

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #710H

AN ORDINANCE APPROVING A FINAL 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. 710H

**AN ORDINANCE APPROVING
A FINAL 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. Country 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 final plat titled Southtowne Ventures 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 Final Plat titled Southtowne Subdivision be, and is hereby approved, subject to the following conditions:

1. Per section 151.30.a.2 of the Belvidere Subdivision Ordinance an affidavit of ownership shall be depicted on the plat.
2. The statement for the portion of Pearl Street right-of-way that is being dedicated shall be amended to be "Hereby dedicated for public right-of-way"
3. The legend shall list all the different easements depicted on the plat.
4. Per Appendix A of the Belvidere Subdivision Ordinance, there shall be two types of pins utilized when marking the subdivision. The current Surveyor's Certificate only notes one type of pin is being utilized. The Surveyor's Certificate shall be amended to depict the two types of pins that shall be used.
5. All Certificate Blocks shall be dated 2025.
6. A drainage overlay needs to be submitted for review and approval prior to final plat approval.
7. A note stating "No direct vehicular access to U.S. Highway 20 is allowed. Access to U.S. Highway 20 shall be via Southtowne Drive and Pearl Street" shall be depicted on the plat.
8. A note stating "Identified water and sewer easements for the benefit of the City of Belvidere are subject to the water and sanitary sewer facility and maintenance agreement entered into _____, 2025 and recorded as document # _____ in the office of the Boone County, Illinois Recorder of Deeds.

9. The found and/or set monuments that define the south and east line of the southeast quarter of Section 35, Township 44 North, Range 3 East shall be depicted on the plat.
10. Dimensions of the Stormwater Management Easement shall be depicted on the plat.
11. Stormwater Sewer pipes entering and/or leaving the Stormwater Management Easement need to be in an easement.
12. The document number that grants the existing 20' Sanitary Sewer Easement along the north line of Lot 2 shall be depicted on the plat.
13. The existing width of the Pearl Street right-of-way shall be depicted on the plat.
14. Per Section 151.32.a.4 of the Belvidere Subdivision Ordinance, monument material and type found or set shall be depicted on the plat.
15. 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.
16. 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.
17. 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.
18. Unless other arrangements are approved by the City Council, 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.
19. Ownership and maintenance responsibility of the detention areas must be included in the final plat.
20. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
21. 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.
22. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

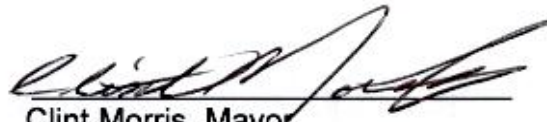
Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

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

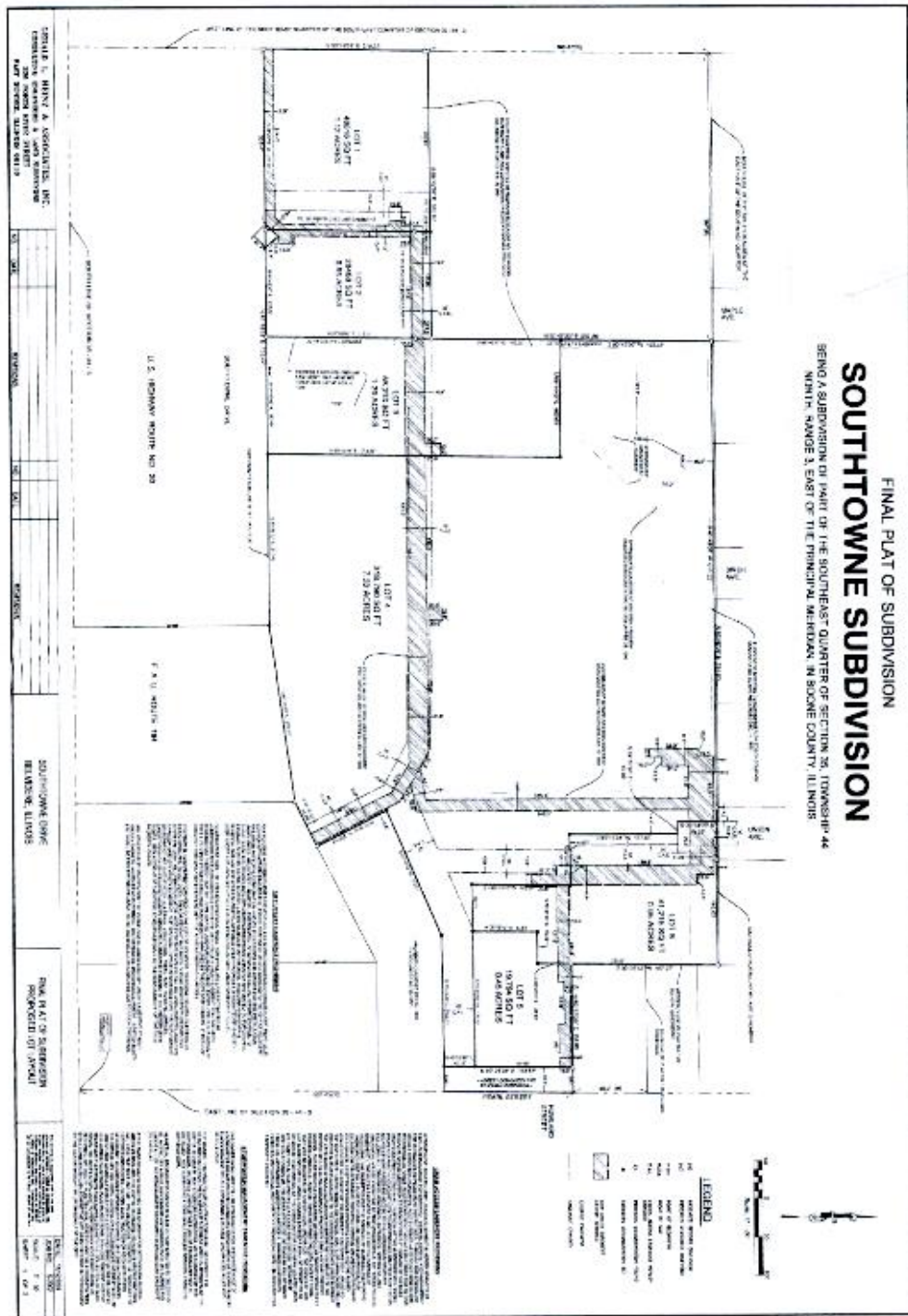
Ayes: 10 Nays: 0 Absent: 0

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

City Council Members Voting Nay: None.

Date Published: January 8, 2025 Sponsor: _____

ATTACHMENT A



FINAL PLAT OF SUBDIVISION
SOUTHTOWNE SUBDIVISION
BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP
44 NORTH, RANGE 2 EAST OF THE PRINCIPAL MERIDIAN, IN BOON COUNTY, ILLINOIS.

OWNER'S AFFIDAVIT

I, the undersigned, being the owner of the above described land, do hereby certify that the same is the property of the undersigned and that the same is being offered for sale by the undersigned.

OWNER'S AFFIDAVIT

I, the undersigned, being the owner of the above described land, do hereby certify that the same is the property of the undersigned and that the same is being offered for sale by the undersigned.

NOTICE OF SALE

Notice is hereby given that the above described land will be offered for sale by the undersigned on the _____ day of _____, 19____.

NOTICE OF SALE

Notice is hereby given that the above described land will be offered for sale by the undersigned on the _____ day of _____, 19____.

CERTIFICATE OF SALE

This is to certify that the above described land has been sold to the undersigned by the undersigned on the _____ day of _____, 19____.

CERTIFICATE OF SALE

This is to certify that the above described land has been sold to the undersigned by the undersigned on the _____ day of _____, 19____.

STATE OF ILLINOIS

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

STATE OF ILLINOIS

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

SECTION	TOWNSHIP	RANGE	COUNTY	STATE

SELLING TIME DELIVERED IN HAND

FILED IN RECORDS OF THE CLERK OF BOON COUNTY, ILLINOIS, ON _____ DAY OF _____, 19____.



PLAT OF SUBDIVISION CERTIFICATES

THESE CERTIFICATES ARE NOT VALID UNLESS THEY ARE ACCOMPANIED BY THE ORIGINAL INSTRUMENT.

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 #710H 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 #710H 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

