

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #517H

AN ORDINANCE AUTHORIZING THE TRANSFER OF ABANDONED PROPERTIES TO THE NORTHERN ILLINOIS  
LAND BANK AUTHORITY

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 4<sup>TH</sup> DAY OF JANUARY 2021.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 5<sup>TH</sup> DAY OF JANUARY 2021.

Published in Pamphlet Form this 5<sup>th</sup> day of January 2021.

ORDINANCE #517H

AN ORDINANCE AUTHORIZING THE TRANSFER OF  
ABANDONED PROPERTIES TO THE NORTHERN  
ILLINOIS LAND BANK AUTHORITY

WHEREAS, on March 19, 2019 the Corporate Authorities of the City of Belvidere (the City) authorized an intergovernmental agreement (the Agreement) creating the Northern Illinois Land Bank Authority (the Land Bank) and joining the Land Bank; and

WHEREAS, one of the purposes of the Land Bank is to secure abandoned and / or blighted properties that face significant detriments including, but not limited to clouds on title, which prevent meaningful redevelopment; and

WHEREAS, one method of acquiring said parcels is for the City, in cooperation with the Land Bank, to bring legal actions to have the properties declared abandoned with title to the property vesting in the City free and clear of prior existing encumbrances; and

WHEREAS, the Agreement provides that when the Land Bank utilizes a court action to declare certain properties vacant, the City will then issue a deed transferring title to the properties to the Land Bank for redevelopment; and

WHEREAS, the Land Bank brought three lawsuits to declare certain properties commonly known as 407 Allen Street, Belvidere Illinois, 1000 Nettie Street Belvidere Illinois and 1031 Garfield Blvd, Belvidere Illinois as abandoned properties which the City now owns after the judgements were entered; and

WHEREAS, the Land Bank will likely acquire additional abandoned properties in the City's name in the future; and

WHEREAS, the City is a home rule unit of government within the meaning of Section 6 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, Section 10 of Article VII of the Constitution of the State of Illinois and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) authorize the City of Belvidere and the Complex Committee to enter into agreements, including, but not limited to, an agreement to sell or transfer real estate for public purposes.

NOW THEREFORE IT IS 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 as if fully set forth.

**SECTION 2:** The Mayor is authorized to execute such documents, including but not limited to deeds, necessary to transfer the three above referenced properties, as well as future

properties acquired by the Land Bank in the City's name, to the Land Bank.

**SECTION 3:** 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 4:** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5:** This Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor. The City Council finds that immediate approval is essential to obtain favorable sale and purchase terms.

Ayes: McGee, Porter, Ratcliffe, Snow, Stevens, Fleury, Frank and Freeman.

Nays: Brereton.

Absent: Arevalo.

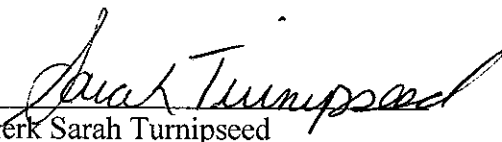
APPROVED:



\_\_\_\_\_  
Mayor Michael W. Chamberlain

(SEAL)

ATTEST:

  
Clerk Sarah Turnipseed

Passed: January 4, 2021

Approved: January 5, 2021


Published: January 5, 2021

**AFFIDVAIT**


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 #517H of the City of Belvidere, Illinois, in pamphlet form on January 5, 2021, and as a convenience for the public; I posted the pamphlet form of Ordinance #517H in the lobby of Belvidere City Hall at 401 Whitney Blvd., Belvidere, Illinois; said location being readily visible by the public.

  
Sarah Turnipseed  
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME  
this 5<sup>th</sup> day of January 2021.

  
\_\_\_\_\_  
Notary Public

