

Prepared by and Return to:

**Theresa D'Amato, Village Clerk
Village of Maple Park
302 Willow Street
P.O. Box 220
Maple Park, IL 60115**

**DOCUMENT TYPE: Ordinance 2020-22 SPECIAL USE TIME LIMIT EXTENSION FOR 18663
COUNTY LINE ROAD**

DOCUMENT DATE:

**AN ORDINANCE GRANTING A SIX-MONTH EXTENSION OF
THE SPECIAL USE PERMIT TIME LIMIT TO THE IDEAL
UNITED GROUP, INC. IN ACCORDANCE WITH TITLE 11,
“ZONING REGULATIONS,” CHAPTER 11 “ADMINISTRATION
AND ENFORCEMENT,” SECTION 11-11-9.A, “VARIATIONS OR
SPECIAL USES,” OF THE MAPLE PARK VILLAGE CODE
FOR THE PROPERTY LOCATED AT 18663 COUNTY LINE
ROAD IN THE VILLAGE OF MAPLE PARK, ILLINOIS**

**VILLAGE OF MAPLE PARK
KANE AND DEKALB COUNTIES, ILLINOIS**

ORDINANCE NO. 2020-22

AN ORDINANCE GRANTING A SIX-MONTH EXTENSION OF THE SPECIAL USE PERMIT TIME LIMIT TO THE IDEAL UNITED GROUP, INC. IN ACCORDANCE WITH TITLE 11 “ZONING REGULATIONS,” CHAPTER 11 “ADMINISTRATION AND ENFORCEMENT,” SECTION 11-11-9.A, “VARIATIONS OR SPECIAL USES,” OF THE MAPLE PARK VILLAGE CODE FOR THE PROPERTY LOCATED AT 18663 COUNTY LINE ROAD IN THE VILLAGE OF MAPLE PARK, 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 3rd day of November, 2020.

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AN ORDINANCE GRANTING A SIX-MONTH EXTENSION OF THE SPECIAL USE PERMIT TIME LIMIT TO THE IDEAL UNITED GROUP, INC. IN ACCORDANCE WITH TITLE 11 "ZONING REGULATIONS," CHAPTER 11 "ADMINISTRATION AND ENFORCEMENT," SECTION 11-11-9.A, "VARIATIONS OR SPECIAL USES," OF THE MAPLE PARK VILLAGE CODE FOR THE PROPERTY LOCATED AT 18663 COUNTY LINE ROAD IN THE VILLAGE OF MAPLE PARK, ILLINOIS

WHEREAS, a petition was filed by Mario Mendez of Ideal United Group, Inc., for property located at 18663 County Line Road, PIN 09-36-276-028, Maple Park, Illinois, seeking a special use permit allowing the operation of a commercial cleaning business for that property in the "B-2," General Commercial District; and,

WHEREAS, the petition of Ideal United Group for said special use was made in accordance with the provisions of the Village's Zoning Ordinance, §11-7-2-C-4 Building Contractor's Office and Material Storage; and,

WHEREAS, a public hearing before the Planning Commission took place on February 21 and March 7, 2019, and by a vote of 7-0, with a written finding of fact, the Plan Commission recommended favorably the granting of the special use; and,

WHEREAS, on April 2, 2019, the Village Board approved the Ordinance 2019-03 granting a Special Use Permit in the B-2 General Commercial District permitting the operation of a commercial cleaning business for the above identified property; and,

WHEREAS, the applicant, Mario Mendez of the Ideal United Group, initially began the site and building process when a "New Construction Permit Application – MP 19-91" was filed on October 18, 2019. The submittal included site improvement and preliminary demolition documentation and the ordinance required escrow deposit; however, did not include actual building construction plans; and,

WHEREAS, Village Staff and Village Engineer, have subsequently met with and discussed site improvements and engaged in dialogue regarding the building permit application and site improvement process with Mr. Mendez and his designated engineer and architectural firms; and,

WHEREAS, the applicant has continued work with his engineers and architects to complete the site improvement drawings, including water and sanitary sewer connections, and has been preparing to submit the building permit application drawings for 18663 East County Line Road as required per Section 11-11-9.A. but due to financial challenges and economic issues associated with the coronavirus impact on the economic climate will require additional time to finalize these submissions; and,

WHEREAS, on October 1, 2020 the applicant submitted a letter requesting a permit extension for 18663 East County Line Road, citing the coming winter and current economic conditions as the need for the extension; and,

WHEREAS, in an effort to support the redevelopment of this property and Ideal United Group, Staff is in support of the request to extend the building permit application period to March 30, 2021 and to allow the Special Use permit to remain in effect; and

WHEREAS, the Village Board of Trustees finds that granting the requested six-month building permit application extension to allow Ideal United Group, Inc. to maintain its Special Use permit for the property located at 18663 County Line Road is in the best interest of the Village of Maple Park.

NOW THEREFORE BE IT HEREBY ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MAPLE PARK THAT:

1. The eighteen month time limitation for submitting a building permit to begin construction in order to maintain the viability of the previously issued Special Use Permit associated with operation of a commercial cleaning business at 18663 County Line Road, PIN 09-36-276-028, Maple Park, Illinois (DeKalb County) by Ideal United Group, Inc. shall be extended for an additional six months, such that a complete building permit application, with all appropriate and necessary accompanying submissions, shall be filed with the Village of Maple Park no later than **March 31, 2021**.
2. That this Ordinance may be recorded with the County of DeKalb, Illinois to memorialize this extension as deemed necessary or appropriate.
3. That in all other respects, the provisions of Ordinance 2019-03 shall remain in full force and effect.

APPROVED by the President and the Board of Trustees of the Village of Maple Park, DeKalb County, Illinois, on the 3rd day of November, 2020, and deposited and filed in the office of the Village Clerk in said Village on that date pursuant to roll call vote as follows:

AYES: Dries, Higgins, Ward

NAYS: _____

ABSENT: Fahnestock, Harris, Rebone

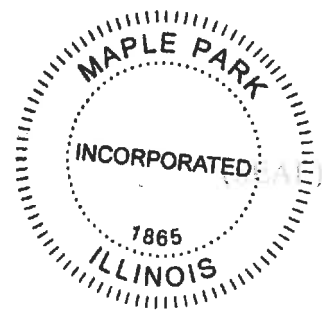


Kathleen Curtis, Village President

ATTEST:



Theresa D'Amato, Village Clerk



CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTIES OF DEKALB AND KANE)

I, Theresa D'Amato, certify that I am the duly appointed and acting Village Clerk of Maple Park, DeKalb and Kane Counties, Illinois.

I further certify that on the 3rd day of November, 2020, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2020-22, entitled "AN ORDINANCE GRANTING A SIX-MONTH EXTENSION OF THE SPECIAL USE PERMIT TIME LIMIT TO THE IDEAL UNITED GROUP, INC. IN ACCORDANCE WITH TITLE 11 "ZONING REGULATIONS," CHAPTER 11 "ADMINISTRATION AND ENFORCEMENT," SECTION 11-11-9.A, "VARIATIONS OR SPECIAL USES," OF THE MAPLE PARK VILLAGE CODE FOR THE PROPERTY LOCATED AT 18663 COUNTY LINE ROAD IN THE VILLAGE OF MAPLE PARK, ILLINOIS."

The pamphlet form of Ordinance 2020-22 was posted in the Village Hall, commencing on November 5, 2020. Copies of the Ordinance were also available for public inspection upon request in the office of the Village Clerk.

Dated at Maple Park, Illinois, this 3rd day of November, 2020.



Theresa D'Amato

Theresa D'Amato, Village Clerk