

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #682H

AN ORDINANCE APPROVING A REPLAT TITLED REPLAT OF LOT 2 OF CROSSLINK BUSINESS PARK NO. 2
SUBDIVISION

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 1ST DAY OF JULY 2024.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 2ND DAY OF JULY, 2024

Published in Pamphlet Form this 3rd day of July, 2024.

ORDINANCE NO. 682H

**AN ORDINANCE APPROVING
A REPLAT TITLED
REPLAT OF LOT 2 of CROSSLINK BUSINESS PARK No. 2 SUBDIVISION**

WHEREAS, the City of Belvidere has adopted a Subdivision Ordinance (Chapter 151 of the Belvidere Municipal Code) in accordance with the provisions of Illinois Compiled Statutes to regulate the division of land and specify the minimum requirements for public improvements on land in the City of Belvidere; and,

WHEREAS, the property owner, Wal-Mart Stores East, LP, 702 SW 8th Street, Mailstop 0505, Bentonville, AR 72716 has petitioned the City of Belvidere for approval of the replat titled Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That the attached Replat titled Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision be, and is hereby approved, subject to the following conditions:

1. The title of the plat shall be changed to Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision.
2. The dimension for the curve at the northeast corner of Lot 2 needs to be shown.
3. An explanation of purpose for the access easement that is acceptable to the City and the intended users of Lots 1 and 2 shall be depicted on the plat.
4. A sentence shall be added to the stormwater management easement provisions stating that the two easements shown as being abrogated are hereby vacated and replaced with those depicted on this replat.
5. The public utility and drainage easement provision and the city easement provision that were on the Final Plat of Crosslink Business Park No.2 Subdivision shall be depicted on this replat.
6. Reference to Sjostrom and Sons, Inc. shall be removed from the Notary certificate block.
7. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for this plat.
8. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the RePlat or approval and release of the construction plans for the development by the Director of Public Works.

9. A construction inspection fee in the amount of three percent of the approved engineer's estimate of costs for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
10. Stormwater detention must be provided for development of this plat. A drainage plan for this plat must be submitted and approved prior to construction.
11. A note stating that deviations from the subdivision code were granted per Ordinances 609H and 6XXH (to be determined at time of Case 2024-13's approval).
12. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
13. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
14. The final plat shall be in compliance with all applicable codes, ordinances and agreements unless specifically waived by the City Council.

Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

Section 3. That the City Clerk is hereby authorized and directed to cause the replat to be recorded with the Boone County Recorder of Deeds after the plat is properly executed by all of the officers of the City of Belvidere.

Section 4. That this Ordinance shall be in full force and effect from and after its passage as provided by local law and pursuant to Illinois State Statutes. This written and foregoing Ordinance is published by authority of the corporate authorities of the City of Belvidere in pamphlet form on this date.

PASSED by the City Council of the City of Belvidere this 1st day of July, 2024.

APPROVED by the Mayor of the City of Belvidere this 2nd day of July, 2024.


Clint Morris, Mayor

ATTEST:


Sarah Turnipseed, City Clerk

Ayes:10 Nays: 0 Absent: 0

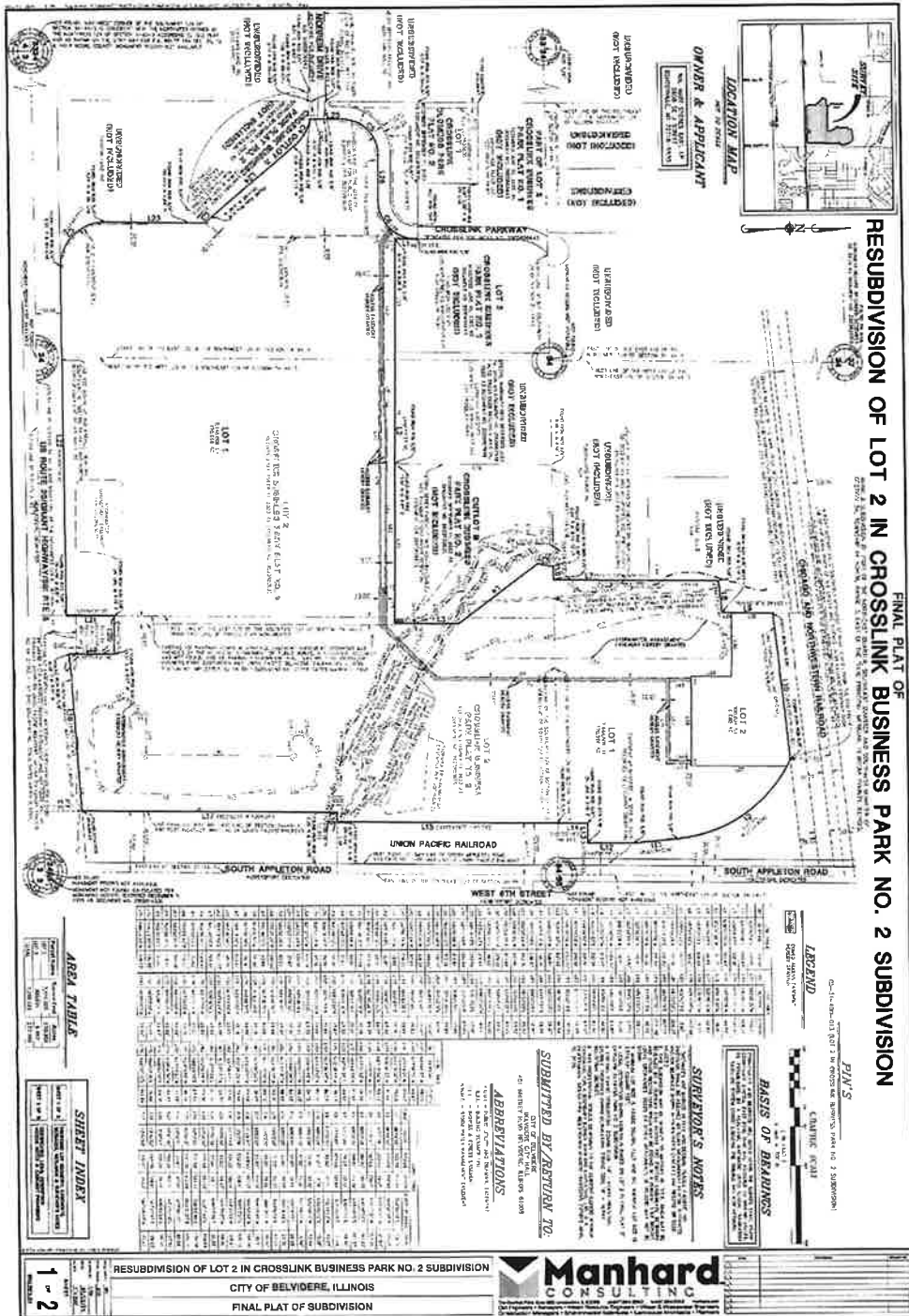
City Council Members Voting Aye: Brereton, Fleury, Frank, Freeman, Gramkowski, McGee, Mulhall, Snow, Stevens and Albertini.

City Council Members Voting Nay: None.

Date Published: July 3, 2024

Sponsor: Ald. Albertini

ATTACHMENT A




AFFIDAVIT

STATE OF ILLINOIS)
)
COUNTY OF BOONE)

Sarah Turnipseed, first being duly sworn on oath deposes and says as follows:

By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #682H of the City of Belvidere, Illinois, in pamphlet form on July 3, 2024, and as a convenience for the public; I posted the pamphlet form of Ordinance #682H on the bulletin board in the lobby of Belvidere City Hall at 401 Whitney Blvd., Belvidere, Illinois; said location being readily accessible to the public during business hours of the City Clerk's office.


Sarah Turnipseed
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
this 3rd day of July, 2024.



Notary Public

