

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #627H

AN ORDINANCE APPROVING A FINAL PLAT TITLED CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION.

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 5th DAY OF JUNE 2023.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 8th DAY OF JUNE 2023.

Published in Pamphlet Form this 8th day of June 2023.

ORDINANCE NO. 627H

**AN ORDINANCE APPROVING
A FINAL PLAT TITLED
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 applicant, William Hupperich (Manhard Consulting, Ltd), 1 Overlook Point, Suite 290, Lincolnshire, Illinois 60069 on behalf of the owners (described in the attached subdivision plat [hereof referenced as Attachment A]), has petitioned the City of Belvidere for approval of the final plat titled 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 Final Plat titled Crosslink Business Park No. 2 Subdivision be, and is hereby approved, subject to the following conditions:

1. A Plat of Vacation for the portions of Morriem Drive and Crosslink Parkway being vacated shall be recorded.
2. Per Section 151.30.a.2 of the Belvidere Subdivision Code, an affidavit of ownership which shall include the dates the respective holdings of land were acquired together with the book and page of each conveyance to the present owner as recorded in the County Recorder of the Deed's office.
3. Per Section 151.40.d of the Belvidere Subdivision Code, existing monuments shall be shown or called out on existing boundaries, boundary corners and section corners.
4. Surveyor Note 4 shall be updated to state that all property is zoned HI, Heavy Industrial District.
5. The Surveyor's Certificate Block and Owner's Certificate Blocks shall be revised to mirror the language found in Appendix A of the Belvidere Subdivision Code.
6. The School District Certificate Block(s) shall read: I (we) hereby certify that the property herein described in the surveyor's certificate to the best of my knowledge is located within the boundaries of School District No. 100 in Boone County, IL.
7. If the wetland delineated lines are a restrictive line, then the lines shall be dimensioned so they can be plotted by others.

8. All proposed easements shall be dimensioned with bearings and distances so they can be plotted by others.
9. The existing 30' wide ingress/egress easement recorded as Document No 2011R07268 shall be vacated.
10. A portion of this property is covered by water recapture Ordinance #343G. The following recapture fee shall be paid prior to recording of the final plat: 124.04 Acres @ \$2,230.00/Acres = \$276,609.20.
11. A drainage overlay shall be submitted.
12. 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.
13. 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.
14. 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.
15. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
16. 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.
17. The plat shall be in compliance with all applicable codes, ordinances, and agreements

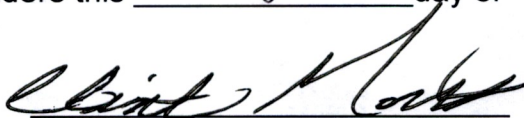
Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

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.

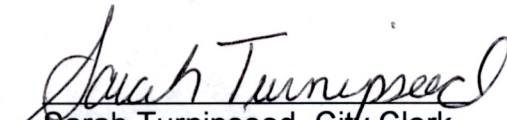
Section 4. That this Ordinance shall be in full force and effect from and after its passage as provided by local law and pursuant to Illinois State Statutes. This written and foregoing Ordinance is published by authority of the corporate authorities of the City of Belvidere in pamphlet form on this date.

PASSED by the City Council of the City of Belvidere this 5th day of June, 2023.

APPROVED by the Mayor of the City of Belvidere this 8th day of
June, 2023.


Clint Morris, Mayor

ATTEST:


Sarah Turnipseed, City Clerk

Ayes:6 Nays:0 Absent:3

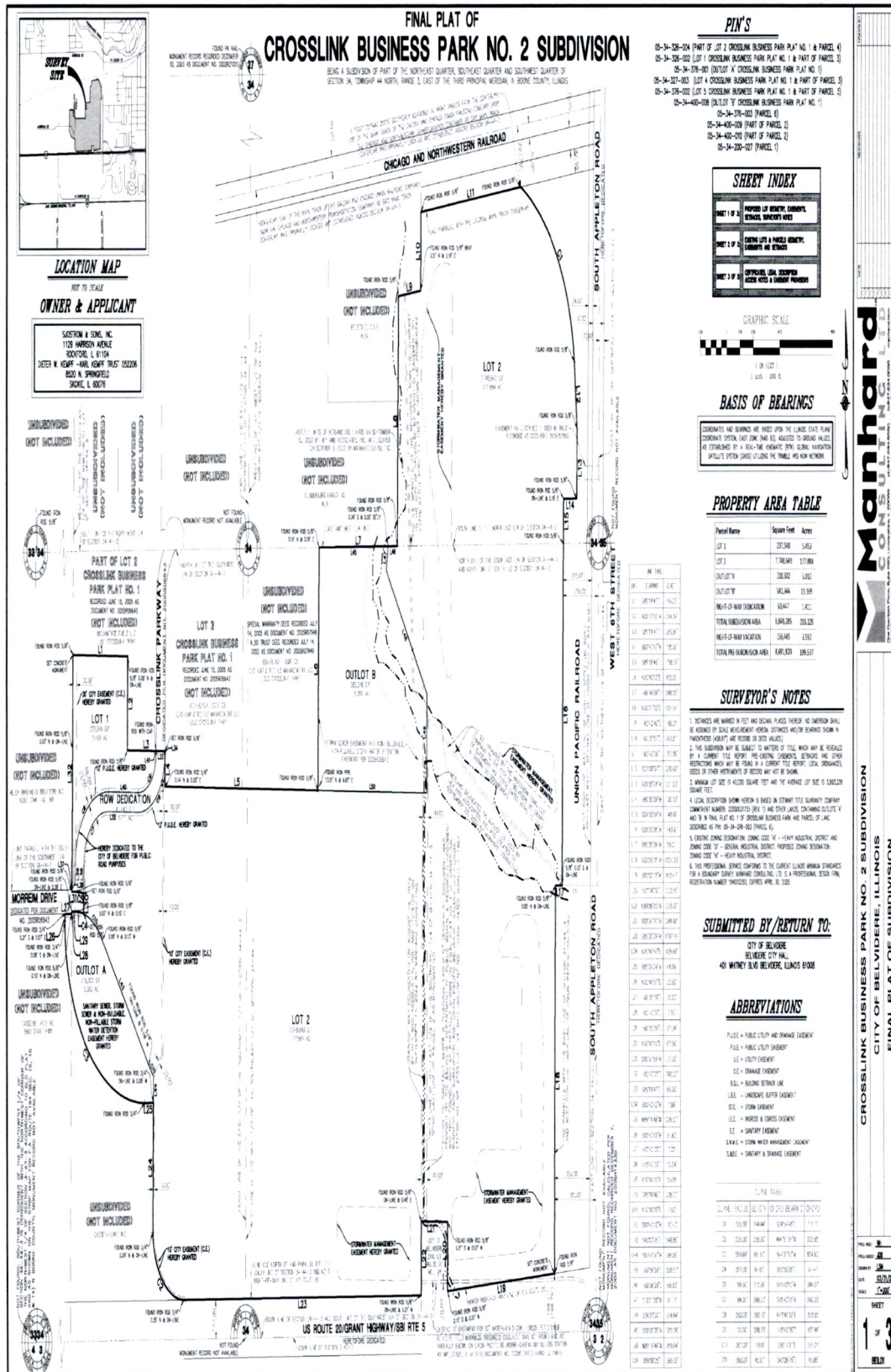
City Council Members Voting Aye: Albertini, Brereton, Fleury, McGee, Mulhall and Snow.

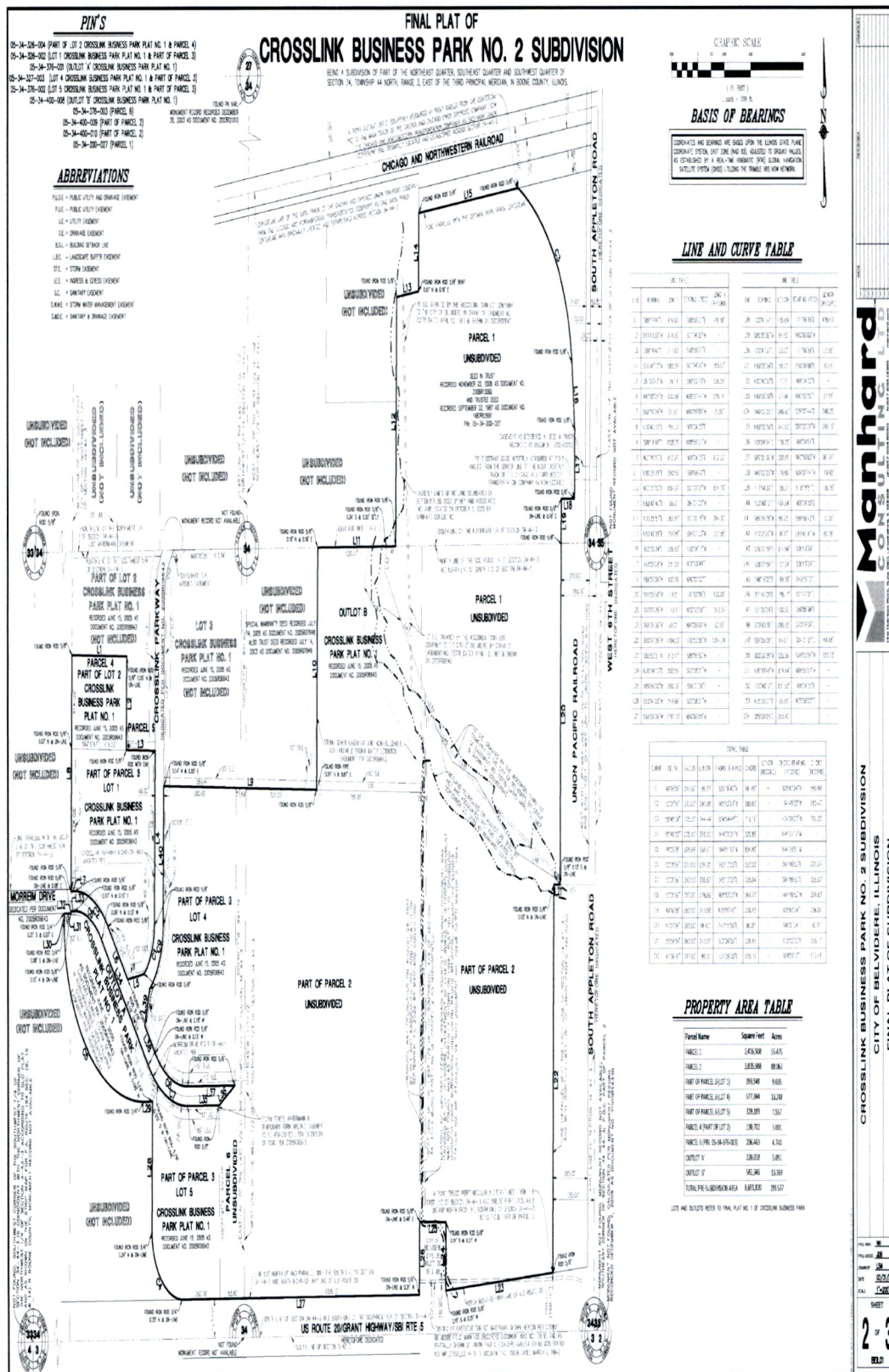
City Council Members Voting Nay: None.

Date Published: 6/8/2023

Sponsor: Ald. Snow.

ATTACHMENT A





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 #627H of the City of Belvidere, Illinois, in pamphlet form on June 8, 2023, and as a convenience for the public; I posted the pamphlet form of Ordinance #627H 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 8th day of June, 2023.



Notary Public

