

**Prepared by and Return to:**

**Cheryl Aldridge, Deputy Village Clerk  
Village of Maple Park  
302 Willow Street  
P.O. Box 220  
Maple Park, IL 60115**



**2021K092841  
SANDY WEGMAN  
RECORDER - KANE COUNTY, IL**

RECORDED: 12/14/2021 03:12 PM  
REC FEE: 52.00  
PAGES: 6

**DOCUMENT TYPE: Ordinance 2021-17 VILLAGE BOARD APPROVAL OF PLAT OF CONSOLIDATION**

**DOCUMENT DATE: November 9, 2021**

**AN ORDINANCE APPROVING A PLAT OF CONSOLIDATION  
FOR BOKAMP'S PROPERTY AT 505 MAIN STREET, IN THE  
VILLAGE OF MAPLE PARK, COUNTY OF KANE, ILLINOIS**

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

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**ORDINANCE NO. 2021-17**

**AN ORDINANCE APPROVING A PLAT OF CONSOLIDATION FOR BOKAMP'S  
PROPERTY AT 505 MAIN STREET, IN THE VILLAGE OF MAPLE PARK,  
COUNTY OF KANE, ILLINOIS**

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**ADOPTED BY  
THE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF MAPLE PARK, ILLINOIS**

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**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. 2021-17**

**AN ORDINANCE APPROVING A PLAT OF CONSOLIDATION FOR THE BOKAMP PROPERTIES AT 110 SUMMER STREET AND 505 MAIN STREET, IN THE VILLAGE OF MAPLE PARK, COUNTY OF KANE, ILLINOIS**

**WHEREAS**, on October 7, 2021, Gary Bokamp II, owner of the subject properties of 110 Summer Street and 505 Main Street, Maple Park, Illinois, filed a Letter of Intent seeking approval of a Plat of Consolidation; where 505 Main Street is identified as:

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,

Where 110 Summer Street is identified as:

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).

said Plat of Consolidation having been prepared by Illinois Professional Land Surveyor Warren D. Johnson on October 20, 2021 and being attached as Exhibit "A" hereto; and

**WHEREAS**, a public hearing regarding approval of this subdivision plat was held before the Village of Maple Park's Planning and Zoning Commission on November 3, 2021; and

**WHEREAS**, the Planning and Zoning Commission has recommended, by a vote of 4 - 0, that the Village Board **approve** the Plat of Consolidation in accordance with the provisions of Title 12, Subdivision Regulations, of the Maple Park Village Code.

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

**SECTION ONE:** That the Plat of Consolidation dated October 20, 2021, attached hereto and made a part hereof by this reference, is hereby approved in the form set forth on Exhibit A.

**SECTION TWO:** That the Village President and Deputy Village Clerk are hereby authorized and directed to execute the Plat of Consolidation upon presentment of such proper and sufficient documents as may be necessary to comply with all requirements of Title 12, Subdivision Regulations, of the Maple Park Village Code.

**SECTION THREE:** That the Deputy Village Clerk is hereby authorized and directed after execution by Village officials to release all such executed copies of the Final Plat to the petitioners necessary for proper filing and recording with the Kane County Recorder of Deeds such that petitioners may accomplish the recording of the Plat of Consolidation for Bokamp's properties within the necessary time frame required by Section 12-9-7 of the Maple Park Village Code.

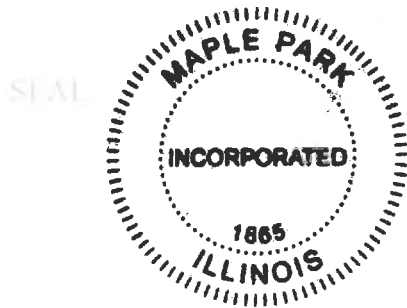
**PASSED** this 9th day of November, 2021, pursuant to roll call vote as follows:


AYES: Groezynger, Rebone, Speare, and Ward

NAYS: \_\_\_\_\_

ABSENT: Peloso and Simon

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

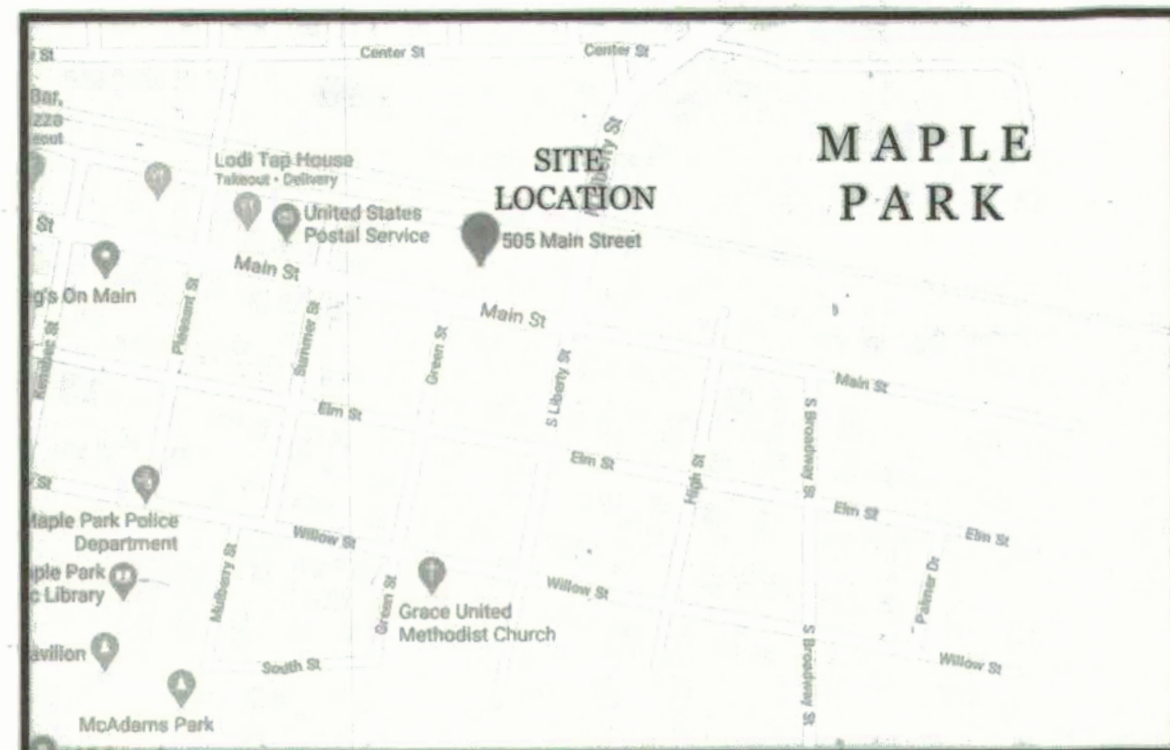


  
Suzanne Fahnestock, Village President

**ATTEST:**

  
Cheryl Aldridge, Deputy Village Clerk



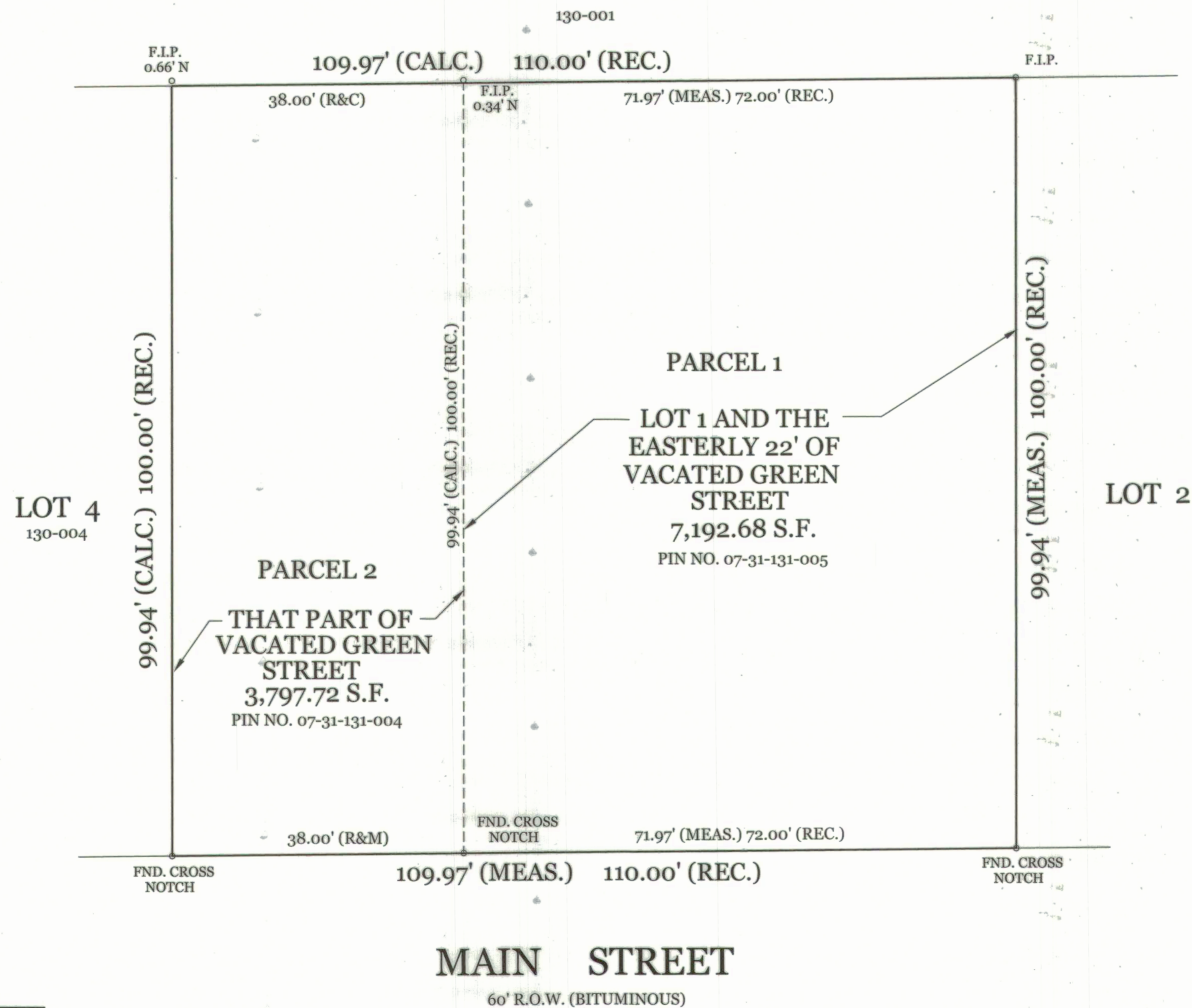


NORTH  
LOCATION MAP  
N.T.S.

Exhibit "A"  
**PLAT OF CONSOLIDATION**  
FOR  
**505 MAIN STREET, MAPLE PARK, ILLINOIS**

PARCEL 1:  
LOT 1 IN BLOCK 5 AND THE EASTERLY 22 FEET OF VACATED GREEN STREET LYING WEST OF AND ADJOINING IN THE ORIGINAL VILLAGE OF LODI (NOW MAPLE PARK), IN THE VILLAGE OF MAPLE PARK, KANE COUNTY, ILLINOIS.  
ADDRESS: 505 MAIN STREET, MAPLE PARK, ILLINOIS 60151  
PIN : 07-31-131-005

PARCEL 2:  
THAT PART OF VACATED GREEN STREET (PER DOCUMENT NO. 561471 RECORDED AUGUST 15, 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.  
ADDRESS: 110 SUMMER STREET, MAPLE PARK, ILLINOIS 60151  
PIN : 07-31-131-004  
TOTAL S.F. AFTER LOT CONSOLIDATION= 10,990.40 S.F.



2021K092842  
SANDY WEGMAN  
RECORDER - KANE COUNTY, IL  
RECORDED: 12/14/2021 03:12 PM  
REC FEE: 80.00  
PAGES: 1

NORTH  
SCALE: 1 IN. = 10 FT.

SEND TAX BILL TO:  
GARY BOKAMP II  
505 MAIN STREET  
MAPLE PARK, ILLINOIS

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: VILLAGE OF MAPLE PARK  
ADDRESS: 302 WILLOW STREET, P.O. BOX 220  
MAPLE PARK, IL 60151

PLANNING AND ZONING COMMISSION CERTIFICATE  
State of Illinois ) S.S.  
County of Kane )  
Approved by the planning and zoning commission of the Village of Maple Park, Illinois.  
Dated this 3rd day of November, A.D. 2021  
Kimberly Sutherland  
Planning and Zoning Commission chair  
Kimberly Sutherland

VILLAGE BOARD CERTIFICATE  
State of Illinois ) S.S.  
County of Kane )  
Approved by the Village Of Maple Park Village Board  
Dated this 9th day of November, A.D. 2021  
Joseph P. Khatib  
Village President  
Cheryl Aldridge  
Deputy Village Clerk

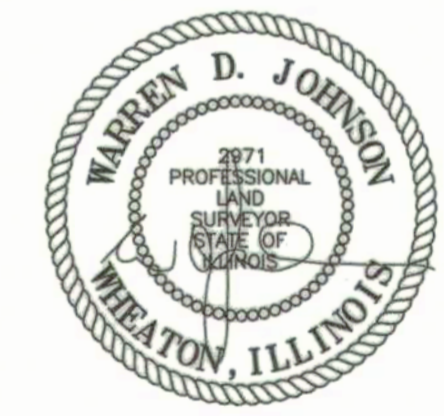


KANE COUNTY RECORDER CERTIFICATE  
State of Illinois ) S.S.  
County of Kane )  
This instrument no. 2021K092842 was filed for record in the recorders office of Kane County, Illinois, on the 14th day of Dec, A.D. 2021.  
Sandy Wegman  
County Recorder

KANE COUNTY CLERK CERTIFICATE  
State of Illinois ) S.S.  
County of Kane )  
I, John A. Cunningham, County Clerk of Kane County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current taxes or special assessments, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in this Plat. I further certify that I have received all statutory fees in connection with the Plat.  
Given under my hand and notarial seal this 23rd day of Nov, A.D. 2021  
John A. Cunningham  
County Clerk

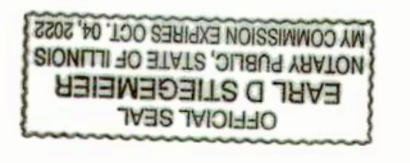


SURVEYORS CERTIFICATE  
State of Illinois ) S.S.  
County of Kane )  
"This is to certify that I, Warren Schuman, Illinois Land Surveyor No. 2971, have surveyed and platted the following property:  
"Given under my hand and seal at Sandwich, Illinois, this 20th day of Oct, A.D. 2021."  
Warren D. Johnson  
Illinois Registered Land Surveyor  
No. 491



OWNERS CERTIFICATE  
State of Illinois ) S.S.  
County of Kane )  
"This is to certify that Gary Bokamp II is the owner of the land described in the foregoing surveyor's certificate and has caused the same to be surveyed, subdivided and platted as shown on the attached plat for the uses and purposes therein set forth as allowed and provided by statute and does hereby acknowledge and adopt same under aforesaid style and title.  
Also to the best of my knowledge, the lots that are hereby created by the plat are within the school districts known as:  
School district: Kaneland School District  
Dated this 9th day of November, A.D. 2021  
By: Gary Bokamp II  
Owner

NOTARY CERTIFICATE  
State of Illinois ) S.S.  
County of Kane )  
I, Earl D. Stegemeyer, a notary public in and for the aforesaid state and county do hereby certify that Gary Bokamp II, (owner) personally known to be the same person(s), whose name(s) is that they signed and delivered the annexed plat as their own free and voluntary act for the uses and (are) subscribed to the foregoing certificate as such owner(s), appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instruments for the uses and purposes therein set forth as his (their) own free and voluntary act.  
Given under my hand and notarial seal this 10th day of November, A.D. 2021



**DJA CIVIL ENGINEERS & SURVEYORS**  
Dave Johnson and Associates, Ltd.  
1568 HOLIDAY DRIVE  
SANDWICH, IL 60548.  
ph. 630 752 8600 fax. 630 752 9556  
e-mail: DJA@DJAonline.net



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

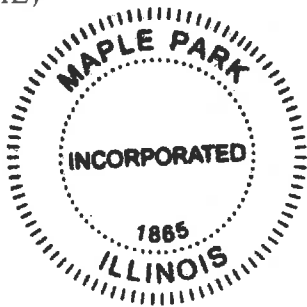
**PUBLICATION IN PAMPHLET FORM**

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. 2021-017 adopted by the corporate authorities on November 9, 2021, entitled **AN ORDINANCE A PLAT OF CONSOLIDATION FOR BOKAMP'S PROPERTY AT 505 MAIN STREET, IN THE VILLAGE OF MAPLE PARK, COUNTY OF KANE, 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 9th day of November, 2021.

(SEAL)



*Cheryl Aldridge*  
Cheryl Aldridge, Deputy Village Clerk  
Village of Maple Park, Illinois