

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

ORDINANCE NO. 2021-19

**AN ORDINANCE AN ORDINANCE GRANTING VARIANCES
FOR THE PROPERTY LOCATED AT 505 MAIN STREET,
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 9th day of November, 2021.**

ORDINANCE NO. 2021-19

**AN ORDINANCE GRANTING VARIANCES FOR THE PROPERTY
LOCATED AT 505 MAIN STREET, IN THE VILLAGE OF MAPLE PARK, ILLINOIS**

WHEREAS, the corporate authorities of the Village of Maple Park are authorized by the Illinois Municipal Code, 65 ILCS 5/11-13-5, to vary the application of zoning regulations relating to the use, construction, or alteration of buildings or structures or use of land within the Village; and,

WHEREAS, Gary Bokamp II has applied for variations from the following requirements of the newly rezoned parcel, per Ordinance 2021-18, of 505 Main Street R-1 Single-Family Residential District, specifically, Section 11-6-4.D. Yard Requirements, Section 11-6-4.E.1. Building Height, Section 11-6-4.F. Lot Area Coverage and Section 11-6-4.H. Off-Street Parking; and,

WHEREAS, the property is located in the R-1 Single-Family Residential District, per Ordinance 2021-18; and

WHEREAS, a public hearing was held on November 3, 2021 pursuant to proper notice and in compliance with the laws of the State of Illinois and the ordinances of the Village; and,

WHEREAS, the Planning and Zoning commission recommended approval of the variations to allow a front yard setback of 7.32 feet; a rear yard setback of 2.28 feet; and an east side yard setback of 6.48 feet; a building height of 42 feet; and lot coverage of 40.36 percent and one (1) off-street uncovered parking stall and,

WHEREAS, the Board of Trustees accepts and adopts the findings and recommendations of the Planning and Zoning Commission concerning the requested variations; and,

WHEREAS, the Board of Trustees finds that the Applicant has met his burden of demonstrating practical difficulties and particular hardship concerning a variation;

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

SECTION 1: That the foregoing preambles are incorporated into this Section as if fully set forth herein.

SECTION 2: The property which is subject to this Ordinance is legally described as follows:

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).

SECTION 3: Variations to allow the decreased front, side and rear yard setbacks; and increased building height, lot coverage and one (1) off-street uncovered parking stall, hereby granted, and not subject to any other conditions.

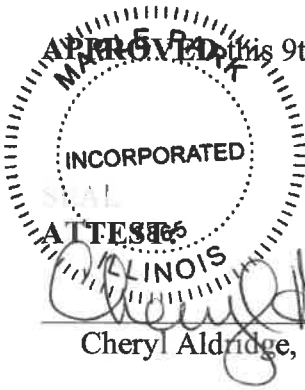
SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by the law.

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



Suzanne Fahnestock
Suzanne Fahnestock, Village President

STATE OF ILLINOIS

COUNTIES OF KANE AND DEKALB

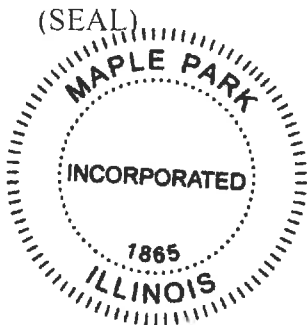
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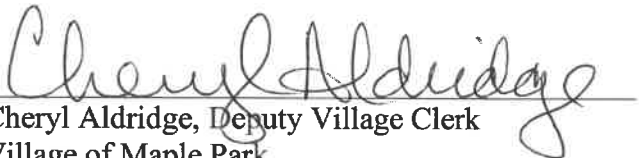
PUBLICATION IN PAMPHLET FORM

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. 2021-19 adopted by the corporate authorities on November 9, 2021, entitled **AN ORDINANCE GRANTING VARIANCES FOR THE PROPERTY LOCATED AT 505 MAIN STREET** 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.




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