

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #709H

AN ORDINANCE APPROVING A PRELIMINARY PLAT TITLED SOUTHTOWNE SUBDIVISION

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 6th DAY OF JANUARY.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 8th DAY OF JANUARY 2025.

Published in Pamphlet Form this 8th day of January 2025.

ORDINANCE NO. 709H

AN ORDINANCE APPROVING A PRELIMINARY PLAT TITLED SOUTHTOWNE 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 applicant, Southtowne Ventures, LLC, 310 S. County Farm Road #H, Wheaton, IL 60187 (described in the attached subdivision plat (hereof referenced as Attachment A)), has petitioned the City of Belvidere for approval of the preliminary plat titled Southtowne 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 Preliminary Plat titled Southtowne Subdivision be, and is hereby approved, subject to the following conditions:

1. Per Sections 151.23.a.2 and 151.25.a.7 of the Belvidere Subdivision Ordinance, an affidavit of ownership shall be depicted on the plat.
2. Per Sections 151.23.a.4 and 151.25.b.1 of the Belvidere Subdivision Ordinance, adjacent property owners to the west of Lot 1 shall be depicted on the plat.
3. Per Section 151.25.b.7 of the Belvidere Subdivision Ordinance, the name and address of the owner and of the subdivider shall be depicted on the plat.
4. Per Section 151.25.b.15 of the Belvidere Subdivision Ordinance, explanation of easements (such as the C.A.E.) shall be depicted on the plat.
5. All certificate blocks shall be dated 2025.
6. The area information for Lots 1 and 2 shall be depicted on the plat.
7. The boundary angle at the southeast corner of Lot 1 at Pearl Street shall be depicted on the plat.
8. The 20' Sanitary Sewer Easement on Lot 2 shall be labeled as "Existing"
9. Building ties to the North property line for the existing garage and shed (lot owned by Felix Cruz) shall be depicted on the plat.
10. 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 the development.
11. 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

- Final Plat or prior to the approval and release of the construction plans for the development by the Director of Public Works.
12. 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.
 13. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
 14. Ownership and maintenance responsibility of the detention areas must be included in the final plats.
 15. The plat shall be in compliance with all applicable codes, ordinances, and agreements

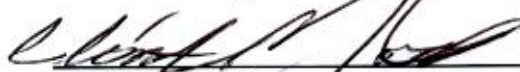
Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

Section 3. That the City Clerk is hereby authorized and directed to cause the final plat 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 6th day of January, 2025.

APPROVED by the Mayor of the City of Belvidere this 8th day of January, 2025.


Clint Morris, Mayor

ATTEST:


Erica Bluege, City Clerk

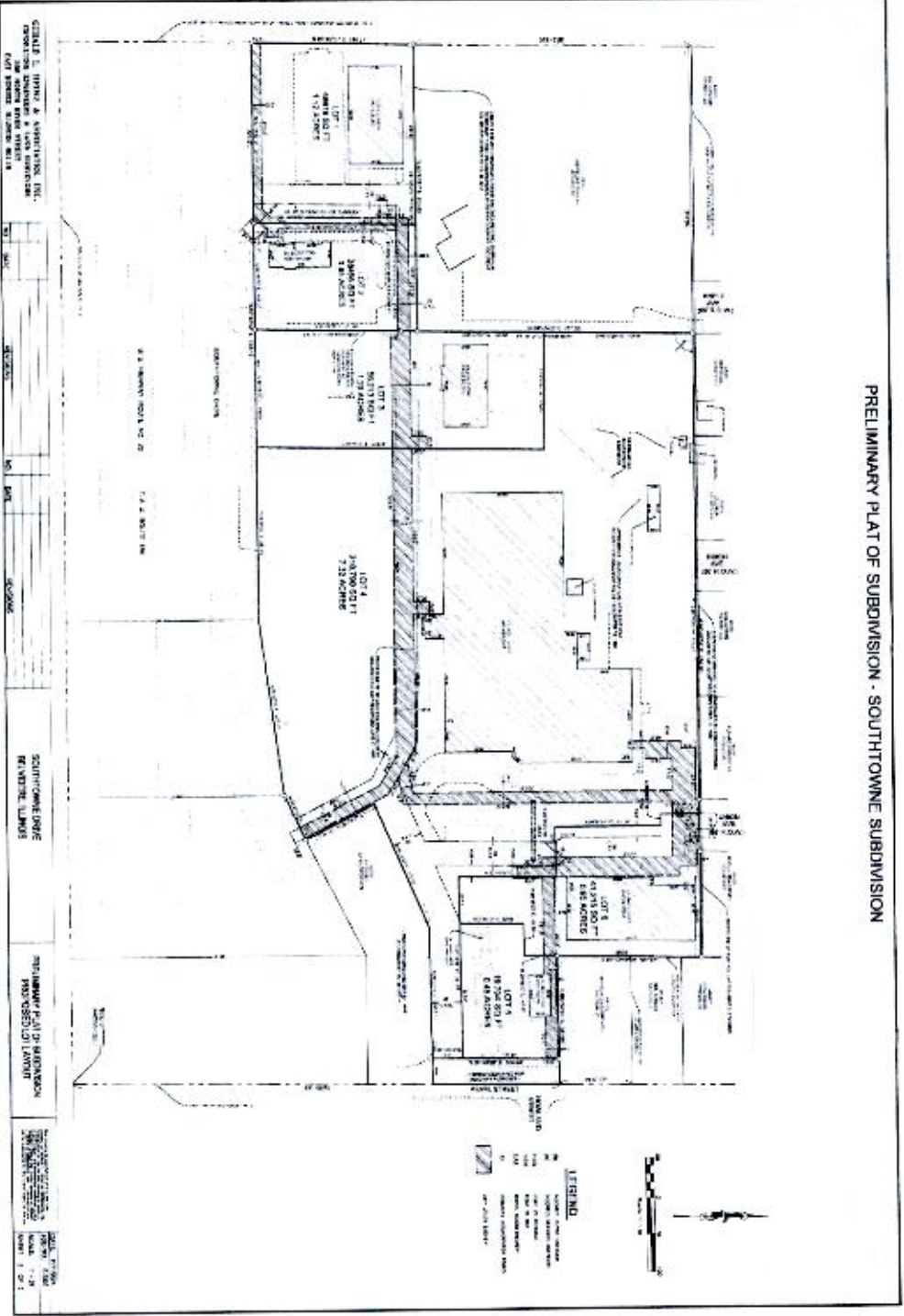
Ayes: 10 Nays: 0 Absent: 0

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

City Council Members Voting Nay: None.

Date Published: January 8, 2025 Sponsor: _____

PRELIMINARY PLAT OF SUBDIVISION - SOUTHTOWNE SUBDIVISION



AFFIDAVIT

STATE OF ILLINOIS)
)
COUNTY OF BOONE)

Erica Bluege, 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 #709H of the City of Belvidere, Illinois, in pamphlet form on January 8, 2025 and as a convenience for the public; I posted the pamphlet form of Ordinance #709H 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.

Erica Bluege
Erica Bluege
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
this 8th day of January, 2025.

Abigail Vance

Notary Public

