

SEC. 16. SCOPE OF CONTROL OF SUBDIVISION. Whenever a council shall have adopted a major street plan of the territory within its subdivision jurisdiction or part thereof, and shall have filed a certified copy of such plan in the office of the county clerk of the county in which such territory or part is located, then no plat of a subdivision of land within such territory or part shall be filed or recorded until it shall have been approved by the Planning Commission and such approval entered in writing on the plat by the chairman or secretary of the Commission.

SEC. 17. SUBDIVISION REGULATIONS. Before exercising the powers referred to in Section 16, the Planning Commission shall prepare regulations governing the subdivision of land within its jurisdiction. Such regulations may provide for the proper arrangement of streets, in relation to other existing planned streets and to the master plan, for adequate and convenient open spaces for traffics, utilities, access of fire-fighting apparatus, recreation, light and air, and for the avoidance of congestion of population, including minimum width and area of lots.

Such regulations may include provision as to the extent to which streets and other ways shall be graded and improved and to which water and sewer and other utility mains, piping, or other facilities shall be installed as a condition precedent to the approval of the plat. The regulations or practice of the Commission may provide for a tentative approval of the plat previous to such installation; but any such tentative approval shall be revocable and shall not be entered on the plat. In lieu of the completion of such improvements and utilities prior to the final approval of the plat, the Commission may accept a bond with surety to secure to the municipality the actual construction and installation of such improvements or utilities at a time and according to specifications fixed by or in accordance with the regulations of the Commission. The municipality is hereby granted the power to enforce such bond by all appropriate legal and equitable remedies.

Before any regulations shall be submitted to council for adoption a public hearing shall be held thereon and all such regulations, or, if in the opinion of the Commission it is best, a brief synopsis of such regulations, sufficient to inform a person of ordinary intelligence of the nature and contents of such regulations, together with the time and place of such public hearing, shall be published once or more, if the Commission deems best, in a daily newspaper published and in general circulation in such city and