

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #707H

AN ORDINANCE APPROVING A REPLAT TITLED RE-SUBDIVISION OF LOTS 5 AND 6 OF THE FINAL PLAT OF  
DEER WOODS II

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 2<sup>nd</sup> DAY OF DECEMBER 2024.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 5<sup>th</sup> Day of December 2024.

Published in Pamphlet Form this 5<sup>th</sup> day of December 2024.

**ORDINANCE NO. 707H**

**AN ORDINANCE APPROVING  
A REPLAT TITLED  
RE-SUBDIVISION OF LOTS 5 AND 6 OF THE FINAL PLAT OF DEER WOODS II**

**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 Clinton Family Trust, c/o Daniel Clinton, 5098 Tuneberg Parkway, Belvidere, IL 61008 has petitioned the City of Belvidere for approval of the replat titled Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II.

**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 Replat titled Re-Subdivision of Lots 5 and 6 of the Final Plat of Deer Woods II be, and is hereby approved, subject to the following conditions:

1. Setbacks shall be shown between the existing building and the property lines.
2. The General Provisions Easement statement shall be shown on the plat as required per Appendix A of the Belvidere Subdivision Code.
3. The Utility Companies' certificate block shall be shown on the plat as required per Appendix A of the Belvidere Subdivision Code.
4. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
5. 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.
6. The final plat shall be in compliance with all applicable codes, ordinances and agreements unless specifically waived by the City Council.

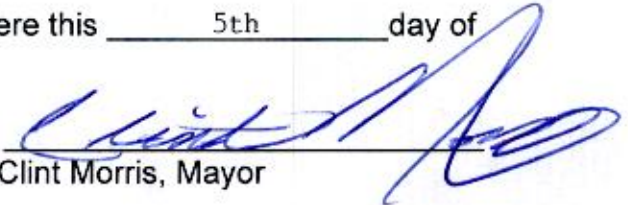
**Section 2.** That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

**Section 3.** That the City Clerk is hereby authorized and directed to cause the replat 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 2nd day of December, 2024.

**APPROVED** by the Mayor of the City of Belvidere this 5th day of December, 2024.

  
Clint Morris, Mayor

**ATTEST:**

  
Erica Bluege, City Clerk

Ayes: 9 Nays: 0 Absent: 1

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

City Council Members Voting Nay: None.

Date Published: December 5, 2024      Sponsor: \_\_\_\_\_

# ATTACHMENT A



**RE-SUBDIVISION OF LOTS 5 AND 6 OF  
THE FINAL PLAT OF DEER WOODS II**

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 17 AND PART OF THE  
NORTHWEST QUARTER OF SECTION 28, ALL IN TOWNSHIP 44 NORTH, RANGE 7  
WEST OF THE SEVENTH PRINCIPAL MERIDIAN, SOUTHWEST CORNER, TARRANT



**PLANNING COMMISSION CERTIFICATE**

I, the undersigned, Planning Commission member, do hereby certify that the following information has been received and reviewed by the Planning Commission on this day of \_\_\_\_\_, 20\_\_.

The Planning Commission has reviewed the information submitted and has found that the same is in accordance with the requirements of the City of Tarrant Ordinance No. 707H and the City of Tarrant Ordinance No. 707H and the City of Tarrant Ordinance No. 707H and the City of Tarrant Ordinance No. 707H.

\_\_\_\_\_  
Name  
Title

\_\_\_\_\_  
Name  
Title



\_\_\_\_\_  
Name  
Title

**OWNER'S CERTIFICATE**

I, the undersigned, owner of the above described property, do hereby certify that the following information has been received and reviewed by the Planning Commission on this day of \_\_\_\_\_, 20\_\_.

The Planning Commission has reviewed the information submitted and has found that the same is in accordance with the requirements of the City of Tarrant Ordinance No. 707H and the City of Tarrant Ordinance No. 707H and the City of Tarrant Ordinance No. 707H and the City of Tarrant Ordinance No. 707H.

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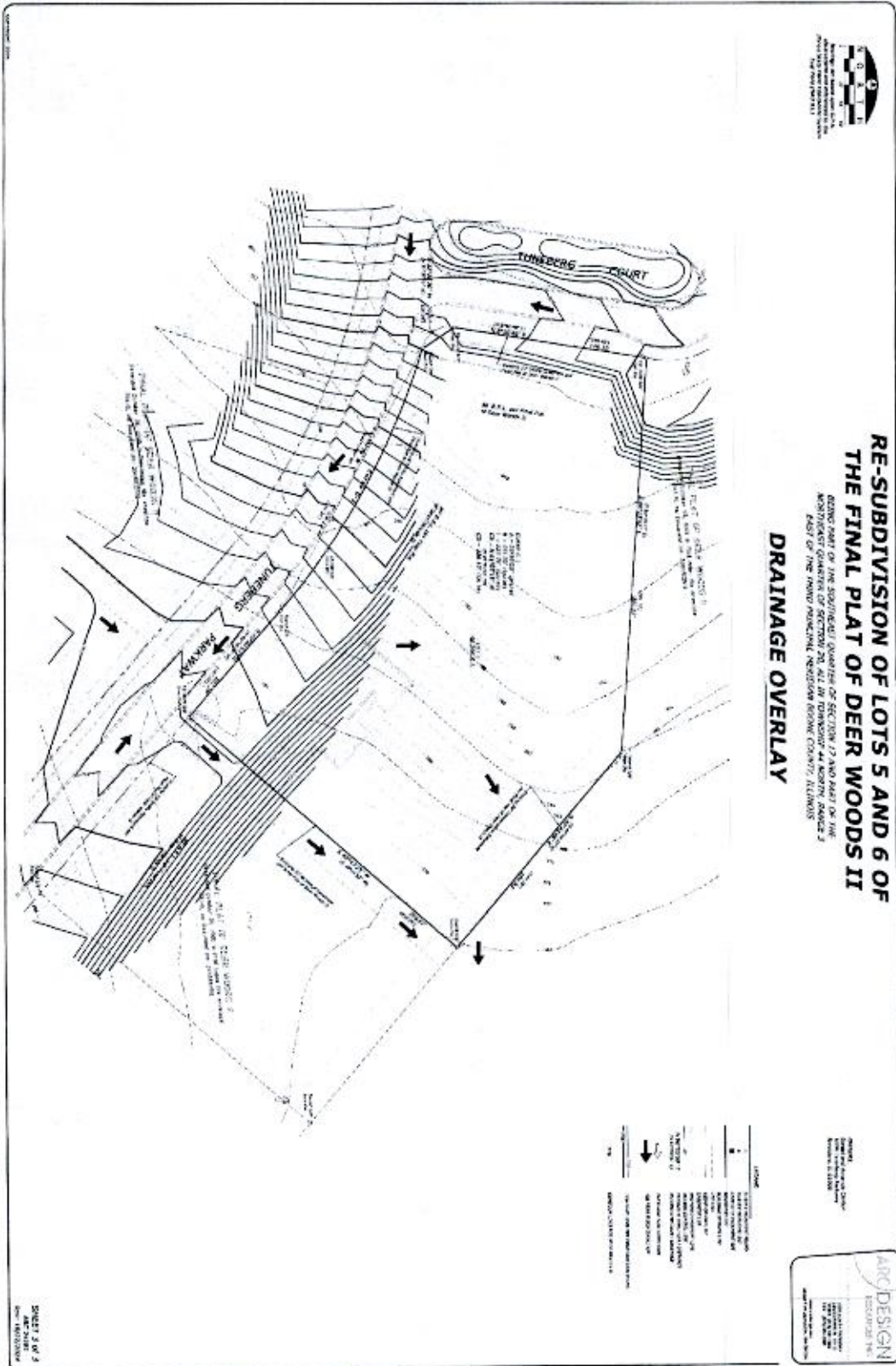
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**AFFIDAVIT**

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 #708H of the City of Belvidere, Illinois, in pamphlet form on December 5, 2024 and as a convenience for the public; I posted the pamphlet form of Ordinance #708H 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 5<sup>th</sup> day of December, 2024.

*Sarah Turnipseed*  
\_\_\_\_\_  
Notary Public

