

ORDINANCE 2021 - 52

**AN ORDINANCE AMENDING ARTICLE II ENTITLED “PLAT REQUIREMENTS” OF  
CHAPTER 48 ENTITLED “DEVELOPMENTS, IMPROVEMENTS AND  
SUBDIVISIONS” OF THE CODE OF ORDINANCES OF THE  
VILLAGE OF BROOKFIELD, COOK COUNTY, ILLINOIS**

PASSED AND APPROVED BY  
THE PRESIDENT AND BOARD OF TRUSTEES  
THE 28<sup>TH</sup> DAY OF JUNE 2021

Published in Pamphlet form by  
Authority of the Corporate  
Authorities of the Village of  
Brookfield, Illinois, this  
28<sup>th</sup> day of June 2021.

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VILLAGE OF BROOKFIELD, COOK COUNTY, ILLINOIS**

**WHEREAS**, Section 2 of the Plat Act (765 ILCS 205/2) provides that plats of subdivision are to be submitted to the board of trustees of the Village of Brookfield (hereinafter the “Village”) for approval unless the Village board of trustees designates an officer to approve the plat; and

**WHEREAS**, the corporate authorities of the Village have determined that it is advisable, necessary and in the best interest of the public to amend Article II entitled “Plat Requirements” of Chapter 48 entitled “Developments, Improvements and Subdivisions” of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, to eliminate the requirement of approval of plats by the Village board of trustees and to designate an officer to approve the plats;

**NOW, THEREFORE, BE IT ORDAINED**, by the Village President and Board of Trustees of the Village of Brookfield, Cook County, Illinois, as follows:

**Section 1: Recitals.** The corporate authorities hereby incorporate the foregoing preamble clauses into this ordinance and adopt and make the determinations as hereinabove set forth.

**Section 2: Amendment of Section 48-20.** Section 48-20 entitled “Approval of plats—Required.” of Article II entitled “Plat Requirements” of Chapter 48 entitled “Developments, Improvements and Subdivisions” of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 48-20 - Approval of plats—Required.**

- (1) Any person consolidating lands, blocks, lots or sublots, or any part thereof, located in the village and, provided that the consolidation is not related to any request for relief from the requirements of Chapter 62 entitled "Zoning" of this Code, shall make a map or plat of such consolidation and, before recording the map or plat in the county recorder's office, shall submit the map or plat to the village manager or his or her designee and the village attorney for their examination. If such officers approve the map or plat, they shall so certify; and such map or plat shall not be valid or effective, as far as the interests of the village are concerned, until it has been approved by the village manager or his or her designee and the village attorney.
- (2) Any person (a) subdividing lands, blocks, lots or sublots, or any part thereof, located in the village, or (b) consolidating blocks, lots or sublots, or any part thereof, located in the village when the consolidation is related to a request for relief from the requirements of Chapter 62 entitled "Zoning" of this Code, shall make a map or plat of such subdivision or consolidation and, before recording the map or plat in the county recorder's office, shall submit the map or plat to the village manager or his or her designee and the village attorney for their examination. If such officers approve the map or plat, they shall so certify; and such map or plat shall not be valid or effective, as far as the interests of the village are concerned, until it has been recommended for approval by the planning and zoning commission and approved by the village president and the board of trustees.

**Section 3:** **Amendment of Section 48-21.** Section 48-21 entitled "Same—Prerequisites" of Article II entitled "Plat Requirements" of Chapter 48 entitled "Developments, Improvements and Subdivisions" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 48-21. - Same—Prerequisites.**

- (1) No plat or map of a consolidation of any block, lot, subplot, or part thereof, or any piece or parcel of land that is not related to any request for relief from the requirements of Chapter 62 entitled "Zoning" of this Code shall be approved by the village manager or his or her designee and the village attorney until the map or plat is

properly certified by a surveyor and acknowledged by the owner as provided by the general laws of this state, and until the owner makes oath that he or she believes he or she is the owner in fee of the property described in the map or plat.

- (2) No (a) plat or map of a subdivision of any block, lot, subplot, or part thereof, or any piece or parcel of land or (b) plat or map of a consolidation of any block, lot, subplot, or part thereof, or any piece or parcel of land that is related to any request for relief from the requirements of Chapter 62 entitled "Zoning" of this Code shall be recommended for approval by the planning and zoning commission or approved by the president and board of trustees until the map or plat is properly certified by a surveyor and acknowledged by the owner as provided by the general laws of this state, and until the owner makes oath that he or she believes he or she is the owner in fee of the property described in the map or plat.

**Section 4: Severability.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision; and such holding shall not affect the validity of the remaining portions hereof.

**Section 5: Repealer.** All ordinances and parts of ordinances in conflict with the provisions of this ordinance are to the extent of such conflict repealed.

[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.]

**Section 6:**    **Effective Date.** This ordinance shall be in full force and effect ten (10) days following its passage, approval and publication in pamphlet form as provided by law.

**ADOPTED** this 28<sup>th</sup> day of June 2021, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

**APPROVED** by me this 28<sup>th</sup> day of June 2021.

\_\_\_\_\_  
Michael J. Garvey, President of the  
Village of Brookfield, Cook County, Illinois

**ATTESTED**, filed in my office,  
and published in pamphlet form  
this 28<sup>th</sup> day of June 2021.

\_\_\_\_\_  
Brigid Weber, Clerk of the  
Village of Brookfield, Cook County, Illinois