensive Plan adopted December 17, 2003. (Ord. 2006-41, 02-21-2006)

C. Subdivision Regulations of the City (Title 11 of this Code) (1978 Code §21.03)

D. Development Plan adopted December 17, 2003. (Ord. 2006-4A, 02-21-2006)

10-1-3: CRITERIA ADOPTED:

A. Long Range Needs: Certain features of the Official Comprehensive Plan are, of necessity, based on future public needs which are expected to prevail when a majority of the land within and tributary to the corporate area is subdivided and developed or is otherwise improved and occupied. Among such features are: (1978 Code §21.04; amd. Ord. 96-70-4, 12-3-1996)

1. Alignment and width of rights of way of major and other streets.
2. Location and size of sites for parks, playgrounds, public buildings and grounds.
3. Elevations of building sites and buildings near storm water drainage channels¹ and other features of the design of drains, ditches and sanitary sewers which will lessen or avoid the hazards from future flood water levels. (1978 Code §21.04)

B. Development To Meet Demands Of Growth: Certain features of the Official Comprehensive Plan shall be realized by stages, and the need for or extent of a particular improvement will depend on the demands created by surrounding growth and ability to finance its costs. Such improvements include: pavements, culverts, bridges, storm sewers, opening of railroad grade crossings, grade separations, sanitary sewerage, water supply facilities, development of parks and playgrounds, school and other public buildings, grounds and facilities. When such improvements shall be carried out or constructed, the extent of their design (whether provided by the subdivider or developer of land or by the Municipality or other public agency) shall be determined by the authority having jurisdiction. All such improvements shall be made as provided by statutes and ordinances relating thereto and in accordance with approved or established standards. (1978 Code §21.04; amd. Ord. 96-70-4, 12-3-1996)

