

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

ORDINANCE NO. 2021-18

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT
FOR A .25 ACRE PARCEL LOCATED AT 505 MAIN STREET,
IN THE VILLAGE OF MAPLE PARK**

**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 9th day of November, 2021.**

ORDINANCE NO. 2021-18

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT
FOR A .25 ACRE PARCEL LOCATED AT 505 MAIN STREET,
IN THE VILLAGE OF MAPLE PARK**

WHEREAS, Gary Bokamp II filed an application for a zoning map amendment to rezone a .25 acre parcel at 505 South Street in the Village of Maple Park which is currently zoned B-1 Central Business District to R-1 Single-Family Residential District, said property being legally described in Exhibit "A" attached hereto; and

WHEREAS, proper publication of a notice occurred in The Daily Chronicle on October 15, 2021, and notice to adjacent owners was provided by certified mail and posting of a sign was accomplished by Village in accordance with Section 11-11-4 of the Village Code; and

WHEREAS, a public hearing before the Planning and Zoning Commission took place on November 3, 2021, at which time all facts, exhibits, and testimony regarding the proposed zoning map amendment was received; and

WHEREAS, the Planning and Zoning Commission has recommended, by a 4 - 0 vote, approval of the application of Gary Bokamp II for a zoning map amendment for the .25 acre parcel at 505 main Street Street in the Village of Maple Park from B-1 Central Business District to R-1 Single-Family Residential District

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 Petitioner Gary Bokamp II to rezone the .25 acre parcel located at 505 Main Street in the Village of Maple Park and legally described in Exhibit "A" from B-1 Central Business District to R-1 Single-Family Residential be granted.
- 2) That is so granting, the Village Board of Trustees finds:
 - a) That the amendment sought by Petitioner 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 requested zoning permit uses are more suitable than the uses permitted under the existing zoning classification, and
 - d) That the amendment will not alter the essential character of the neighborhood, and will not be a substantial detriment to adjacent property
- 3) That the official zoning map of the Village of Maple Park shall be modified to reflect the .25 acre parcel described in Exhibit "A" shall henceforth be zoned as part of the R-1 Single-Family Zoning District.

PASSED this 9th day of November 2021, pursuant to roll call vote as follows:

AYES: Groezinger, Rebone, Speare, and Ward

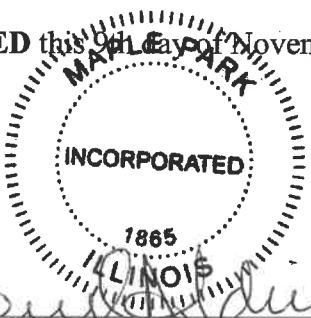
NAYS: _____

ABSENT: Peloso and Simon

APPROVED this 9th day of November, 2021.

SEAL

ATTEST:


Cheryl Aldridge
Cheryl Aldridge, Deputy Village Clerk


Suzanne Fahnestock, Village President

EXHIBIT "A"

Parcel 1, Lot 1 in block 5 and the easterly 22 feet of vacated Green Street lying west of an adjoining in the original Village of Lodi (now Maple Park), in the Village of Maple Park, Kane County, Illinois (PIN#07-31-131-005); and,

That part of vacated Green Street (per Document #561471 recorded August 16, 1946 in Book 1305, Page 449) lying easterly of block 4 and westerly of block 5 in the original Village of Lodi (now Maple Park), recorded in Book 33, Page 356 in Kane County Illinois, excepting therefrom the easterly 22 feet thereof (PIN#07-31-131-004).

STATE OF ILLINOIS

COUNTIES OF KANE AND DEKALB

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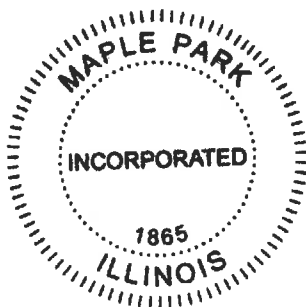
PUBLICATION IN PAMPHLET FORM

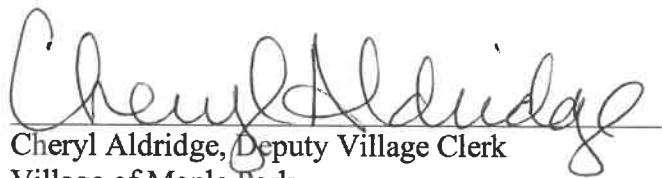
I, Cheryl Aldridge, certify that I am the Deputy Village Clerk of the Village of Maple Park, Kane and DeKalb Counties, Illinois, and as such officer I am the keeper of the records, files and proceedings of the corporate authorities of said municipality.

I further certify that, as of the date hereof, Ordinance No. 2021-18 adopted by the corporate authorities on November 9, 2021, entitled **AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR A .25 ACRE PARCEL LOCATED AT 505 MAIN STREET, IN THE VILLAGE OF MAPLE PARK** 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 9th day of November, 2021.

(SEAL)




Cheryl Aldridge, Deputy Village Clerk
Village of Maple Park
Kane and DeKalb Counties, IL