

VILLAGE OF MAPLE PARK

ORDINANCE NO. 2022-26

**AN ORDINANCE APPROVING THE REZONING OF CERTAIN
PROPERTY LOCATED IN THE VILLAGE OF MAPLE PARK,
KANE AND DEKALB COUNTIES, ILLINOIS**

**ADOPTED BY
THE BOARD OF TRUSTEES
OF THE
VILLAGE OF MAPLE PARK
KANE AND DEKALB COUNTIES, ILLINOIS**

Published in pamphlet form by authority of the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois, this __ day of December, 2022.

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**AN ORDINANCE APPROVING THE REZONING OF CERTAIN
PROPERTY LOCATED IN THE VILLAGE OF MAPLE PARK,
KANE AND DEKALB COUNTIES, ILLINOIS**

WHEREAS, a Request to Enter into Annexation Agreement and Petition for Annexation came before the Planning & Zoning Commission filed by the beneficiaries of Chicago Title Land Trust Company Nos. 2396, 2975, and 2976 ("Owner"), seeking the rezoning of the property, which is currently zoned "A-1," Agricultural District, and legally described on the attached Exhibit "A."

WHEREAS, the request and petition of the Owner for such zoning map amendment was made in accordance with the provisions of the Maple Park Village Code; and

WHEREAS, pursuant to the required published notice, the Planning & Zoning Commission held a public hearing on November 9, 2022; and

WHEREAS, the Planning & Zoning Commission has recommended approval of the rezoning (zoning map amendment) from "A-1" Agricultural District, to the following:

1. PIN: 09-25-300-005, consisting of 24.96 acres, will be rezoned from "A-1" Agricultural District to "R-1," Single Family District;
2. PIN: 09-25-300-006, consisting of 4.26 acres, will be rezoned from "A-1" Agricultural District to "B-2," General Business District;
3. PIN: 09-25-451-002, consisting of 24.52 acres, will be rezoned from "A-1" Agricultural District to "B-2," General Business District;
4. PIN: 09-25-476-001, consisting of 30.25 acres, will be rezoned from "A-1" Agricultural District to "B-2," General Business District; and
5. PIN: 09-25-477-002, consisting of 1.78 acres, will be rezoned from "A-1" Agricultural District to "B-2," General Business District.

WHEREAS, the Board of Trustees of the Village of Maple Park, after examining said request, petition, and recommendation in accordance with Section 11-11-6:D.2. of the Maple Park Village Code, has determined that all requirements for the zoning map amendment have been met.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois as follows:

1. That the zoning map amendments are hereby approved and the repealing of the existing "A-1" Agricultural District zoning classification presently ascribed to the Property.
2. The Village shall rezone and classify the real estate as set forth below:
 - (a) PIN: 09-25-300-005, consisting of 24.96 acres, will be rezoned to "R-1," Single Family District;
 - (b) PIN: 09-25-300-006, consisting of 4.26 acres, will be rezoned to "B-2," General Business District;
 - (c) PIN: 09-25-451-002, consisting of 24.52 acres, will be rezoned to "B-2," General Business District;
 - (d) PIN: 09-25-476-001, consisting of 30.25 acres, will be rezoned to "B-2," General Business District; and

(e) PIN: 09-25-477-002, consisting of 1.78 acres, will be rezoned to "B-2," General Business District.

3. That the recitals above are incorporated herein and this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

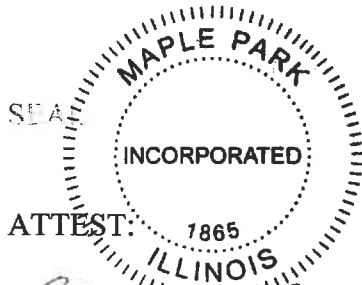
APPROVED THIS 7th day of December, 2022.

AYES: Groezing, Joy, Peloso, Speare, Ward

NAYS: None

ABSENT: Simon

SIGNED this 7th day of December, 2022.



Elizabeth Peerboom
Elizabeth Peerboom, Village Clerk

Suzanne Fahnestock
Suzanne Fahnestock, Village President

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

Dated at Maple Park, Illinois, this ____ day of December, 2022.

Elizabeth Peerboom, Acting Village Clerk

Exhibit "A"

PIN: 09-25-300-005

THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTHERLY ALONG SAID WEST LINE, 760.09 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE EASTERLY AT AN ANGLE OF 88 DEGREES 49 MINUTES 56 SECONDS MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID SOUTH LINE, 1,981.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTHERLY AT AN ANGLE OF 91 DEGREES 12 MINUTES 27 SECONDS MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG SAID EAST LINE, 337.63 FEET TO SAID SOUTHERLY LINE; THENCE NORTHWESTERLY AT AN ANGLE OF 100 DEGREES 52 MINUTES 32 SECONDS MEASURED CLOCKWISE FROM SAID EAST LINE, ALONG SAID SOUTHERLY LINE, 2,017.76 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PIN: 09-25-300-006

THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2, 3,490.28 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, 475.28 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTHERLY AT AN ANGLE OF 91 DEGREES 13 MINUTES 28 SECONDS MEASURED CLOCKWISE FROM SAID NORTH LINE, ALONG SAID WEST LINE, 372.23 FEET TO THE NORTHERLY LINE OF MAPLE PARK ROAD; THENCE SOUTHEASTERLY AT AN ANGLE OF 100 DEGREES 54 MINUTES 55 SECONDS MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID NORTHERLY LINE, 416.45 FEET; THENCE NORTHERLY AT AN ANGLE OF 87 DEGREES 15 MINUTES 35 SECONDS MEASURED CLOCKWISE FROM SAID NORTHERLY LINE, 465.98 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PIN: 09-25-451-002 & PIN: 09-25-476-001

THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2, 2,740.28 FEET; THENCE SOUTHERLY AT RIGHT ANGLE TO SAID NORTH LINE, 637.43 FEET TO THE NORTHERLY LINE OF MAPLE PARK ROAD; THENCE SOUTHEASTERLY AT AN ANGLE OF 102 DEGREES 08 MINUTES 23 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID NORTHERLY LINE, 1,515.17 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY AT AN ANGLE OF 168 DEGREES 35 MINUTES 17 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, CONTINUING ALONG SAID NORTHERLY LINE, 1,241.95 FEET TO THE EAST LINE OF SAID SOUTH 1/2; THENCE NORTHERLY AT AN ANGLE OF 90 DEGREES 16 MINUTES 57 SECONDS MEASURED CLOCKWISE FROM SAID NORTHERLY LINE, ALONG SAID EAST LINE, 972.00 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

THAT PART OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY WITH THE WEST LINE OF COUNTY LINE ROAD, THE CENTER LINE OF SAID COUNTY LINE ROAD BEING THE EAST LINE OF SAID SECTION 25; THENCE NORTH, ALONG THE WEST LINE OF COUNTY LINE ROAD, 101.0 FEET; THENCE NORTH 86 DEGREES 54 MINUTES WEST 135.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 02 MINUTES WEST 136.92 FEET TO THE SOUTH LINE OF MAPLE PARK ROAD; THENCE SOUTH 89 DEGREES 57 MINUTES WEST ALONG SAID SOUTH LINE 537.19 FEET TO A POINT THAT IS 545.5 FEET EAST OF THE INTERSECTION OF SAID SOUTH LINE OF MAPLE PARK ROAD AND THE NORTH LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, AS MEASURED ALONG SAID SOUTH LINE; THENCE SOUTH 0 DEGREES 03 MINUTES EAST 109.99 FEET TO THE SAID NORTH LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE SOUTH 78 DEGREES 39 MINUTES EAST ALONG SAID NORTH LINE 397.66 FEET; THENCE NORTH 1 DEGREE WEST 59.84 FEET; THENCE SOUTH 86 DEGREES 54 MINUTES WEST 148.55 FEET TO THE POINT OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.