

ORDINANCE NO. 2347

**AN ORDINANCE
APPROVING A FINAL PLAT
(STONE BRIDGE CENTER SUBDIVISION NO. 1)**

WHEREAS, on December 8, 1988, the President and Board of Trustees (the **“Corporate Authorities”**) of the Village of Rantoul, Champaign County, Illinois (the **“Village”**) duly adopted Ordinance No. 1203, known and referred to as the **“Village of Rantoul Subdivision Ordinance 1988”**, as subsequently supplemented and amended (the **“Subdivision Ordinance”**); and

WHEREAS, on August 12, 2003, the Corporate Authorities of the Village duly adopted Ordinance No. 2154, known and referred to as the **“Rantoul Zoning Ordinance”**, a codification of the Rantoul Zoning Ordinance-1991, as supplemented and amended (the **“Zoning Ordinance”**); and

WHEREAS, Joseph H. Warner, Gerald E. Warner, Kristi Ann Pflugmacher (fka Kristi Ann Warner), Trustee of the Warner Dynasty Trust under agreement dated May 1, 2006 and Denise Ann Foster, Trustee of the Warner Dynasty Trust under agreement dated May 1, 2006, jointly and severally, as owners (collectively, the **“Developer”**) submitted a preliminary plat entitled **“Preliminary Plat – Stone Bridge Center”**, including such other supporting documentation as may be required by Section 5 of the Subdivision Ordinance (collectively, the **“Preliminary Plat”**) for the subdivision and platting of the land located within the corporate limits of the Village identified thereon (the **“Subdivision”**) and for the review and approval thereof by the Plan Commission of the Village (the **“Plan Commission”**); and

WHEREAS, the Subdivision was previously annexed to the Village subject to the terms and conditions of a certain Annexation, Subdivision and Pre-Development Agreement dated as of June 26, 2008 (the **“Agreement”**) by and between the Village and the Developer; and

WHEREAS, prior to submission of the Preliminary Plat to the Plan Commission, the Director and/or Assistant Director of Public Works, acting as the Village Engineer, and the Village Inspector reviewed the Preliminary Plat in connection with the requirements of the Subdivision Ordinance, the Zoning Ordinance and the Annexation Agreement; and

WHEREAS, the Plan Commission, at a duly called and held meeting of the Plan Commission on November 24, 2008, reviewed the Preliminary Plat in connection with the requirements of the Subdivision Ordinance, the Zoning Ordinance and the Annexation Agreement and provided its approval of the Preliminary Plat, subject to certain corrections and additions; and

WHEREAS, the Developer, within one (1) year from and after such approval of the Preliminary Plat by the Plan Commission, submitted to and filed with the Plan Commission a final plat entitled **“Final Plat – Stone Bridge Center Subdivision No. 1”** for the Subdivision and such other supplemental information, attachments and certificates as required by Section 6 of the Subdivision Ordinance (collectively, the **“Final Plat”**) for further review and recommendation by the Plan Commission; and

WHEREAS, the Plan Commission, at a duly called and held meeting of the Plan Commission on December 15, 2008, reviewed the Final Plat in connection with the requirements of the Subdivision Ordinance, the Zoning Ordinance and the Annexation Agreement and made the recommendation to the Corporate Authorities that the Final Plat be approved; and

WHEREAS, under and pursuant to Ordinance No. 2171, adopted January 13, 2009, the Corporate Authorities of the Village approved the Final Plat, but the Developer failed to record the Final Plat in the Office of the Recorder of Deeds, Champaign County, Illinois (the "**Recorder**") within a period of one year immediately occurring from and after the effective date of Ordinance No. 2171; and

WHEREAS, the Developer has now resubmitted the Final Plat in substantially the form thereof as previously approved by the Plan Commission and the Corporate Authorities under and pursuant to Ordinance No. 2171; and

WHEREAS, the Final Plat, as so submitted and filed by the Developer, is not accompanied by the plans and specifications for any new or improved public improvements to be acquired, constructed or installed within the Subdivision as required by Section 6 of the Subdivision Ordinance or the form of any related construction performance bond in that Section 8.A. of the Agreement permits the Developer to defer the installation of, and the obtaining of any related bond for, such public improvements until lots within the Subdivision are developed; and

WHEREAS, a copy of the Final Plat has been presented to and is now before the meeting of the Corporate Authorities at which this Ordinance is adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. Approval. The Final Plat be and the same is hereby approved.


Section 2. Authority to Execute and Record Final Plat. The Village President and the Village Clerk are hereby authorized to execute the Final Plat for and on behalf of the Village, with such changes therein as may be authorized by such Village President, and the Village Clerk, upon the written direction of the Developer that the Final Plat and related documents may be recorded and the receipt from the Developer of the correct fee to record the Final Plat and related documents in the office of the Recorder of Deeds, Champaign County, Illinois, (the "**Recorder**"), shall record or cause to be recorded the Final Plat and related documents in the office of the Recorder.

Section 3. Supplemental Authority. From and after the effective date of this Ordinance, the proper officers, employees, and agents of the Village are hereby authorized, empowered and directed to do all such acts and things and to execute and to record, if appropriate, all such supplemental documents and instruments as may be necessary to carry out the intent and accomplish the purposes of the Subdivision Ordinance, the Zoning Ordinance, the Annexation Agreement and this Ordinance in order to comply with and make effective the provisions of the Final Plat as approved or required by this Ordinance.

Section 5. Effective Date; Failure to Record. This Ordinance shall become effective immediately upon its passage and approval, provided, however, that in the event that the Final Plat and related documents as hereby approved are not recorded in the office of the Recorder within the one (1) year period immediately occurring from and after the effective date of this Ordinance, the approval of such Final Plat and related documents as provided by this Ordinance shall become null and void pursuant to and in accordance with Section 6 of the Subdivision Ordinance.

This Ordinance is hereby passed, the “ayes” and “nays” being called, by the concurrence of a majority of the Corporate Authorities then holding office at a regular meeting on the date set forth below.

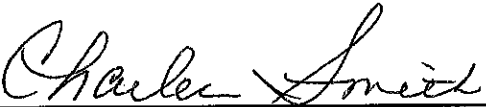
PASSED this 14th day of May, 2013.



Village Clerk

APPROVED this 14th day of May, 2013.





Village President