

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #712H

AN ORDINANCE APPROVING A FINAL PLAT TITLED MH 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. 712H

**AN ORDINANCE APPROVING
A FINAL PLAT TITLED
MH 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, MH Bradley, LLC, 6402 Cornell Avenue, Indianapolis, IN 46220 (described in the attached subdivision plat (hereof referenced as Attachment A)), has petitioned the City of Belvidere for approval of the final plat titled MH 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 MH Subdivision be, and is hereby approved, subject to the following conditions:

1. The phrase "For Review" shall be removed from the plat.
2. Drainage easements, stormwater management easements and cross access easements (for the vehicle circulation areas) with explanations of their use or references to recorded documents describing their use shall be depicted on the plat.
3. The 12-foot utility easements depicted on the preliminary plat shall also be depicted on the final plat.
4. 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.
5. Per Section 151.41.e.2 of the Belvidere Subdivision Ordinance, sidewalks shall be installed along Davis Drive.
6. Per Section 151.32.a.4 of the Belvidere Subdivision Ordinance, set pins shall be located at the property corners of the new lots.
7. The Surveyor's Certificate Block as described in Appendix A of the Belvidere Subdivision Ordinance shall be depicted on the plat.
8. The Utility Companies Certificate Block as described in Appendix A of the Belvidere Subdivision Ordinance shall be depicted on the plat.
9. The General Easement Provision as described in Appendix A of the Belvidere Subdivision Ordinance shall be depicted on the plat.
10. The Illinois Department of Transportation shall have a Certificate Block depicted on the plat stating "This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 205/2.

However, a Permit for access issued by the Department is required by the owner of the property. A plan meeting the requirements contained in the Departments "Policy on Permits for Access Driveways to State Highways" will be required by the Department. Dated this _____ day of _____, A.D., 20____
_____Region Two Engineer"

11. All Certificate Blocks shall be dated 2025.
12. A drainage overlay needs to be submitted for review and approval prior to final plat approval.
13. The western 30' of the property that encroaches into Davis Drive shall be depicted on the plat as "Hereby dedicated for public right-of-way".
14. Per Section 151.32.a.4 of the Belvidere Subdivision Ordinance, the 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.

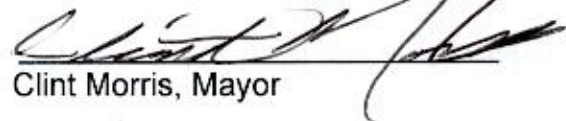
Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

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: Frank, Freeman, Gramkowski, McGee, Mulhall, Peterson, Stevens, Albertini, Brereton and Fleury.

City Council Members Voting Nay: None.

Date Published: January 8, 2025

Sponsor: _____

ATTACHMENT A



FOR REVIEW

FINAL PLAT OF MH SUBDIVISION

FINAL SUBDIVISION MAP FOR THE PROPOSED MOBILE HOME SUBDIVISION, TRACT 14, PARCEL 1, PART OF THE THIRTEENTH SECTION IN THE CITY OF SHERBORN, COUNTY OF WINDHAM, STATE OF ILLINOIS

OWNER'S SIGNATURE

DATE OF SIGNATURE: _____

THE UNDERSIGNED, _____, OWNER OF THE ABOVE DESCRIBED PROPERTY, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE HAS NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED HEREIN IS UNTRUE OR INCOMPLETE.

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

OWNER'S SIGNATURE

DATE OF SIGNATURE: _____

THE UNDERSIGNED, _____, OWNER OF THE ABOVE DESCRIBED PROPERTY, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE HAS NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED HEREIN IS UNTRUE OR INCOMPLETE.

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

CITY COUNCIL MEMBER

DATE OF SIGNATURE: _____

THE UNDERSIGNED, _____, CITY COUNCIL MEMBER OF THE CITY OF SHERBORN, ILLINOIS, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE HAS NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED HEREIN IS UNTRUE OR INCOMPLETE.

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

PLANNING DEPARTMENT CHIEF

DATE OF SIGNATURE: _____

THE UNDERSIGNED, _____, CHIEF OF THE PLANNING DEPARTMENT OF THE CITY OF SHERBORN, ILLINOIS, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE HAS NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED HEREIN IS UNTRUE OR INCOMPLETE.

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

CITY COUNCIL MEMBER

DATE OF SIGNATURE: _____

THE UNDERSIGNED, _____, CITY COUNCIL MEMBER OF THE CITY OF SHERBORN, ILLINOIS, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE HAS NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED HEREIN IS UNTRUE OR INCOMPLETE.

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

REGISTERED CHIEF

DATE OF SIGNATURE: _____

THE UNDERSIGNED, _____, REGISTERED CHIEF OF THE CITY OF SHERBORN, ILLINOIS, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE HAS NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED HEREIN IS UNTRUE OR INCOMPLETE.

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

CITY MANAGER

DATE OF SIGNATURE: _____

THE UNDERSIGNED, _____, CITY MANAGER OF THE CITY OF SHERBORN, ILLINOIS, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE HAS NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED HEREIN IS UNTRUE OR INCOMPLETE.

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

REGISTERED CHIEF

DATE OF SIGNATURE: _____

THE UNDERSIGNED, _____, REGISTERED CHIEF OF THE CITY OF SHERBORN, ILLINOIS, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE HAS NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED HEREIN IS UNTRUE OR INCOMPLETE.

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

OWNER'S INFORMATION:

NAME OF OWNER: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

FOR REVIEW



CLIENT: RICHIE REAL STATE

CITY OF SHERBORN, ILLINOIS

DATE: 11/11/2011 10:58:11 AM

PROJECT: 11/11/2011 10:58:11 AM

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 #712H 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 #712H 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

