AN ORDINANCE APPROVING A SUBDIVISION PLAT FOR CERTAIN PROPERTY COMMONLY KNOWN AS 19379 E. COUNTY LINE ROAD, IN THE VILLAGE OF MAPLE PARK, COUNTY OF DEKALB, ILLINOIS
VILLAGE OF MAPLE PARK
KANE AND DEKALB COUNTIES, ILLINOIS

ORDINANCE NO. 2017-07

AN ORDINANCE APPROVING A SUBDIVISION PLAT FOR CERTAIN PROPERTY
COMMONLY KNOWN AS 19379 E. COUNTY LINE ROAD, IN THE VILLAGE OF
MAPLE PARK, COUNTY OF DEKALB, ILLINOIS

ADOPTED BY
THE BOARD OF TRUSTEES
OF THE
VILLAGE OF MAPLE PARK, ILLINOIS

Published in pamphlet form by the authority of the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois this 2nd day of May, 2017.
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FOR CERTAIN PROPERTY COMMONLY KNOWN AS
19379 E. COUNTY LINE ROAD, IN THE VILLAGE OF
MAPLE PARK, COUNTY OF DEKALB, ILLINOIS

WHEREAS, On February 27, 2017, Susan M. Wiles, Trustee and Richard G. Diehl,
Trustee of David A. Diehl, Trust 101 and Joyce C. Diehl, Trustee 102, 19379 E. County Line
Road, PIN 09-25-401-001, Maple Park, Illinois filed a petition for a Subdivision of Property,
said property being legally described in Exhibit “A” attached hereto; and

WHEREAS, proper publication of a notice as required by Section 11-11-4.A of the
Maple Park Village Code occurred in the Daily Chronicle on March 10, 2017; and

WHEREAS, notice to adjacent property owners pursuant to 11-11-4.B was provided via
certified mail by the petitioners; and

WHEREAS, a public hearing before the Planning Commission took place on March 30,
2017, at which time all facts, exhibits, and testimony regarding the proposed Subdivision of
Property was received; and

WHEREAS, the Planning Commission has recommended, by a 4-0-1 vote, approval of
the application of Susan M. Wiles, Trustee and Richard G. Diehl, Trustee of David A. Diehl,
Trust 101 and Joyce C. Diehl, Trustee 102, 19379 E. County Line Road, PIN 09-25-401-001,
Maple Park, Illinois for a Subdivision of Property, thus requiring a majority vote of the Board of
Trustees to pass an ordinance granting the requested Subdivision of Property.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of
the Village of Maple Park, Illinois:

1) That the request of the Petitioners for a Subdivision of Property be granted.

2) That is so granting, the Village Board of Trustees finds:

   a) That the amendment sought by Petitioners promotes the public health, safety,
      comfort, convenience and general welfare of the village, and complies with the
      policies and comprehensive land use plan and other official plans of the village of
      Maple Park;
   b) That the trend of development in the area of the subject property is consistent with
      the requested amendment;
   c) That the Subdivision of Property will not alter the essential character of the
      neighborhood, and will not be a substantial detriment to adjacent property.

3) That this Ordinance shall be recorded with the County of DeKalb, Illinois and the
   Township of Cortland, Illinois.
PASSED this 2nd day of May, 2017, pursuant to roll call vote as follows:

AYES: Dries, Goucher, Harris, Dalton

NAYS: None

ABSENT: 

APPROVED this 2nd day of May, 2017.

Kathleen Curtis, Village President

ATTEST:

Elizabeth Peerboom, Village Clerk
STATE OF ILLINOIS  
COUNTIES OF KANE AND DEKALB

PUBLICATION IN PAMPHLET FORM

I, Elizabeth Peerboom, certify that I am the Village Clerk of the Village of Maple Park, Kane and DeKalb Counties, Illinois, and as such officer I am the keeper of the records, files and proceedings of the corporate authorities of said municipality.

I further certify that, as of the date hereof, Ordinance No. 2017-07, adopted by the corporate authorities on May 2, 2017, entitled AN ORDINANCE APPROVING A SUBDIVISION PLAT FOR CERTAIN PROPERTY COMMONLY KNOWN AS 19379 E. COUNTY LINE ROAD, IN THE VILLAGE OF MAPLE PARK, COUNTY OF DEKALB, ILLINOIS, has been duly published in pamphlet form in accordance with Section 1-2-4 of the Illinois Municipal Code.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and the seal of the municipality this 4th day of May, 2017.

(SEAL)

Elizabeth Peerboom, Village Clerk
Village of Maple Park, Illinois
PROPERTY DESCRIPTION FOR DIEHL’S COUNTY LINE SUBDIVISION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 559.91 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG SAID EAST LINE, 183.00 FEET; THENCE WESTERLY, AT AN ANGLE OF 89°55'57", MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE, 371.00 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF 148°36'03", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 70.13 FEET; THENCE NORTHERLY, AT AN ANGLE OF 123°26'39", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 142.00 FEET; THENCE EASTERLY, AT AN ANGLE OF 88°33'14", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 435.73 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.