

1 AN ACT to amend Section 2 of "An Act to revise the law in 83
 2 relation to plats", approved March 21, 1874, as amended. 85

3 Be it enacted by the People of the State of Illinois, 89
 4 represented in the General Assembly:

5 Section 1. Section 2 of "An Act to revise the law in 61
 6 relation to plats", approved March 21, 1874, as amended, is 62
 7 amended to read as follows:

(Ch. 109, par. 2) 64

8 Sec. 2. The plat must be completed, a statement from a 66
 9 Registered Land Surveyor attached and acknowledged by the 67
 10 owner of the land, or his attorney duly authorized, in the 68
 11 same manner as deeds of land are required to be acknowledged. 69
 12 The plat must be submitted to the city council of the city or 70
 13 board of trustees of the village or town or to the officer
 14 designated by them, for their or his approval, if the land 71
 15 subdivided is located within the corporate limits of any such 72
 16 city, village or town or within contiguous territory which is 73
 17 affected by an official plan, or part thereof, of any city, 74
 18 village or town. If the land subdivided is located outside 75
 19 the corporate limits of any city, village or town and is not
 20 affected by such official plan, or part thereof, the plat 76
 21 must be submitted to the county board of the county in which 77
 22 the land is located for its approval. Neither the city 78
 23 council of the city, the board of trustees of the village or 79
 24 town or the officer designated by them, or the county board 80
 25 of the county shall approve such plat, unless, in addition to 81
 26 any other requirements of such council, board of trustees or
 27 county board or the officer or officers designated by them, 82
 28 the topographical and profile studies to be submitted with 83
 29 the subdivision plat have on their face the signed statement 84
 30 of a Registered Professional Engineer, and the owner of the 85
 31 land or his duly authorized attorney, to the effect that to 86
 32 the best of their knowledge and belief the drainage of 87

re: Plat Act
 Requirements

1 surface waters will not be changed by the construction of 87
2 such subdivision or any part thereof, or, that if such 88
3 surface water drainage will be changed, reasonable provision 89
4 has been made for collection and diversion of such surface 90
5 waters into public areas, or drains which the subdivider has 91
6 a right to use, and that such surface waters will be planned
7 for in accordance with generally accepted engineering 92
8 practices so as to reduce the likelihood of damage to the 93
9 adjoining property because of the construction of the 94
10 subdivision. The topographical and profile studies required 95
11 herein shall not be recorded, but shall be retained and filed 96
12 by city, village or county to which submitted for approval of
13 the subdivision plat, as permanent public documents. 97

14 Neither the city council of the city, the board of 98
15 trustees of the village or town or the officer designated by 100
16 them, or the county board of the county shall approve such 101
17 plat, unless, in addition to any other requirements of such 102
18 council, board of trustees or county board or the officer or 103
19 officers designated by them, the plat has been approved in 104
20 writing by the Illinois Department of Transportation with
21 respect to roadway access where such access is to a state 105
22 highway or by the relevant local highway authority with 106
23 respect to all other roadway access and by the local health 107
24 department, if one exists, with respect to sewage disposal 108
25 systems if any part of the platted land will not be served by 109
26 a public sewer system.

27 The statement of the Registered Land Surveyor and of 112
28 acknowledgment, together with the plat, must be recorded in
29 the recorder's office of the county in which the land is 113
30 situated, or if the title to the land is registered under the 114
31 Land Titles Act, must be filed in the office of the registrar 115
32 of titles for the county, and such acknowledgment and 116
33 recording or such acknowledgment and filing as aforesaid, 117
34 shall have like effect and certified copies thereof and of 118
35 such plat, or of any plat heretofore acknowledged and

1 certified according to law, may be used in evidence to the 119
2 same extent and with like effect, as in case of deeds. The 120
3 recorder or registrar of titles shall not record or register 121
4 a plat offered for recording or registration after October 1, 122
5 1977, unless such plat is at least 8 1/2 inches by 14 inches 123
6 but not more than 30 inches by 36 inches. In counties of 124
7 1,000,000 or more population the recorder or the registrar of 125
8 titles must not record or register the plat unless the 126
9 persons submitting the plat for recording or registration
10 simultaneously therewith deliver to the recorder or registrar 127
11 of titles 6 true and exact copies thereof. 128

12 An original plat, having been properly certified, 130
13 acknowledged, approved and recorded or filed as above 131
14 provided in this Section, may be retained as the permanent 132
15 record by the recorder or registrar of titles, as the case 133
16 may be, or such officer may use a photographic reproduction 134
17 of such original plat as the permanent record if such 135
18 reproduction is securely affixed to a page of the plat book.
19 The film used for any such photographic reproduction must 136
20 comply with the minimum standards of quality approved for 137
21 permanent photographic records by the National Bureau of 138
22 Standards and the device used to reproduce such plat on film 139
23 must be one which accurately reproduces the content of the 140
24 original plat. 141