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DOUGLAS J. JOHNSON
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Prepared by and Return to:

**Liz Peerboom, Village Clerk
Village of Maple Park
302 Willow Street
P.O. Box 220
Maple Park, IL 60115**

DOCUMENT TYPE: Ordinance 2017-07 DIRECT VILLAGE BOARD APPROVAL OF PLATS

DOCUMENT DATE: May 2, 2017

**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.**

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**

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 in 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
Kathleen Curtis, Village President

ATTEST:

Elizabeth E. Peerboom
Elizabeth Peerboom, Village Clerk

STATE OF ILLINOIS)
) SS
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

Exhibit A

WES 13924B

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 $89^{\circ}55'57''$, MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE, 371.00 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF $148^{\circ}36'03''$, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 70.13 FEET; THENCE NORTHERLY, AT AN ANGLE OF $123^{\circ}26'39''$, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 142.00 FEET; THENCE EASTERLY, AT AN ANGLE OF $88^{\circ}33'14''$, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 435.73 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.