

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #611H

AN ORDINANCE APPROVING A FINAL PLAT TITLED FINAL PLAT 2 OF THE BELVIDERE RETAIL SUBDIVISION,  
A REPLAT OF LOTS 3, 4, 5 AND OUTLOT A OF BELVIDERE RETAIL SUBDIVISION

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 6<sup>TH</sup> DAY OF FEBRUARY 2023.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 13<sup>TH</sup> DAY OF FEBRUARY 2023.

Published in Pamphlet Form this 13<sup>th</sup> day of February 2023.

**ORDINANCE NO. 611H**

**AN ORDINANCE APPROVING  
A FINAL PLAT TITLED  
FINAL PLAT 2 OF BELVIDERE RETAIL SUBDIVISION,  
A REPLAT OF LOTS 3, 4, 5 AND OUTLOT A  
OF BELVIDERE RETAIL 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, Belvidere Retail, LLC, 5277 Trillium Blvd, Hoffman Estates, IL 60192 has petitioned the City of Belvidere for approval of the final plat titled Final Plat 2 of Belvidere Retail Subdivision, a replat of Lots 3, 4, 5 and Outlot A of Belvidere Retail 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 Final Plat 2 of Belvidere Retail Subdivision, a replat of Lots 3, 4, 5 and Outlot A of Belvidere Retail Subdivision be, and is hereby approved, subject to the following conditions:

1. The replat shall be titled "Final Plat 2 of Belvidere Retail Subdivision, a replat of Lots 3, 4, 5 and Outlot A of Belvidere Retail Subdivision". All references to the plat title shall be updated.
2. The dates for the certificate blocks on Page 2 shall be updated to "2023" instead of "2022".
3. A cross-access easement will need to be provided for the right-in right-out access from Genoa Road across the front of Lots 3 and 4 in accordance with the site plan submitted for the development of Lot 3.
4. Frontier shall be listed as a grantee for the easement provisions on sheet 2.
5. "See Detail A" is noted on Lot 2 but there is no Detail A. Either Detail A shall be shown on the plat or the reference shall be removed.
6. When existing easements are referenced, the document number creating said easements shall be noted.
7. 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

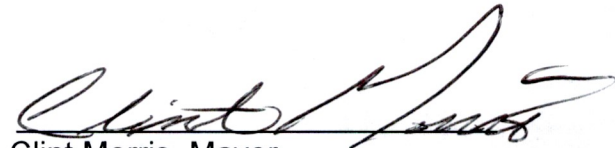
required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

**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.

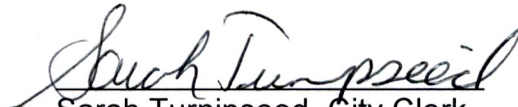
**Section 4.** That this Ordinance shall be in full force and effect from and after its passage as provided by local law and pursuant to Illinois State Statutes. This written and foregoing Ordinance is published by authority of the corporate authorities of the City of Belvidere in pamphlet form on this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

**PASSED** by the City Council of the City of Belvidere this 6<sup>th</sup> day of February, 2023.

**APPROVED** by the Mayor of the City of Belvidere this 13<sup>th</sup> day of February, 2023.

  
Clint Morris, Mayor

**ATTEST:**

  
Sarah Turnipseed, City Clerk

Ayes:8    Nays:0    Absent:2

City Council Members Voting Aye: Mulhall, Porter, Prather, Brereton, Fleury, Frank, Freeman and McGee.

City Council Members Voting Nay: None.

Date Published: February 13, 2023

Sponsor: Ald. Porter





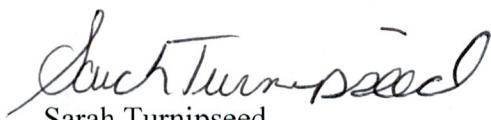


**AFFIDVAIT**

STATE OF ILLINOIS     )  
                                      )  
COUNTY OF BOONE     )

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

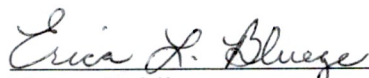
By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #611H of the City of Belvidere, Illinois, in pamphlet form on February 13, 2023, and as a convenience for the public; I posted the pamphlet form of Ordinance #611H on the bulletin board in the lobby at 401 Whitney 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 13<sup>th</sup> day of February, 2023.





Notary Public