

ORDINANCE NO. 2483

**AN ORDINANCE
APPROVING A FINAL PLAT
(STONE BRIDGE CENTER SUBDIVISION NO. 2)**

WHEREAS, 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 “**Subdivider**”) submitted a combined preliminary and final plat entitled “Final Plat – Stone Bridge Center Subdivision No. 2” (collectively, the “**Final Plat**”), including such other supporting documentation as may be required by Section 32-23 of the Subdivision Code (Chapter 32 of the Rantoul Code), as supplemented and amended (the “**Subdivision Code**”) for the subdivision and platting of the land identified therein (the “**Subdivision**”) located within the corporate limits of the Village of Rantoul, Champaign County, Illinois (the “**Village**”) 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, as supplemented and amended (the “**Agreement**”) by and between the Village and the Subdivider; and

WHEREAS, prior to submission of the Final Plat to the Plan Commission, the Director and/or Assistant Director of Public Works, acting as the Village Engineer, and the Zoning Administrator reviewed the Final Plat in connection with the requirements of the Subdivision Code, the Zoning Ordinance (Chapter 46 of the Rantoul Code), as supplemented and amended (the “**Zoning Ordinance**”) and the Annexation Agreement; and

WHEREAS, the Plan Commission, at a duly called and held meeting of the Plan Commission on March 16, 2015, reviewed the Final Plat in connection with the requirements of the Subdivision Code, the Zoning Ordinance and the Annexation Agreement and provided its approval of the Final Plat, subject to certain corrections and additions; and

WHEREAS, a copy of the Final Plat, as recommended for approval by the Plan Commission, has been presented to and is now before the meeting of the President and Board of Trustees (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. Acceptance of Public Improvements. Any and all new or improved public improvements and utilities to be acquired, constructed or installed in the Subdivision (the “**Public Improvements**”) by the Subdivider, shall only be accepted by the Corporate Authorities after the Final Plat is duly recorded in the manner set forth in Section 3 of this Ordinance below if, as and

when transferred or conveyed by the Subdivider to the Village, following, in the case of any Public Improvements to be acquired, constructed and installed by the Subdivider, the procedures for such acceptance thereof by the Corporate Authorities as specified in Article III of the Subdivision Code.

Section 3. 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 Zoning Administrator, upon the written direction of the Subdivider that the Final Plat and related documents may be recorded and the receipt from the Subdivider 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 4. 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 Code, the Zoning Ordinance 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 180-day 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 32-22 of the Subdivision Code, unless within such 180-day period the Subdivider requests and the Corporate Authorities approve an extension of such 180-day period.

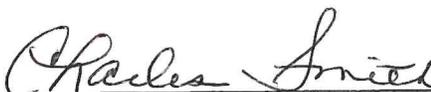
This Ordinance is hereby passed, the “ayes” and “nays” being called, by the concurrence of a majority of the Corporate Authorities then holding office at a special meeting duly called for that purpose on the date set forth below.

PASSED this 7th day of June, 2016.



Village Clerk

APPROVED this 7th day of June, 2016.



Village President

