

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #479H

AN ORDINANCE APPROVING A REPLAT TITLED GCZ CORNER SUBDIVISION

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 6TH DAY OF JANUARY 2020.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 7TH DAY OF JANUARY 2020.

Published in Pamphlet Form this 7<sup>th</sup> day of January 2020.

**ORDINANCE NO. 479H**

**AN ORDINANCE APPROVING  
A REPLAT TITLED  
GCZ CORNER 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 and property owner, Miguel Zepeda, 1535 Maryland Court, Belvidere, IL 61008 (described in the attached subdivision plat (hereof referenced as Attachment A), has petitioned the City of Belvidere for approval of the replat titled GCZ Corner 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 RePlat titled GCZ Corner Subdivision be, and is hereby approved, subject to the following conditions:

1. 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. Public improvements may include sidewalks, water and sanitary service stubs.
2. 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 recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost 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.
4. Prior to approval of the Final Plat for this subdivision, 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.
5. A drainage overlay needs to be submitted for review and approval prior to final plat approval.

6. A utility easement shall be placed along Doc Wolf Drive if requested by a utility company.
7. A note shall be placed on the plat stating: All proposed access to the property along North State Street shall be approved by the Illinois Department of Transportation.
8. A note shall be placed on the plat stating: Access to Doc Wolf Drive shall be limited to the northeast corner of the property.
9. If the present water services are not utilized in the new development they shall be disconnected at the main.
10. A certificate for the Illinois Department of Transportation shall be placed on the plat. The certificate shall read: 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. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
12. 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.
13. 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 6<sup>th</sup> day of January, 2020.

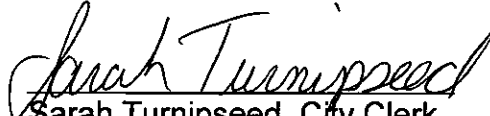
**APPROVED** by the Mayor of the City of Belvidere this 7<sup>th</sup> day of January, 2020.



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Mike Chamberlain, Mayor

**ATTEST:**



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Sarah Turnipseed, City Clerk

Ayes: 7 Nays: 0 Absent: Crawford and Freeman

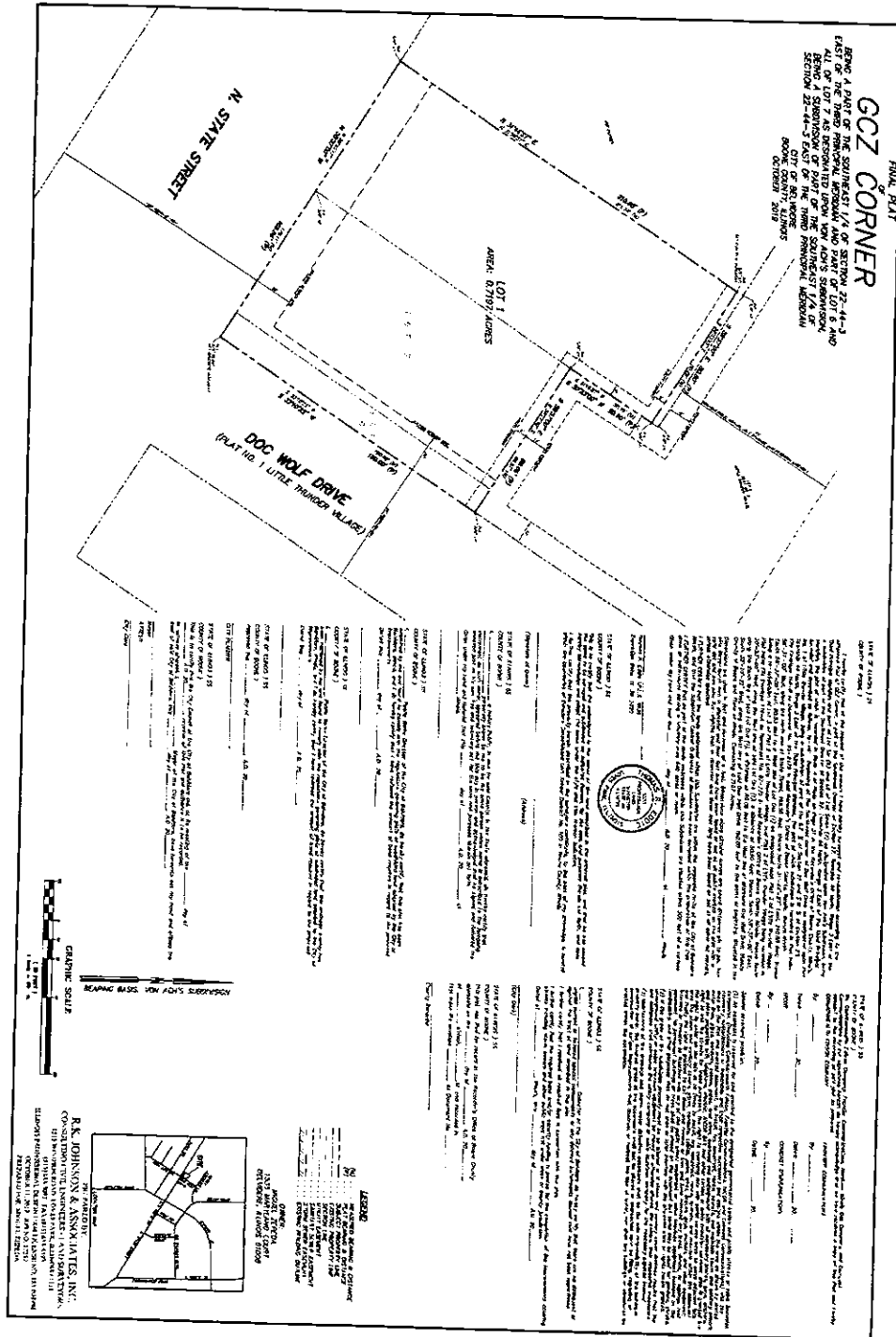
City Council Members Voting Aye: Porter, Ratcliffe, Snow, Stevens, Brereton, Frank and McGee.

City Council Members Voting Nay: None.

Date Published: January 7, 2020

Sponsor: Frank

# ATTACHMENT A



**AFFIDAVIT**

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 #479H of the City of Belvidere, Illinois, in pamphlet form on January 7, 2020 and as a convenience for the public; I posted the pamphlet form of Ordinance #479H 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*  
Sarah Turnipseed  
City Clerk

SUBSCRIBED AND SWORN TO before me  
this 7<sup>th</sup> day of January  
2020.

*Susie R Embry*  
Notary Public

