

**AMENDMENT TO THE  
SUBDIVISION ORDINANCE  
OF FRANKLIN COUNTY, ILLINOIS,  
ORDINANCE #2013-4**

**County of Franklin  
Resolution No. 2025- 41**

**WHEREAS**, Chapter 765, Section 205/1(a) of the Illinois Compiled Statutes, commonly known as the Illinois Plat Act, establishes a requirement for a subdivision plat together with a topographical study to be submitted prior to the recording of a deed for land transfer, when an owner of land subdivides the land into 2 or more parts and certain other circumstances exist; and

**WHEREAS**, Section 205-1(b) of the Illinois Plat Act provides certain exceptions to the requirement of the filing of a subdivision plat and topographical study; and

**WHEREAS**, on May 6, 2013, the Franklin County Board adopted Subdivision Ordinance Number 2013-04 in accordance with the requirements of the Illinois Plat Act and the needs of the citizens of Franklin County; and

**WHEREAS**, Article I, Section 1.06 of the Subdivision Ordinance of Franklin County, Illinois, establishes certain exceptions to the requirement of the filing of a subdivision plat and topographical study upon the division of land for the purpose of land transfer, said exceptions being similar in nature to the Illinois Plat Act; and

**WHEREAS**, pursuant to authority conveyed to Franklin County in 765 ILCS 205-1(b), Section 1.06 paragraphs (A) and (I) of the Subdivision Ordinance of Franklin County, Illinois, impose a road frontage requirement of not less than 125 feet of road frontage on any new or remaining tracts created by the division and transfer of land; and

**WHEREAS**, the Franklin County Board imposed requirement of 125 feet of road frontage has hindered land transfers in Franklin County due to the necessity to obtain permission to variate from the road frontage requirement in order to meet an exception to the Illinois Plat Act and avoid the cost of obtaining an unnecessary subdivision plat and topographical study; and

**WHEREAS**, the Franklin County Board has determined that the road frontage requirement should be reduced from 125 feet to 50 feet.

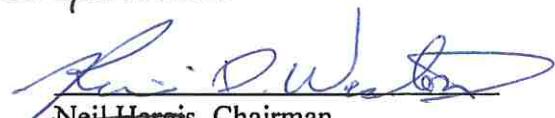
**NOW, THEREFORE, BE IT RESOLVED AND DECREED**, by the Franklin County Board as follows:

1. The Franklin County Subdivision Ordinance shall be amended in order to meet the needs of the citizens of County of Franklin and to comply with Illinois Law.

2. Article I of the Franklin County Subdivision Ordinance shall be amended as follows:

- a. Section 1.06, Paragraph (A) shall read "The division of land into parcels of two (2) acres or more in size that does not involve any new streets or easements of access provided the division creates no less than 50 feet of road frontage on any new or remaining tracts."
- b. Section 1.06, Paragraph (I) shall read "The sale of a lot of less than two (2) acres from a larger tract when a survey is made by a professional land surveyor, provided the division creates no less than 50 feet of road frontage on any new or remaining tracts."

THIS RESOLUTION 2025-41 WAS PASSED AND APPROVED at the regular meeting of the Franklin County Board on this 21ST day of JULY, 2025.

  
Neil Hargis, Chairman  
KEVIN D. Weston → VICE-  
WESTON

ATTEST

  
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Kevin Wilson, Franklin County Clerk

YEAS	<u>8</u>
NAYS	<u>0</u>
ABSENT	<u>1</u>