

VILLAGE OF MAPLE PARK

ORDINANCE NO. 2024-08

**AN ORDINANCE GRANTING VARIANCE FOR THE PROPERTY LOCATED AT 1100
SOUTH COUNTY LINE ROAD,
IN THE VILLAGE OF MAPLE PARK, ILLINOIS**

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

Published in pamphlet form by authority of the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois, this 3rd day of September, 2024.

ORDINANCE 2024-08

AN ORDINANCE GRANTING VARIANCES FOR THE PROPERTY LOCATED AT 1100 SOUTH COUNTY LINE ROAD, 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, Joe Ludwig, principle of Joe Ludwig, LLC, has applied seeking variation in the maximum allowed accessory structures on the property located at 1100 South County Line Road, Maple Park, Illinois B-1 Central Business District, specifically, Section 11-2-3; and

WHEREAS, the property is located in the B-1 Central Business District; and

WHEREAS, a public hearing was held on June 26, 2024, and continued on July 24, 2024, pursuant to proper notice and in compliance with the laws of the State of Illinois and the ordinances of the Village and findings of fact from said public hearing(s) have been published and provided to the Board of Trustees; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the variation for the increase in the number of allowed accessory structures on the property for purposes of installing a three (3) table/array ground-mounted solar energy system.

WHEREAS, the Board of Trustees accepts and adopts the findings and recommendations of the Planning and Zoning Commission concerning the requested variation with the condition(s) noted herein, if any; 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, as follows:

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 commonly described and known as 1100 South County Line Road, Maple Park, DeKalb County, Illinois.
PIN: 09-36-400-009

SECTION 3: A Variation from Section 11-2-3 of the Code of the Village of Maple Park, Illinois to allow additional accessory structures upon the property located at 1100 South County Line Road is hereby granted under the condition that the three (3) table/array ground-mounted solar energy system shall be completely enclosed by fencing, which fencing shall be not less than

four (4) feet in height from ground level and constructed from PVC or such other material approved by the Village, subject to final inspection and approval by Village staff. Due to construction deadlines, the Village has agreed that final completion of the fence shall not be required prior to May 1, 2025. The fence shall be fully installed and ready for inspection by the Village on or before May 1, 2025.

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.

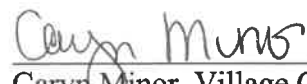
PASSED this 3rd day of September, 2024, pursuant to roll call vote as follows:

AYES: Trustee Joy, Trustee Peloso, Trustee Simon, and President Fahnestock
NAYS: Trustee Speare, Trustee Ward, and Trustee Groezinger
ABSENT: None



Suzanne Fahnestock, Village President

ATTEST:



Caryn Minor, Village Clerk

