

City  
of  
Belvidere



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LAURA BETTIS

CHIEF DEPUTY CLERK BOONE COUNTY IL

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August 20, 2025

I, Erica Bluege, Belvidere City Clerk, hereby certify that the attached is a true and accurate copy of Ordinance #733H – An Ordinance Annexing Certain Territory Lying North of US Business Route 20, and West of the Beaver Creek Consisting of the Deer Woods II Subdivision to the City of Belvidere, Boone County, Illinois.

Erica Bluege

City Clerk

City of Belvidere, Illinois

Prepared By and Return To:

Erica Bluege, City Clerk

401 Whitney Blvd.

Belvidere, IL 61008

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #733H

AN ORDINANCE ANNEXING CERTAIN TERRITORY LYING NORTH OF US BUSINESS ROUTE 20, AND WEST  
OF THE BEAVER CREEK CONSISTING OF THE DEER WOODS II SUBDIVISION TO THE CITY OF BELVIDERE,  
BOONE COUNTY, ILLINOIS

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 18<sup>TH</sup> DAY OF AUGUST 2025.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 19<sup>TH</sup> DAY OF AUGUST 2025.

Published in Pamphlet Form this 19<sup>th</sup> day of August 2025.

ORDINANCE #733H  
AN ORDINANCE ANNEXING CERTAIN TERRITORY  
LYING NORTH OF US BUSINESS ROUTE 20, AND  
WEST OF THE BEAVER CREEK CONSISTING OF  
THE DEER WOODS II SUBDIVISION  
TO THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS

WHEREAS, written petitions signed by the legal owners of record of all land within the territory described in the attached Exhibit A (the Territory), has been filed with the City Clerk of the City of Belvidere, Boone County, Illinois, (the City) requesting that said Territory be annexed to the City of Belvidere; and

WHEREAS, at least 51% electors residing in the Territory and all owners of record of land within the Territory have executed Petitions to Annex the Territory to the City; and

WHEREAS, the Territory is not within the corporate limits of any municipality and the Territory is contiguous to the City; and

WHEREAS, section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8) authorize municipalities to annex contiguous territory upon the written petition signed by the owners of record and at least 51% of the electors residing in the territory; and

WHEREAS, legal notices regarding the annexation of the Territory have been sent to all public bodies required to receive such notice by State statute; and

WHEREAS, all petitions, documents and other legal requirements are in full compliance with the statutes of the State of Illinois; and

WHEREAS, the Territory is contiguous to Ward 2 of the City of Belvidere; and

WHEREAS, the is subject to an annexation agreement executed June 15, 2005 and approved by Ordinance 724G; and

WHEREAS, the Territory was rezoned in 2005 pursuant to ordinances 725G, 726G, 727G, 728G, and 806G (the Zoning Ordinances) and such zoning shall continue for the Territory upon annexation as well as all variances, special use ordinances and other actions taken by the City subsequent to adoption of Ordinance 724G; and

WHEREAS, it is in the best interest of the City that the Territory be annexed.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Belvidere, Boone County Illinois, as follows:

SECTION 1: The foregoing recitals are incorporated herein by this reference.

SECTION 2: The Territory described in the attached Exhibit A, which is incorporated herein by this reference, and which is further described in the Plat of Annexation attached as Exhibit B, which is also incorporated herein by

this reference, is hereby annexed to the City of Belvidere, Boone County, Illinois.

SECTION 3: Notwithstanding any other provision of the Belvidere Municipal Code, the Territory shall maintain the zoning and planned unit developments approved by the Zoning Ordinances.

SECTION 4: The annexed Territory is hereby incorporated into and made a part of Ward 2 of the City of Belvidere and the boundaries of Ward 2 shall be adjusted accordingly.

SECTION 5: The City Clerk of the City of Belvidere is hereby directed to immediately record, with the Recorder of Deeds for Boone County, Illinois, and file with the Boone County Clerk, a certified copy of this Ordinance, together with the accurate map of the Territory annexed and appended to the Ordinance as Exhibit A. The City Clerk shall also file the affidavit of service of the notices required by 65 ILCS 5/7-7-1 with the Boone County Recorder. The City Clerk shall also file a copy of this Ordinance with all other applicable agencies including but not limited to the Illinois Department of Revenue and the U.S. Postal Service.

SECTION 6: That all maps, journals and other records of the City be changed accordingly.

SECTION 7: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 8: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION : This Ordinance shall be in full force and effect immediately upon its passage and approval.

Passed by the City Council of the City of Belvidere, Illinois this 18<sup>th</sup> day of August, 2025.

Approved:



Clinton Morris, Mayor

Attest:

  
\_\_\_\_\_  
Erica Bluege, City Clerk

Ayes: Frank, Gramkowski, Hoiness, McGee, Montalbano, Peterson,  
Stevens, Albertini, Brereton and Fleury.

Nays: None.

Absent: None.

Date Passed: August 18, 2025

Date Approved: August 19, 2025

Date Published: August 20, 2025

**Prepared By / Return To:**

Michael S. Drella  
City Attorney  
City of Belvidere  
401 Whitney Blvd  
Belvidere, Illinois 61008

## EXHIBIT A

Lots 1-49, but excluding lots 17 and 26 as designated upon Final Plat of Deer Woods II, being a Subdivision of part of the Southeast Quarter (1/4) of Section 17 and part of the Northeast Quarter (1/4) of Section 20, Township 44 North, Range 3 East of the Third Principal Meridian, according to the Plat thereof recorded October 25, 2005 in Plat index file envelope 334-B as Document No. 2005R12514 in the Recorder's Office of Boone County, Illinois situated in the County of Boone and State of Illinois.

AND

PIN: 05-20-200-012

A parcel of land being located in part of the Northeast Quarter of Section 20, Township 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Beginning at the Southwest corner of Lot 21 as designated upon The Final Plat of Deer Woods II, being a subdivision of part of the Southeast Quarter of Section 17 and part of the Northeast Quarter of Section 20, all in Township 44 North, Range 3 East of the Third Principal Meridian, the plat of which subdivision was recorded October 25, 2005 as Document No. 2005R12514 in the Recorder's Office of Boone County, Illinois; thence South 80 degrees 50 minutes 51 seconds East along the Southerly line of said Lot 21, a distance of 283.14 feet to the Southeast corner thereof, said point also being the Southwest corner of Lot 20 of said Final Plat of Deer Woods II; thence South 68 degrees 16 minutes 09 seconds East along the Southerly line of said Lot 20, a distance of 217.35 feet to the Southeast corner thereof, said point also being the Southwest corner of Lot 19 of said Final Plat of Deer Woods II; thence North 84 degrees 37 minutes 10 seconds East along the Southerly line of said Lot 19 and the Southerly line of Lot 18 of said Final Plat of Deer Woods II, a distance of 376.11 feet to the Easterly line of said Lot 18; thence North 35 degrees 04 minutes 38 seconds East along the Easterly line of said Lot 18 and the Easterly line of Lot 17 of said Final Plat of Deer Woods II, a distance of 331.51 feet to the Northeast corner of said Lot 17; thence North 56 degrees 27 minutes 19 seconds West along the Northerly line of said Lot 17, a distance of 268.66 feet to a point in the Easterly line of a public road designated Smokethorn Trail; thence North 33 degrees 32 minutes 41 seconds East along the Easterly line of said Smokethorn Trail, a distance of 50.00 feet to the Southwest corner of Lot 16 of said Final Plat of Deer Woods II; thence South 56 degrees 27 minutes 19 seconds East along the Southerly line of said Lot 16, a distance of 270.00 feet to the Southeast corner thereof; thence North 33 degrees 32 minutes 41 seconds East along the Easterly line of said Lot 16 and the Easterly line of Lots 15 and 14 of said Final Plat of Deer Woods II, a distance of 398.73 feet; thence South 80 degrees 03 minutes 09 seconds East, a distance of 544.97 feet; thence North 12 degrees 46 minutes 50 seconds East, a distance of 226.33 feet to a point in the North line of the Northeast Quarter of said Section 20; thence North 88 degrees 25 minutes 34 seconds East along the North line of the Northeast Quarter of said Section 20, a distance of 182.89 feet to the center of Beaver Creek; thence Southwesterly along the center of said Beaver Creek, the following 55 courses, South 24 degrees 37 minutes 47 seconds East, a distance of 40.22 feet; thence South 72 degrees 54 minutes 07 seconds East, a distance of 36.21 feet; thence North 72 degrees 07 minutes 34 seconds East, a distance of 86.72 feet; thence North 87 degrees 16

minutes 28 seconds East, a distance of 55.98 feet; thence South 57 degrees 18 minutes 43 seconds East, a distance of 66.15 feet; thence South 1 degree 31 minutes 24 seconds East, a distance of 101.62 feet; thence South 25 degrees 03 minutes 51 seconds West, a distance of 45.93 feet; thence South 60 degrees 59 minutes 17 seconds West, a distance of 84.67 feet; thence South 79 degrees 30 minutes 37 seconds West, a distance of 59.36 feet; thence North 68 degrees 42 minutes 04 seconds West, a distance of 69.33 feet; thence South 59 degrees 41 minutes 02 seconds West, a distance of 99.55 feet; thence South 51 degrees 48 minutes 07 seconds West, a distance of 106.60 feet; thence South 45 degrees 58 minutes 05 seconds West, a distance of 68.41 feet; thence South 30 degrees 54 minutes 31 seconds West, a distance of 69.69 feet; thence South 36 degrees 40 minutes 54 seconds West, a distance of 31.67 feet; thence North 75 degrees 35 minutes 59 seconds West, a distance of 102.12 feet; thence North 71 degrees 06 minutes 17 seconds West, a distance of 105.12 feet; thence South 83 degrees 44 minutes 40 seconds West, a distance of 56.03 feet; thence South 56 degrees 59 minutes 05 seconds West, a distance of 48.68 feet; thence South 32 degrees 21 minutes 18 seconds West, a distance of 72.46 feet; thence South 39 degrees 17 minutes 47 seconds West, a distance of 58.00 feet; thence South 75 degrees 39 minutes 19 seconds West, a distance of 90.58 feet; thence South 79 degrees 47 minutes 56 seconds West, a distance of 103.68 feet; thence South 53 degrees 40 minutes 52 seconds West, a distance of 86.12 feet; thence South 43 degrees 27 minutes 36 seconds West, a distance of 106.81 feet; thence South 22 degrees 10 minutes 17 seconds West, a distance of 59.48 feet; thence South 9 degrees 39 minutes 48 seconds West, a distance of 97.27 feet; thence South 20 degrees 05 minutes 59 seconds West, a distance of 89.07 feet; thence South 39 degrees 26 minutes 10 seconds West, a distance of 118.87 feet; thence South 46 degrees 07 minutes 55 seconds West, a distance of 73.60 feet; thence South 20 degrees 08 minutes 27 seconds East, a distance of 65.19 feet; thence South 65 degrees 54 minutes 14 seconds East, a distance of 84.95 feet; thence North 88 degrees 47 minutes 39 seconds East, a distance of 193.92 feet; thence South 40 degrees 25 minutes 18 seconds East, a distance of 71.39 feet; thence South 6 degrees 57 minutes 17 seconds East, a distance of 84.27 feet; thence South 11 degrees 35 minutes 42 seconds West, a distance of 81.23 feet; thence South 69 degrees 09 minutes 03 seconds West, a distance of 45.86 feet; thence South 83 degrees 05 minutes 26 seconds West, a distance of 67.84 feet; thence North 73 degrees 41 minutes 26 seconds West, a distance of 87.18 feet; thence South 84 degrees 17 minutes 27 seconds West, a distance of 61.53 feet; thence South 52 degrees 21 minutes 40 seconds West, a distance of 90.20 feet; thence South 28 degrees 18 minutes 27 seconds West, a distance of 120.50 feet; thence South 25 degrees 24 minutes 51 seconds West, a distance of 90.35 feet; thence South 22 degrees 56 minutes 16 seconds West, a distance of 57.60 feet; thence South 84 degrees 05 minutes 44 seconds West, a distance of 59.50 feet; thence North 69 degrees 54 minutes 39 seconds West, a distance of 89.09 feet; thence North 27 degrees 39 minutes 12 seconds West, a distance of 48.37 feet; thence North 3 degrees 10 minutes 58 seconds East, a distance of 36.78 feet; thence North 21 degrees 48 minutes 24 seconds East, a distance of 65.92 feet; thence North 41 degrees 01 minute 02 seconds West, a distance of 62.19 feet; thence North 84 degrees 17 minutes 28 seconds West, a distance of 41.02 feet; thence South 66 degrees 25 minutes 52 seconds West, a distance of 122.46 feet; thence South 82 degrees 15 minutes 17 seconds West, a distance of 139.15 feet; thence South 79 degrees 11 minutes 20 seconds West, a distance of 184.91 feet; thence South 73 degrees 46 minutes 21 seconds West, a distance of 158.39 feet to a point in the West line of the Northeast Quarter of said Section 20; thence North 0 degrees 25 minutes 48 seconds West along the West line of the Northeast Quarter of said Section 20, a distance of 954.35 feet to the Point

of Beginning, containing 29.693 acres, more or less, all being situated in the County of Boone and the State of Illinois.

And

PIN: 05-17-400-012

Beginning at the Southwest corner of Lot 11 as designated upon the Final Plat of Deer Woods II, being a subdivision of part of the Southeast Quarter of Section 17 and part of the Northeast Quarter of Section 20, all in Township 44 North Range 3 East of the Third Principal Meridian, the plat of which subdivision was recorded October 25, 2005 as Document No. 2005R12514 in the Recorder's Office of Boone County Illinois; thence North 79 degrees 54 minutes 26 seconds East along the Southerly line of said Lot 11, a distance of 270.00 feet to the Southeast corner thereof; thence North 18 degrees 10 minutes 06 seconds West along the East line of said lot 11, a distance of 241.06 feet to the Northeast corner thereof, said point also being the Southeast corner of Lot 10 of said Final Plat of Deer Woods II; thence North 34 degrees 19 minutes 08 seconds West along the East line of said lot 10, a distance of 241.06 feet to the Northeast corner thereof, said point also being the Southeast corner of Lot 9 of said Final Plat of Deer Woods II; thence North 45 degrees 55 minutes 34 seconds West along the Easterly line of said Lot 9, a distance of 105.75 feet; thence South 87 degrees 27 minutes 54 seconds East, a distance of 485.50 feet; thence South 38 degrees 01 minutes 37 seconds East, a distance of 333.00 feet; thence South 12 degrees 15 minutes 46 seconds East, a distance of 507.36 feet; thence South 12 degrees 46 minutes 50 seconds West, a distance of 216.81 feet to a point in the South line of the Southeast Quarter of said Section 17; thence South 88 degrees 25 minutes 34 seconds West along the South line of the Southeast Quarter of said Section 17, a distance of 526.56 feet to a point in the Easterly line of Lot 13 of said Final Plat of Deer Woods II, thence North 17 degrees 08 minutes 47 seconds East along the Easterly line of said Lot 13, a distance of 218.71 feet to the Northeast corner thereof, said point also being the Southeast corner of Lot 12 of said Final Plat of Deer Woods II, thence North 2 degrees 14 minutes 10 seconds East along the Easterly line of said Lot 12, a distance of 222.65 feet to the Northeast corner thereof; thence South 84 degrees 46 minutes 51 seconds West along the Northerly line of said Lot 12, a distance of 270 feet to the Northwest corner thereof, said point also lying in the Easterly line of a public road designated Smokethorn Trail; thence Northerly along the Easterly line of said Smokethorn Trail along a circular curve to the Left whose radius is 588.00 feet and whose center lies to the West, the long chord of which curve bears North 7 degrees 39 minutes 22 seconds West, a distance of 50.00 feet to the point of Beginning, containing 11.186 acres, more or less, all being situated in the Count of Boone and State of Illinois.

AND

PIN: 05-20-200-006

20-44-3 PT NE-BEG NW COR S 629.07' SE 283.14' SE 217.35' NE 220.15' NE 220.15' NW 270' NE 50' SE 270' NE 192.94' NE 398.73' SE 544.97' NE TO N LN NE W TO POB (EX DEER WOODS II)

PINS:

Lot 1



05-17-401-001 706 TUNEBOG CT



Lots 2 and part of 3	05-17-401-008	712 TUNEBERG CT
Lots 4 and part of 3	05-17-401-009	713 TUNEBERG CT
Lot 5	05-17-401-005	707 TUNEBERG CT
Lot 6	05-17-452-001	5098 TUNEBERG PKWY
Lot 7	05-17-452-002	5082 TUNEBERG PKWY
Lots 8 and part of 9	05-17-452-009	5078 TUNEBERG PKWY
Lots 10 and part of 9	05-17-452-010	5060 TUNEBERG PKWY
Lot 11	05-17-452-006	5050 TUNEBERG PKWY
Lot 12	05-17-454-001	5003 SMOKETHORN TRL
Lot 13	05-17-454-002	5007 SMOKETHORN TRL
Lots 14 and 15 (pin combo)	05-20-202-003	5013 SMOKETHORN TRL
Lot 16	05-20-202-002	5045 SMOKETHORN TRL
Lot 18	05-20-203-007	5051 SMOKETHORN TRL
Lots 19 and 20 (pin combo)	05-20-203-009	5075 SMOKETHORN TRL
Lot 21	05-20-203-004	5079 SMOKETHORN TRL
Lot 22	05-20-203-003	5083 SMOKETHORN TRL
Lot 23	05-20-203-002	5101 SMOKETHORN TRL
Lot 24	05-20-203-001	5119 SMOKETHORN TRL
Lot 25	05-17-453-001	5133 SMOKETHORN TRL
Lot 27	05-17-451-013	580 SMOKETHORN CT
Lot 28	05-17-451-014	590 SMOKETHORN CT
Lots 29 and 30 (pin combo)	05-17-451-021	595 SMOKETHORN CT
Lot 31	05-17-451-017	583 SMOKETHORN CT
Lot 32	05-17-451-018	563 SMOKETHORN CT
Lot 33	05-17-451-019	5140 SMOKETHORN CT
Lot 34	05-17-451-020	5128 SMOKETHORN TRL
Lot 35	05-20-201-001	5106 SMOKETHORN TRL
Lot 36	05-20-201-002	5080 SMOKETHORN TRL
Lot 37	05-20-201-004	5052 SMOKETHORN TRL
Lot 38	05-20-201-003	5048 SMOKETHORN TRL
Lot 39	05-17-451-011	5024 SMOKETHORN TRL
Lot 40	05-17-451-010	5008 SMOKETHORN TRL
Lot 41	05-17-451-009	5004 SMOKETHORN TRL
Lot 42	05-17-451-008	5051 TUNEBERG PKWY
Lot 43	05-17-451-007	5061 TUNEBERG PKWY
Lot 44	05-17-451-006	5075 TUNEBERG PKWY
Lot 45	05-17-451-005	5079 TUNEBERG PKWY
Lot 46	05-17-451-004	5083 TUNEBERG PKWY
Lot 47	05-17-451-003	5101 TUNEBERG PKWY
Lot 48	05-17-451-002	5119 TUNEBERG PKWY
Lot 49	05-17-451-001	5141 TUNEBERG PKWY
Outlot	05-17-400-012	
Outlot	05-20-200-012	
Outlot	05-20-200-006	

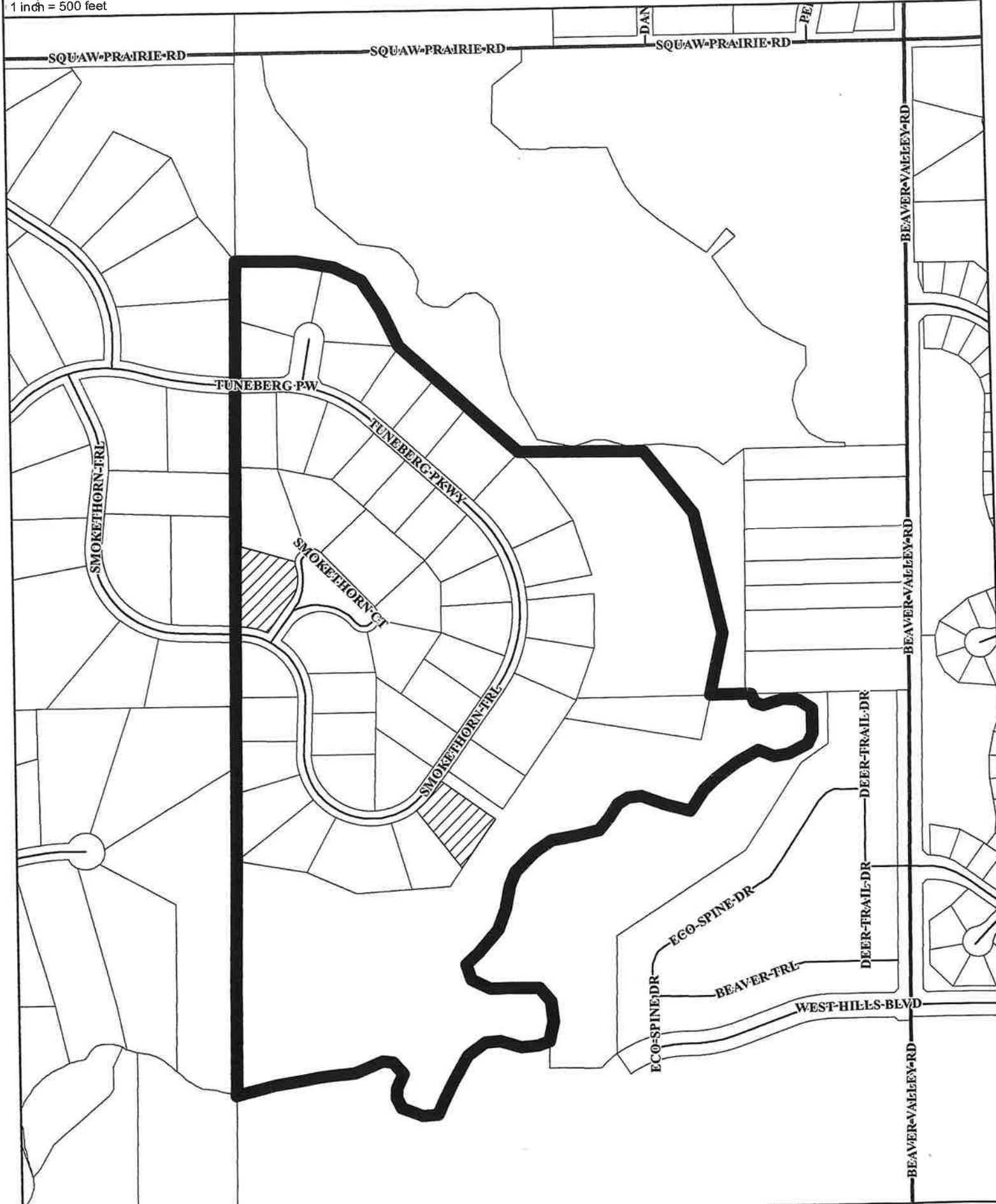
## EXHIBIT B

# Plat of Annexation Deer Woods 2

 Excluded from Annexation  
 Annexation Boundary



1 inch = 500 feet



**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 #733H of the City of Belvidere, Illinois, in pamphlet form on August 20, 2025 and as a convenience for the public; I posted the pamphlet form of Ordinance #733H 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  
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME  
this 20<sup>th</sup> day of Aug, 2025.



Notary Public

