



# Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Website: <http://www.villageofmaplepark.org>

AMENDED 12/01/22

**PUBLIC HEARING**  
**TUESDAY, DECEMBER 6, 2022**  
**7:00 p.m.**  
**MAPLE PARK CIVIC CENTER**  
**302 WILLOW STREET, MAPLE PARK**

1. CALL TO ORDER
2. ROLL CALL/ESTABLISH A QUORUM
3. DISCUSSION OF TAX LEVY
4. ADJOURNMENT

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**BOARD OF TRUSTEES MEETING AGENDA**  
**302 WILLOW STREET, MAPLE PARK, IL**  
**TUESDAY, DECEMBER 6, 2022**

**IMMEDIATELY FOLLOWING THE PUBLIC HEARING**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL/QUORUM ESTABLISHED
4. **PUBLIC COMMENTS** – *Any resident wishing to address the Board may do so according to the guidelines set forth in the “Rules for Public Comments at Public Meetings” handout. Please complete a speaker request form and submit it to the Village Clerk. You may also send an email to [villageclerk@villageofmaplepark.com](mailto:villageclerk@villageofmaplepark.com) in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting. Time Limit: 5 minutes per speaker.*
5. **MOTION TO APPROVE CONSENT AGENDA / ADDITIONS-DELETIONS**

**CONSENT AGENDA – OMNIBUS VOTE**

*All items listed on the Consent Agenda will be enacted by one motion. There will be no separate discussion of these items unless requested by a Board member, in which event the item(s) will be removed from the Consent Agenda. Prior to a vote on the Consent Agenda, members of the public may request that a Trustee have an item removed from the Consent Agenda.*

**A. Approval of Board Minutes**

- Board of Trustees Meeting – November 1, 2022
- Committee of the Whole Meeting – November 15, 2022

**B. Receive and File – Planning & Zoning Commission Minutes – October 12, 2022**

- C. Acceptance of Cash and Investment Report as of October 31, 2022
- D. Approval of Bills Payable and Manual Check Register #822

ACCOUNTS PAYABLE:	<u>\$220,440.11</u>
MANUAL CHECKS:	<u>2,539.56</u>
TOTAL:	<u><u>\$222,979.67</u></u>

- E. Approval of Travel, Meals, Lodging for Elected Officials /Employees - None

**6. FINANCIAL REPORT**

**7. LEGAL REPORT**

**8. POLICE DEPARTMENT REPORT**

**9. PUBLIC WORKS REPORT**

**10. ENGINEERING REPORT**

**11. NEW BUSINESS**

**12. MOTIONS**

**13. RESOLUTIONS**

- A. **RESOLUTION 2022-36 A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT OR HER DESIGNEE TO APPROVE AN AGREEMENT WITH FOSTER, BUICK, CONKLIN & LUNDGREN, LLC FOR VILLAGE LEGAL SERVICES**

*This Resolution allows the Village President to enter into/renew an agreement with Foster Buick Law Group for Village Legal Services.*

- B. **RESOLUTION 2022-38 A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE AN ANNEXATION AGREEMENT FOR CERTAIN PROPERTY LOCATED IN THE VILLAGE OF MAPLE PARK, KANE AND DEKALB COUNTIES, ILLINOIS.**

*This Resolution allows the Village President to Execute the Annexation Agreement.*

- C. **RESOLUTION 2022-39 A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE AN APPLICATION FOR KANE COUNTY COMMUNITY DEVELOPMENT FUNDS AND EXECUTION OF ALL NECESSARY DOCUMENTS.**

*This Resolution allows the Village President to execute an application for Kane County CDBG Funds and all necessary documents.*

#### 14. ORDINANCES

- A. **ORDINANCE 2022-24 AN ORDINANCE FOR THE LEVY AND COLLECTION OF TAXES FOR THE VILLAGE OF MAPLE PARK, KANE AND DEKALB COUNTIES FOR 2022 TAX LEVY, PAYABLE IN 2023**

*This ordinance allows the Village to levy taxes for budgeted expenses.*

- B. **ORDINANCE 2022-27 AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTY LOCATED IN THE VILLAGE OF MAPLE PARK, KANE AND DEKALB COUNTIES, ILLINOIS**

*This Ordinance approves the Annexation of the property on Maple Park Road.*

- C. **ORDINANCE 2022-26 AN ORDINANCE APPROVING THE REZONING OF CERTAIN PROPERTY LOCATED IN THE VILLAGE OF MAPLE PARK, KANE AND DEKALB COUNTIES, ILLINOIS**

*This Ordinances changes the zoning of the property that has been annexed.*

- D. **ORDINANCE 2022-29 AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECTS FOR THE MAPLE PARK TAX INCREMENT FINANCING DISTRICT.**

*This Ordinance approves the second amendment to the TIF District.*

- E. **ORDINANCE 2022-30 AN ORDINANCE DESIGNATING THE AMENDED REDEVELOPMENT PROJECT AREA FOR THE SECOND AMENDMENT TO THE MAPLE PARK TAX INCREMENT FINANCING DISTRICT.**

*This Ordinance designates the redevelopment project area for the TIF District.*

- F. **ORDINANCE 2022-31 AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE SECOND AMENDMENT TO THE MAPLE PARK REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS.**

*This Ordinance adopts the tax increment allocation for the second amendment to the TIF District redevelopment project area, plan and projects.*

- G. **ORDINANCE 2022-25 AN ORDINANCE MODIFYING CERTAIN PROVISIONS OF TITLE 4, "LIQUOR CONTROL," SECTION 4-2-16: "HOURS OF OPERATION," OF THE VILLAGE CODE OF MAPLE PARK, ILLINOIS**

*This Ordinance amends hours if New Year's Day falls on a Sunday.*

#### 15. VILLAGE ADMINISTRATOR REPORT

Agenda  
Board of Trustees Meeting  
December 6, 2022  
Page 4 of 4

**16. VILLAGE PRESIDENT REPORT**

**17. TRUSTEES REPORT**

**18. ADJOURNMENT**



# Village of Maple Park

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Village Hall: 815-827-3309

Website: <http://www.villageofmaplepark.org>

## BOARD OF TRUSTEES MEETING MINUTES 302 WILLOW STREET, MAPLE PARK, IL TUESDAY, NOVEMBER 1, 2022 7:00 P.M.

### 1. CALL TO ORDER

Village President Suzanne Fahnestock called the meeting to order at 7:00 p.m.

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL/QUORUM ESTABLISHED

Village Clerk Liz Peerboom called the roll call and the following Board members were present: Village President Suzanne Fahnestock, Trustee Tonia Groezinger, Trustee Cliff Speare, Trustee Hillary Joy, Trustee JT Peloso, and Trustee Jen Ward. Absent: Trustee Chris Simon.

Others present: Village Administrator Darin Girdler, Village Attorney Kevin Buick, Village Accountant Cheryl Aldridge, Village Engineer Jeremy Lin, Public Works Director Lou Larson, and Village Clerk Liz Peerboom.

- 4. PUBLIC COMMENTS** – *Any resident wishing to address the Board may do so according to the guidelines set forth in the “Rules for Public Comments at Public Meetings” handout. Please complete a speaker request form and submit it to the Village Clerk. You may also send an email to [villageclerk@villageofmaplepark.com](mailto:villageclerk@villageofmaplepark.com) in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting. Time Limit: 5 minutes per speaker.*

None.

### 5. MOTION TO APPROVE CONSENT AGENDA / ADDITIONS-DELETIONS

#### CONSENT AGENDA – OMNIBUS VOTE

*All items listed on the Consent Agenda will be enacted by one motion. There will be no separate discussion of these items unless requested by a Board member, in which event the item(s) will be removed from the Consent Agenda. Prior to a vote on the Consent Agenda, members of the public may request that a Trustee have an item removed from the Consent Agenda.*

#### A. Approval of Board Minutes

- Board of Trustees Meeting – October 4, 2022
- Committee of the Whole Meeting – October 18, 2022

#### B. Receive and File – Planning & Zoning Commission Meeting – August 10, 2022

#### C. Acceptance of Cash and Investment Report as of September 30, 2022

**D. Approval of Bills Payable and Manual Check Register #821**

ACCOUNTS PAYABLE:	<u>\$120,074.75</u>
MANUAL CHECKS:	<u>13,681.53</u>
TOTAL:	<u>\$133,756.28</u>

**E. Approval of Travel, Meals, Lodging for Elected Officials /Employees**

- Maple Park Police Officers – Food for Officers working during Fun Fest on September 3, 2022 for a total of \$66.44 (included on American Bank & Trust Visa Payment on November 1, 2022 warrant list).
- Village Admin Staff – Food for a breakfast meeting held on September 7, 2022 for a total of \$39.32 (included on American Bank & Trust Visa Payment on November 1, 2022 warrant list).

Trustee Simon made a motion to approve the Consent Agenda, seconded by Trustee Groezinger. Motion carried by roll call vote. Aye: Groezinger, Peloso, Joy, Simon, Speare, Ward. Nay: None. Absent: Simon

**6. FINANCIAL REPORT**

There were no questions for the Financial Report.

**7. LEGAL REPORT**

There were no questions for the Legal Report.

**8. POLICE DEPARTMENT REPORT**

Chief Krull went over his report.

**9. PUBLIC WORKS REPORT**

Public Works Director Lou Larson said that the new truck is out front for everyone to see. He also discussed tree trimming, and the fact that the Public Works garage roof is complete. He also said that he is working on getting more information on the Civic Center heating.

**10. ENGINEERING REPORT**

Village Engineer Jeremy Lin discussed the following: Elevated Tank, Survey for Heritage Hills, which he said would be going out for bid within the next month or two. He also said that Pearl Street pavement design is in process and that there would most likely be a spring time project letting. He then added that he has been looking at the televising and will soon come up with a plan. He also discussed the County Line sidewalk.

Mr. Lin also discussed cyber-attacks of water system. He advised that this is not a risk in Maple Park because they are mostly a manual system. Mr. Larson said that the stratification system will be shut off when the weather gets cold.

## 11. NEW BUSINESS

### A. CONSIDERATIONS

#### 1. 2022 TAX LEVY – FIRST READING

*As required by statute, and as part of the tax levy public hearing and vote at a future Board meeting, the Village President will announce the tax levy amount at this meeting.*

Village President Suzanne Fahnestock read the first reading of the tax levy into the record.

## 12. RESOLUTIONS

### A. RESOLUTION 2022-34 ESTABLISHING THE DATES AND TIMES FOR 2023 MEETINGS OF THE BOARD OF TRUSTEES AND COMMITTEE OF THE WHOLE OF THE VILLAGE OF MAPLE PARK, COUNTIES OF KANE AND DEKALB, ILLINOIS

*This Resolution establishes the dates and times for the 2023 Village meetings as required by law.*

Trustee Groezinger made a motion to approve Resolution 2022-34, “ESTABLISHING THE DATES AND TIMES FOR 2023 MEETINGS OF THE BOARD OF TRUSTEES AND COMMITTEE OF THE WHOLE OF THE VILLAGE OF MAPLE PARK, COUNTIES OF KANE AND DEKALB, ILLINOIS,” seconded by Trustee Peloso. Motion carried by roll call vote. Aye: Peloso, Joy, Speare, Ward, Groezinger. Nay: None. Absent: Simon.

### B. RESOLUTION 2022-35 A RESOLUTION AUTHORIZING THE APPROVAL OF AN AGREEMENT CIVIC PLUS-MUNICODE FOR THE REPLICATION, SUPPLEMENTATION, AND ONLINE CODE HOSTING SERVICES FOR THE VILLAGE OF MAPLE PARK

*This Resolution allows the Village President to accept the agreement and proposal from Civic Plus-Municode for full-service republication, supplementation, and online code hosting.*

Trustee Peloso made a motion to approve Resolution 2022-35, “A RESOLUTION AUTHORIZING THE APPROVAL OF AN AGREEMENT CIVIC PLUS-MUNICODE FOR THE REPLICATION, SUPPLEMENTATION, AND ONLINE CODE HOSTING SERVICES FOR THE VILLAGE OF MAPLE PARK,” seconded by Trustee Simon. Motion carried by roll call vote. Aye: Joy, Speare, Ward, Groezinger, Peloso. Nay: None. Absent: Simon.

### **13. ORDINANCES**

#### **A. ORDINANCE 2022-23 AN ORDINANCE ABATING THE TAXES HERETOFORE LEVIED FOR THE YEAR 2022 TO PAY DEBT SERVICE ON GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE), SERIES 2022 OF THE VILLAGE OF MAPLE PARK, DEKALB AND KANE COUNTIES, ILLINOIS.**

*This Ordinance allows the Village of Maple Park to abate taxes levied for the year 2022 in order to pay the debt service on the General Obligation Bonds.*

Trustee Speare made a motion to approve Ordinance 2022-23, "AN ORDINANCE ABATING THE TAXES HERETOFORE LEVIED FOR THE YEAR 2022 TO PAY DEBT SERVICE ON GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE), SERIES 2022 OF THE VILLAGE OF MAPLE PARK, DEKALB AND KANE COUNTIES, ILLINOIS," seconded by Trustee Peloso. Motion carried by roll call vote. Aye: Speare, Ward, Groezinger, Peloso, Joy. Nay: None. Absent: Simon.

### **14. VILLAGE ADMINISTRATOR REPORT**

Village Administrator Darin Girdler discussed projects that he is working on with the Village President, the Village Attorney's office, and staff.

### **15. VILLAGE PRESIDENT REPORT**

President Fahnestock discussed meetings that she has attended and what she has learned at those meetings. She also advised that staff is working on bringing in a flu shot clinic in December.

### **16. TRUSTEE REPORT**

No reports from the Trustees. Trustee Groezinger asked if there was an update on the Maples. President Fahnestock advised that there is no update.

### **17. EXECUTIVE SESSION**

#### **A. 5 ILCS 120/2 (21) CLOSED SESSION MEETING MINUTES**

*Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.*

Trustee Groezinger made a motion to go into executive session for the purpose of discussing minutes lawfully closed under this Act, seconded by Trustee Speare. Motion carried by roll call vote. Aye: Ward, Groezinger, Peloso, Joy, Speare. Nay: None. Absent: Speare

Meeting closed to the public at 7:29 p.m.



Returned to open session at 7:50 p.m.

Village Clerk Liz Peerboom called the roll call and the following Board members were present: Village President Suzanne Fahnstock, Trustee Tonia Groezinger, Trustee Cliff Speare, Trustee Hillary Joy, Trustee JT Peloso, and Trustee Jen Ward. Absent: Trustee Chris Simon.

Others present: Village Administrator Darin Girdler, Village Attorney Kevin Buick, and Village Clerk Liz Peerboom.

## **B. ITEMS FROM CLOSED SESSION**

- MOTION TO APPROVE THE CLOSED SESSION MEETING MINUTES FROM THE SEPTEMBER 20, 2022 MEETING

Trustee Speare made a motion to approve the closed session meeting minutes from September 20, 2022, seconded by Trustee Peloso. Motion carried by roll call vote. Aye: Groezinger, Peloso, Joy, Speare, Ward. Nay: None. Absent: Simon.

- MOTION TO OPEN TO THE PUBLIC CERTAIN CLOSED SESSION MEETING MINUTES

Consensus was to not open any closed session minutes at this time.

## **18. ADJOURNMENT**

Trustee Peloso made a motion to adjourn the meeting, seconded by Trustee Groezinger. Motion carried by voice vote.

Meeting adjourned at 7:54 p.m.

Respectfully Submitted,

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Elizabeth Peerboom, Village Clerk



# Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Website: <http://www.villageofmaplepark.org>

**BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MEETING MINUTES  
TUESDAY, NOVEMBER 15, 2022  
MAPLE PARK CIVIC CENTER  
302 WILLOW STREET, MAPLE PARK  
7:00 P.M.**

**1. CALL TO ORDER**

Village President Suzanne Fahnestock called the meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL/QUORUM ESTABLISHED**

Village Clerk Liz Peerboom called the roll call and the following Board members were present: Village President Suzanne Fahnestock, Trustee Cliff Speare, Trustee Tonia Groezinger, Trustee JT Peloso, Trustee Hillary Joy, and Trustee Jen Ward. Absent: Trustee Chris Simon.

Others present: Village Administrator Darin Girdler, Public Works Director Lou Larson, Police Chief Dave Krull, and Village Clerk Liz Peerboom.

**4. PUBLIC COMMENTS** – *Any resident wishing to address the Board may do so according to the guidelines set forth in the “Rules for Public Comments at Public Meetings” handout. Please complete a speaker request form and submit it to the Village Clerk. You may also send an e-mail to [villageclerk@villageofmaplepark.com](mailto:villageclerk@villageofmaplepark.com) in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting. Time Limit: 5 minutes per speaker.*

None.

**5. UPDATE OF RECEIVED QUOTES FOR THE COUNTY LINE SIDEWALK PROJECT**

President Fahnestock and Administrator Girdler updated the Board on the sidewalk quotes, which is part of the crosswalk project. Administrator Girdler said that the prices did come in a little higher than what was budgeted. The estimated completion of the project is May 2023. The budgeted cost for the project will be carried over into the FY2024 budget.

**6. UPDATE ON DETENTION POND PROPERTY BEHIND TOWNHOMES ON W. DEKALB DRIVE**

Administrator Girdler advised that he and staff met at the site with the tree contractor, as part of reviewing of what all will be needed to be done in the newly acquired property. President Fahnestock shared that staff is working on developing a list of everything that needs to be done

## MINUTES

Committee of the Whole Meeting

November 15, 2022

Page 2 of 3

on that property. The items on the list will be divided into phases. Each phase will be budgeted for. Phase I would be to remove trees and will be completed by December 2022. When the list of items and the tentative schedule of completion is available, it will be shared.

### **7. UPDATE ON THE PROPERTY LOCATED AT 18663 COUNTY LINE ROAD**

Administrator Girdler updated the Trustees on all of the work that has been done on this property. Mr. Girdler advised that he met with the owner of the property and the owner is aware that his Special Use Permit has expired and he will be updating that before he builds his new building. The parking of the trailers on the property was discussed. When more information is available, it will be provided.

### **8. DISCUSSION OF A PROPOSED RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO RENEW AND APPROVE AN AGREEMENT WITH FOSTER, BUICK, CONKLIN & LUNDGREN, LLC FOR VILLAGE LEGAL SERVICES**

*This discussion will be about the proposed legal services agreement.*

President Fahnestock advised that Foster Buick is raising their rate. After a short discussion, consensus was to move this to the full Board for approval.

### **9. DISCUSSION OF AN OFFER OF TRANSFERRING A PORTION OF PARCEL NUMBER 07-31-129-011 TO THE VILLAGE OF MAPLE PARK**

*This discussion will be regarding a portion of the property located at 301 Pleasant Street.*

President Fahnestock advised that a property owner offered to quit claim the property to the Village of Maple Park. The Trustees discussed the advantages and disadvantages of accepting this property.

After some discussion, consensus was to send this to the full Board for further review and possible approval. It was requested that the owner provide more information on the condition of the property by December 6, 2022 Board of Trustees Meeting.

### **10. UPATE ON NIMS TRAINING FOR ELECTED OFFICIALS**

*Chief Krull will explain what NIMS training is for Elected Officials.*

Police Chief Dave Krull said that he is updating the Emergency Management Manual. As part of this update, he has found that the Board needs to be up to date on their National Incident Management System (NIMS) training in order to receive any public funding, such as grants or funding for any disasters. Chief Krull has been trained and the Village is now fully compliant. Elected officials can now take the G-402 Incident Command System (ICS) Overview, although it not required. Chief Krull recommends that the Village President, the Village Administrator, and the Public Works Director take the training.

## MINUTES

Committee of the Whole Meeting

November 15, 2022

Page 3 of 3

### 11. FURTHER DISCUSSION

- a. President Fahnestock advised the Board that the old Public Works truck has been sold for \$3,000.
- b. Administrator Girdler showed the Board shirts that the Board could order. President Fahnestock explained that the Village will pay for the staff shirts and the President and Trustees will pay for their own.

### 12. EXECUTIVE SESSION 5 ILCS 120/2 (c) 1

*The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.*

Trustee Groezinger made a motion to go into closed session for discussion of the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity, seconded by Trustee Peloso. Motion carried by roll call vote. Aye: Groezinger, Peloso, Joy, Speare, Ward. Nay: None. Absent: Simon.

Meeting closed to the public at 8:03 p.m.

Returned to open session at 8:29 p.m.

### 13. ADJOURNMENT

Trustee Joy made a motion to adjourn the meeting, seconded by Trustee Speare. Motion carried by voice vote.

Meeting adjourned at 8:30 p.m.

Respectfully Submitted,

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Elizabeth Peerboom, Village Clerk



# Village of Maple Park

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Website: <http://www.villageofmaplepark.org>

Approved by the P&Z Commission on  
November 9, 2022.

## **PLANNING & ZONING COMMISSION MEETING MINUTES**

**WEDNESDAY, OCTOBER 12, 2022**

**MAPLE PARK CIVIC CENTER**

**302 WILLOW STREET, MAPLE PARK**

**7:00 P.M.**

### **1. CALL TO ORDER**

Chairperson Kimberly Sutherland called the meeting to order at 7:01 p.m.

### **2. PLEDGE OF ALLEGIANCE**

Chairperson Kimberly Sutherland led everyone in the Pledge of Allegiance.

### **3. ROLL CALL/QUORUM ESTABLISHED**

Deputy Clerk Cheryl Aldridge called the roll call and the following Commissioners were present: Chairperson Kimberly Sutherland, Commissioner Kyler Foster, Commissioner Russell Kubis, and Commissioner Christian Rebone. Absent: Commissioner Cathy Mathews.

Also present: Village Administrator Darin Girdler and Deputy Clerk Cheryl Aldridge.

### **4. PUBLIC COMMENTS** – *Any resident wishing to address the Board may do so according to the guidelines set forth in the “Rules for Public Comments at Public Meetings” handout. Please complete a speaker request form and submit it to the Village Clerk. You may also send an email to [villageclerk@villageofmaplepark.com](mailto:villageclerk@villageofmaplepark.com) in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting.*

Chairperson Kimberly Sutherland requested that all public comments relating to The Maples be held until the discussion regarding The Maples Subdivision. There were no additional public comments.

### **5. APPROVAL OF MEETING MINUTES**

- Planning & Zoning Commission Minutes – August 10, 2022

Commissioner Rebone made a motion to approve the meeting minutes of August 10, 2022, seconded by Commissioner Kubis. On a roll call vote Chairperson Sutherland, Commissioner Foster, Commissioner Kubis, and Commissioner Rebone voted yes. Commissioner Mathews was absent. Motion carried.

## **6. DISCUSSION OF THE MAPLES SUBDIVISION**

Dr. Glasgow opened up the discussion with a brief history of The Maples and walked through a presentation of current projects he works with and the plans that he has for The Maples Subdivision.

Chairwomen Sutherland read the email responses that were received from the following residents: Michael Ring, Valerie Massa, Lue and Ashley Dettlo, and Nicole Rapisarda. Deputy Clerk Cheryl Aldridge read three more email responses from Lisa Warren, Gary Warren and the Bocek family.

The following residents spoke regarding the proposed plans: Connie Sopha, Brianna Doden, Kristen Fonte, Bob Wicklund, Kathy Curtis, and Pat Lunardon. Tonia Groezinger, Cheryl Keiller, Hillary Joy, and Jen Ward spoke as Trustees.

The commissioners discussed the details of the proposed residential and the gas station. Village Engineer Jeremy Lin assured the commissioners that there is enough waste water treatment plant capacity for this project.

Commissioner Kubis followed up with questions regarding his concerns.

## **7. NEXT MEETING – Possible Public Hearing on 11-5-22**

There was discussion regarding the next meeting, but Village Administrator Darin Girdler advised that there would need to be a public hearing in November regarding annexation of property. Staff will work with commissioners to schedule a date.

## **8. ADJOURNMENT**

Commissioner Rebone made a motion to adjourn the meeting, seconded by Commissioner Kubis. Motion carried by voice vote.

Meeting adjourned at 8:42 p.m.

Respectfully Submitted,

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Cheryl Aldridge, Deputy Clerk

Planning and Zoning Commission Members:  
Chair Kimberly Sutherland  
Commissioner Kyle Foster  
Commissioner Russell Kubis  
Commissioner Cathy Mathews  
Commissioner Christian Rebone

VILLAGE OF MAPLE PARK, ILLINOIS  
Schedule of Cash and Investments  
October 31, 2022

Fund	Interest Rate Approx	CDs	IPTIP Accounts	Old National	Charles Schwab	Old Second Checking	Total Cash & Investments
<b>Operating Funds</b>							
General Fund							
Old Second - Checking Acct	0.00%	-	-	-	-	198,869.01	198,869.01
Illinois Public Treasurer's Pool	3.08%	-	694,721.56	-	-	-	694,721.56
Total General Fund		-	694,721.56	-	-	198,869.01	893,590.57
Utility Tax Fund							
Old Second - Checking Acct	0.00%	-	-	-	-	9,810.72	9,810.72
First Midwest Bank	0.04%	-	-	373,040.89	-	-	373,040.89
Illinois Public Treasurer's Pool	3.08%	-	148,166.41	-	-	-	148,166.41
Total Utility Tax Fund		-	148,166.41	373,040.89	-	9,810.72	531,018.02
TIF District Fund							
Old Second - Checking Account	0.00%	-	-	-	-	(17,934.01)	(17,934.01)
Old Second - TIF Checking Acct	0.00%	-	-	-	-	636,861.36	636,861.36
Charles Schwab - Wealth Mgmt Acct	2.12%	-	-	-	2,500,000.00	-	2,500,000.00
Total Road & Bridge Fund		-	-	-	2,500,000.00	618,927.35	3,118,927.35
Road & Bridge Fund							
Old Second - Checking Account	0.00%	-	-	-	-	83,594.41	83,594.41
Illinois Public Treasurer's Pool	3.08%	-	110,451.24	-	-	-	110,451.24
Total Road & Bridge Fund		-	110,451.24	-	-	83,594.41	194,045.65
Motor Fuel Tax Fund							
Old Second - Checking Account	0.00%	-	-	-	-	-	-
Illinois Public Treasurer's Pool	3.08%	-	266,250.16	-	-	-	266,250.16
Total Motor Fuel Tax Fund		-	266,250.16	-	-	-	266,250.16
Water & Sewer Funds							
Operating Accounts							
Old Second - Checking Account	0.00%	-	-	-	-	(92,320.79)	(92,320.79)
Illinois Public Treasurer's Pool	3.08%	-	603,584.70	-	-	-	603,584.70
Total Operating Accounts		-	603,584.70	-	-	(92,320.79)	511,263.91
Water Improvement Account							
Old Second - Checking Account	0.00%	-	-	-	-	7,897.40	7,897.40
Illinois Public Treasurer's Pool	3.08%	-	283,675.61	-	-	-	283,675.61
Total Water Improvement Accounts		-	283,675.61	-	-	7,897.40	291,573.01
Sewer Improvement Account							
Old Second - Checking Account	0.00%	-	-	-	-	(32,563.69)	(32,563.69)
Illinois Public Treasurer's Pool	3.08%	-	551,399.65	-	-	-	551,399.65
Total Sewer Improvement Accounts		-	551,399.65	-	-	(32,563.69)	518,835.96
Total Water & Sewer Funds		-	1,438,659.96	-	-	(116,987.08)	1,321,672.88
<b>Total Village Operating Funds</b>		-	2,658,249.33	373,040.89	2,500,000.00	794,214.41	6,325,504.63
<b>Escrow Funds</b>							
School Land Cash							
Old Second - Checking Account	0.00%	-	-	-	-	-	-
Developer Escrow Fund							
Old Second - Checking Account	0.00%	-	-	-	-	47,167.90	47,167.90
<b>Total Village Escrow Funds</b>		-	-	-	-	47,167.90	47,167.90
<b>Total Village Cash &amp; Investments</b>		-	2,658,249.33	373,040.89	2,500,000.00	841,382.31	6,372,672.53

SYS DATE:11/29/22

VILLAGE OF MAPLE PARK  
A / P W A R R A N T L I S T  
REGISTER # 822

SYS TIME:13:33  
[NW1]

DATE: 11/29/22

Tuesday November 29, 2022

PAGE 1

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 ASM CONSULTANTS, INC.			940.00	
8585	01-10-5900	PLAT OF ANNEXATION		795.00
8649	13-00-5320	STAKE SOIL BORING HOLES		145.00
01 CASEY'S BUSINESS MASTERCARD			691.78	
11082022	01-30-5250	GASOLINE		691.78
01 CHASE			163175.00	
0000000965	13-00-8440	BOND PAYMENT - PRINCIPAL		140000.00
0000000965	13-00-8442	BOND PAYMENT - INTEREST		23175.00
01 CHICAGO METROPOLITAN AGENCY FO			49.16	
2023MUNI148	01-10-5570	FY2023 LOCAL CONTRIBUTION		49.16
01 CODE BLUE			200.00	
2940	01-10-5420.02	PLUMBING INSPECTIONS		50.00
2940	01-10-5420.03	PLUMBING INSPECTIONS		150.00
01 COMMONWEALTH EDISON			3358.46	
0147077192 1022	01-50-5730	STREET LIGHTING		129.02
0498142046 1022	52-20-5730	LIFT STATION		69.55
0798152002 1022	52-10-5730	WELL		1427.44
1620026021 1022	52-20-5730	WWTP		874.97
4665155040 1122	01-50-5730	STREET LIGHTING		729.83
5778015012 1022	01-20-5730	MEMORIAL PARK POND		127.65
01 CONSERV FS, INC.			737.83	
121019418	01-20-5250	GASOLINE		265.62
121019418	01-50-5250	GASOLINE		103.30
121019418	52-10-5250	GASOLINE		265.62
121019418	52-20-5250	GASOLINE		103.29
01 CRESCENT ELECTRIC SUPPLY CO.			52.34	
5510926611.001	01-40-5600	REPLACEMENT LIGHTS		52.34
01 DE LAGE LANDEN PUBLIC FINANCE			487.08	
78176468	01-10-5160	COPIER		199.82
78176468	01-10-5200	COPIER		287.26
01 THE ECONOMIC DEVELOPMENT GROUP			1162.20	
11072022	13-00-8417	PROFESSIONAL FEES		1162.20
01 FOSTER, BUICK, CONKLIN, LUNDGR			1968.75	
46971	01-10-5330	GENERAL COUNSEL		831.25
46971	01-30-5330	GENERAL COUNSEL		87.50
46971	01-10-5330	ORDINANCES&RESOLUTIONS		175.00
46971	01-10-5330	ANNEXATION		875.00
01 GOVTEMPS USA, LLC			8064.00	
4070521	01-10-5390	VILLAGE ADMINISTRATOR		2016.00
4070521	52-10-5390	VILLAGE ADMINISTRATOR		1008.00
4070521	52-20-5390	VILLAGE ADMINISTRATOR		1008.00
4079090	01-10-5390	VILLAGE ADMINISTRATOR		2016.00
4079090	52-10-5390	VILLAGE ADMINISTRATOR		1008.00
4079090	52-20-5390	VILLAGE ADMINISTRATOR		1008.00
01 SHAWN GRAY			900.00	
11012022	01-10-5900	TREE REMOVAL		900.00



SYS DATE:11/29/22

VILLAGE OF MAPLE PARK  
A / P W A R R A N T L I S T  
REGISTER # 822

SYS TIME:13:33  
[NW1]

DATE: 11/29/22

Tuesday November 29, 2022

PAGE 2

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 ADAM KOZLOWSKI 10302022	01-50-5620	GRAVEL DELIVERED	217.00	217.00
01 FRONTIER 8158273710 1122	52-10-5700	WELL HOUSE	230.26	81.32
8158275039 1122	52-20-5700	WWTP		69.17
8158275069 1122	52-20-5700	LIFT STATION		79.77
01 JADE HANNA SURVEYORS, LLC 29453	01-20-5390	SURVEY, STAKE, AND PREPARE PLAT	1500.00	1500.00
01 HOLMGREN ELECTRIC INC. 9736	52-10-5600	WATER TREATMENT PLANT REPAIR	569.70	569.70
01 IMPACT NETWORKING, LLC 2758892	01-10-5200	COPIER OVERAGES	107.84	107.84
01 JACOB & KLEIN, LTD. 11072022	13-00-8417	PROFESSIONAL FEES	290.55	290.55
01 JANCO SUPPLY INC. 288589	01-40-5100	SUPPLIES	193.14	112.77
288702	01-40-5100	SUPPLIES		80.37
01 JOSH JORDAN 11302022	01-10-5700	CELL PHONES STIPEND	25.00	25.00
01 BRAD LARSON 10272022	01-40-5600	BUILDING REPAIRS	175.00	50.00
11232022	01-40-5600	BUILDING REPAIRS		125.00
01 LINTECH ENGINEERING, INC. 4609	01-10-5320	ENGINEERING SERVICES	10127.50	127.50
4610	15-00-5320	PEARL STREET PAVING ENGINEERING		10000.00
01 LOCIS 44567	01-10-5200	YEAR END TAX FORMS	471.05	140.00
44614	52-10-5100	UTILITY BILLING PAPER		165.53
44614	52-20-5100	UTILITY BILLING PAPER		165.52
01 BRAD MANNING FORD, INC. FOCS125829	01-30-5600	VEHICLE MAINTENANCE	350.29	77.30
FOCS126207	01-30-5600	VEHICLE MAINTENANCE		272.99
01 MEDIACOM 11212022	01-10-5700	INTERNET SERVICE	219.90	219.90
01 LINTECH ENGINEERING, INC. 4608	52-10-5390	OPERATION SERVICES	2500.00	1250.00
4608	52-20-5390	OPERATION SERVICES		1250.00
01 MIDWEST SALT P464660	52-10-5110	SALT	3886.88	3886.88
01 MID-WEST TRUCKERS ASSOCIATION, 18353	01-50-5900	ANNUAL RANDOM TESTING	65.00	65.00
01 NICOR 399087100051122	01-40-5730	CIVIC CENTER GAS	991.90	991.90
01 SHAW SUBURBAN MEDIA 2027383	01-10-5900	ANNEXATION PUBLIC HEARING	3953.58	98.58
2028427	13-00-5900	TIF 2ND AMENDMENT-PAGE 1		2216.60

SYS DATE:11/29/22

VILLAGE OF MAPLE PARK  
A / P W A R R A N T L I S T  
REGISTER # 822

SYS TIME:13:33  
[NW1]

DATE: 11/29/22

Tuesday November 29, 2022

PAGE 3

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
2028428	13-00-5900	TIF 2ND AMENDMENT-PAGE 2		1638.40
01 RAY O'HERRON CO.,INC 2234271	01-30-5300	UNIFORMS	82.00	82.00
01 QUILL CORPORATION			362.74	
28642172	01-10-5200	OFFICE SUPPLIES		119.88
28642172	01-30-5100	OFFICE SUPPLIES		79.89
28751718	01-10-5200	OFFICE SUPPLIES		48.13
29081095	01-10-5200	OFFICE SUPPLIES		37.50
29091724	01-10-5200	OFFICE SUPPLIES		27.54
29136653	01-10-5200	OFFICE SUPPLIES		49.80
01 RAINCOAT ROOFING SYSTEMS, INC. 10-1291	01-50-5600	PUBLIC WORKS GARAGE ROOF	10560.50	10560.50
01 SUBURBAN LABORATORIES, INC. 208230	52-10-5335	WATER TESTING	78.75	78.75
01 T-MOBILE			217.80	
981424151 1122	01-10-5700	CELL PHONES		78.00
981424151 1122	01-30-5700	AIR CARDS		88.20
981719329 1122	01-30-5700	CELL PHONES		51.60
01 USIC LOCATING SERVICES, LLC			992.13	
546790	01-50-5390	UTILITY MARKING		496.07
546790	52-10-5390	UTILITY MARKING		248.03
546790	52-20-5390	UTILITY MARKING		248.03
01 WM. OLSEN AND SONS, INC. 10192022	01-20-5600	DUG TRENCH BY POND	485.00	485.00
** TOTAL CHECKS TO BE ISSUED			220440.11	

SYS DATE:11/29/22

VILLAGE OF MAPLE PARK  
A / P W A R R A N T L I S T  
REGISTER # 822

SYS TIME:13:33  
[NW1]

DATE: 11/29/22

Tuesday November 29, 2022

PAGE 4

FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01	GENERAL FUND		26946.79	
13	TIF DISTRICT		168627.75	
15	ROAD & BRIDGE FUND		10000.00	
52	WATER & SEWER FUND		14865.57	
***	GRAND TOTAL ***		220440.11	
	TOTAL FOR REGULAR CHECKS:		219,298.17	
	TOTAL FOR DIRECT PAY VENDORS:		1,141.94	

DATE: 11/29/22

Tuesday November 29, 2022

PAGE 5

A/P MANUAL CHECK POSTING LIST					
POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)					
PAYABLE TO REG#	INV NO	CHECK DATE G/L NUMBER	CHECK NO DESCRIPTION	AMOUNT	DISTR
01	AMERICAN BANK & TRUST	11/15/22	23269	2539.56	
107	10282022I	01-40-5600	MAINTENANCE & REPAIR	399.00	
107	10282022I	01-50-5620	STREET MAINTENANCE	179.55	
107	10282022J	01-10-5920	CONFERENCES	100.00	
107	10282022J	01-20-5600	MAINTENANCE & REPAIR	26.50	
107	10282022J	01-50-5900	OTHER EXPENSE	87.43	
107	10282022J	01-50-8215	VEHICLE PURCHASE	55.56	
107	10282022J	52-10-5600	MAINTENANCE & REPAIR	14.37	
107	10282022J	52-10-8215	VEHICLE PURCHASE	55.56	
107	10282022J	52-20-8215	VEHICLE PURCHASE	55.55	
107	10282022K	01-10-5200	OFFICE SUPPLIES	70.00	
107	10282022K	01-10-5390	OTHER PROFESSIONAL SERVICES	55.42	
107	10282022K	01-10-5900	OTHER EXPENSES	512.85	
107	10282022K	01-10-8300	FURNITURE & FIXTURES	184.00	
107	10282022N	01-10-5390	OTHER PROFESSIONAL SERVICES	101.88	
107	10282022N	01-10-5700	TELEPHONE	138.82	
107	10282022N	01-30-5100	GENERAL SUPPLIES	212.51	
107	10282022N	01-30-5560	TRAINING	149.00	
107	10282022N	01-30-5700	TELEPHONE	141.56	

\*\* TOTAL MANUAL CHECKS REGISTERED 2539.56

REPORT SUMMARY			
CASH FUND	CHECKS TO BE ISSUED	REGISTERED MANUAL	TOTAL
01	220440.11	2539.56	222979.67
TOTAL CASH	220440.11	2539.56	222979.67

DISTR FUND	CHECKS TO BE ISSUED	REGISTERED MANUAL	TOTAL
01	26946.79	2414.08	29360.87
13	168627.75	.00	168627.75
15	10000.00	.00	10000.00
52	14865.57	125.48	14991.05
TOTAL DISTR	220440.11	2539.56	222979.67



# *Village of Maple Park*

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Fax: 815-827-4040

Website: <http://www.villageofmaplepark.org>

## **FINANCE REPORT TUESDAY, DECEMBER 6, 2022**

- Budget Report – Included in this month's packet is the November Budget Report.

As you have concerns, please feel free to reach out and the information will be provided for further understanding.

- Escrow Accounts – There was no activity for the month of November, so there is no escrow account detail included in the month's packet.
- Cash Accounts – With your Board packet this month, there is an estimated cash balances report. The Village's current position is good and will be closely monitored.
- Warrant List
  - A/P Check run of \$220,440.11, manual checks of \$2,539.56 for a total of \$222,979.67.
    - Chase - \$163,175.00 – This is the first Principal and Interest Payment for the TIF Water Tower Bond.
- Please let me know if you have any questions or concerns.

**VILLAGE OF MAPLE PARK - BUDGET REPORT**  
**May 1, 2022 - November 30, 2022**

	FY 2022 Actuals	FY 2023 Budget	Budget May 22 - Nov 22	Actual Totals for May 22 - Nov 22	Variance to Budget
<b>01 - GENERAL FUND</b>					
TOTAL GENERAL FUND REVENUE	924,222	807,742	578,150	714,789	(136,639)
TOTAL ADMINISTRATION & FINANCE	300,608	355,585	238,886	199,721	39,165
TOTAL PARKS & GROUNDS	54,857	117,295	95,401	62,212	33,189
TOTAL POLICE DEPARTMENT	235,025	346,807	226,109	155,781	70,328
TOTAL CIVIC CENTER	32,276	71,500	53,375	9,619	43,756
TOTAL STREET DEPARTMENT	93,553	154,320	111,114	86,245	24,868
TOTAL EMERGENCY MANAGEMENT DEPARTMENT	1,345	12,340	11,782	750	11,032
TOTAL GENERAL FUND EXPENDITURES	717,664	1,057,847	736,667	514,329	222,338
GENERAL FUND NET INCOME/LOSS	206,558	(250,106)	(158,516)	200,460	(358,977)
<b>12 - UTILITY TAX FUND</b>					
TOTAL REVENUE	81,724	70,300	47,258	48,271	(1,012)
TOTAL EXPENDITURES	74,181	71,368	41,868	31,954	9,914
UTILITY TAX FUND NET INCOME/LOSS	7,543	(1,068)	5,390	16,317	(10,927)
<b>13 - TIF DISTRICT FUND</b>					
TOTAL REVENUE	2,538,969	290,000	290,000	378,360	(88,360)
TOTAL EXPENDITURES	51,191	1,670,319	378,144	300,258	77,886
ROAD & BRIDGE FUND NET INCOME/LOSS	2,487,778	(1,380,319)	(88,144)	78,102	(166,246)
<b>15 - ROAD &amp; BRIDGE FUND</b>					
TOTAL REVENUE	57,388	49,270	49,158	56,222	(7,065)
TOTAL EXPENDITURES	1,180	96,600	96,000	10,500	85,500
ROAD & BRIDGE FUND NET INCOME/LOSS	56,208	(47,330)	(46,843)	45,722	(92,565)
<b>19 - MOTOR FUEL TAX FUND</b>					
TOTAL REVENUE	81,201	73,479	48,858	48,828	30
TOTAL EXPENDITURES	-	-	-	-	-
MOTOR FUEL TAX FUND NET INCOME/LOSS	81,201	73,479	48,858	48,828	30
<b>28 - DEVELOPER ESCROW FUND</b>					
TOTAL REVENUE	22,478	10,000	-	-	-
TOTAL EXPENDITURES	22,478	10,000	-	-	-
DEVELOPER ESCROW FUND NET INCOME/LOSS	-	-	-	-	-
<b>52 - WATER &amp; SEWER FUND</b>					
TOTAL REVENUE	491,296	522,350	261,204	253,663	7,541
TOTAL WATER EXPENDITURES	292,206	365,370	264,617	183,712	80,905
TOTAL SEWER EXPENDITURES	141,548	208,138	152,153	134,911	17,242
TOTAL WATER & SEWER FUND EXPENDITURES	433,754	573,508	416,771	318,623	98,147
WATER & SEWER FUND NET INCOME/LOSS	57,541	(51,158)	(155,566)	(64,960)	(90,606)
<b>54 - WATER IMPROVEMENT ACCOUNT</b>					
TOTAL REVENUE	45,742	14,075	7,044	26,211	(19,167)
TOTAL EXPENDITURES	96,932	9,000	9,000	8,000	1,000
WATER IMPROVEMENT NET INCOME/LOSS	(51,190)	5,075	(1,956)	18,211	(20,167)
<b>56 - SEWER IMPROVEMENT ACCOUNT</b>					
TOTAL REVENUE	37,238	14,150	7,087	20,946	(13,858)
TOTAL EXPENDITURES	27,219	56,623	56,623	55,551	1,072
SEWER IMPROVEMENT NET INCOME/LOSS	10,020	(42,473)	(49,536)	(34,605)	(14,931)
<b>70 - SCHOOL LAND CASH</b>					
TOTAL REVENUE	-	-	-	2,200	(2,200)
TOTAL EXPENDITURES	-	-	-	2,200	(2,200)
SEWER IMPROVEMENT NET INCOME/LOSS	-	-	-	-	-
<b>GRAND TOTAL REVENUE</b>	<b>4,280,257</b>	<b>1,851,365</b>	<b>1,288,760</b>	<b>1,549,490</b>	<b>(260,731)</b>
<b>GRAND TOTAL EXPENSES</b>	<b>1,424,598</b>	<b>3,545,265</b>	<b>1,735,072</b>	<b>1,241,415</b>	<b>493,658</b>
<b>GRAND TOTAL NET INCOME / LOSS</b>	<b>2,855,659</b>	<b>(1,693,900)</b>	<b>(446,313)</b>	<b>308,076</b>	<b>(754,388)</b>

**VILLAGE OF MAPLE PARK - BUDGET REPORT**  
**May 1, 2022 - November 30, 2022**

		FY 2022 Actuals	FY 2023 Budget	Budget May 22 - Nov 22	Actual Totals for May 22 - Nov 22	Variance to Budget
<b>01 - GENERAL FUND</b>						
<b>REVENUES</b>						
01-00-4110	REAL ESTATE TAX - DEKALB CO.	124,428	130,801	130,801	131,763	(962)
01-00-4120	REAL ESTATE TAX - KANE CO.	106,491	111,423	111,423	109,989	1,434
01-00-4220	STATE OF IL - INCOME TAX	196,114	189,586	110,592	143,402	(32,810)
01-00-4240	STATE OF IL-MUNICIPAL SALES TAX	260,758	200,000	116,667	162,729	(46,062)
01-00-4250	STATE OF IL-REPLACEMENT TAX	7,962	5,000	2,500	6,171	(3,671)
01-00-4270	STATE OF IL-USE TAX	53,820	53,738	31,347	31,468	(121)
01-00-4280	STATE OF IL-VIDEO GAMING TAX	42,717	36,000	21,000	21,632	(632)
01-00-4281	STATE OF IL-CANNABIS TAX	2,139	2,794	1,630	1,336	294
01-00-4310	GAME LICENSE	275	250	250	250	-
01-00-4325	GOLF CART LICENSE	675	600	600	770	(170)
01-00-4330	CIGARETTE LICENSE	20	20	20	20	-
01-00-4340	FRANCHISE FEE LICENSE	4,578	4,500	2,625	592	2,033
01-00-4341	RAFFLE LICENSE FEE	50	40	35	30	5
01-00-4350	LIQUOR LICENSE	10,500	10,500	10,500	10,690	(190)
01-00-4407	TEMPORARY OCCUPANCY PERMIT	1,800	-	-	-	-
01-00-4410	BUILDING PERMITS	12,124	9,000	6,750	8,870	(2,120)
01-00-4410.01	BUILDING PERMITS - SETTLEMENT	2,181	-	-	-	-
01-00-4410.02	BUILDING PERMITS - SQUIRE'S CROSSING	7,309	-	-	1,762	(1,762)
01-00-4410.03	BUILDING PERMITS - HERITAGE HILLS	2,890	-	-	4,057	(4,057)
01-00-4420	SOLICITOR PERMITS	100	-	-	100	(100)
01-00-4535.01	THE SETTLEMENT - ENGINEERING	340	-	-	-	-
01-00-4535.02	SQUIRE'S CROSSING - ENGINEERING	1,190	-	-	170	(170)
01-00-4535.03	HERITAGE HILLS - ENGINEERING	510	-	-	510	(510)
01-00-4550	PARK RENT	1,000	500	500	1,500	(1,000)
01-00-4550.03	RENT - KANE COUNTY POLLING	-	-	-	40	(40)
01-00-4550.04	RENT - GYM USE	4,740	2,000	1,167	1,015	152
01-00-4550.07	RENT - M.P. LIBRARY	4,800	4,800	2,800	3,200	(400)
01-00-4550.17	RENT - KITCHEN	150	-	-	175	(175)
01-00-4550.17	RENT - EXERCISE ROOM	100	-	-	-	-
01-00-4560	FUTURE LINK RENT	4,830	5,040	2,940	2,940	-
01-00-4575	WATER & SEWER ADMIN CHARGE	32,500	32,500	18,958	18,956	2
01-00-4610	DEKALB COUNTY FINES	731	500	292	1,383	(1,091)
01-00-4620	KANE COUNTY FINES	560	500	292	468	(176)
01-00-4625	ORDINANCE VIOLATION FINES	4,950	2,000	1,167	1,325	(158)
01-00-4654.01	POLICE DEVELOP CONTRIB - SETTLEMENT	1,056	-	-	-	-
01-00-4654.02	POLICE DEVELOP CONTRIB - SQUIRE'S CROSSING	3,167	-	-	1,056	(1,056)
01-00-4654.03	POLICE DEVELOP CONTRIB - HERITAGE HILLS	1,056	-	-	2,164	(2,164)
01-00-4656.01	FACILITY DEVELOP CONTRIB - SETTLEMENT	1,603	-	-	-	-
01-00-4656.02	FACILITY DEVELOP CONTRIB - SQUIRE'S CROSSING	4,809	-	-	1,603	(1,603)
01-00-4656.03	FACILITY DEVELOP CONTRIB - HERITAGE HILLS	1,603	-	-	3,286	(3,286)
01-00-4800	INTEREST INCOME	557	150	88	22,233	(22,145)
01-00-4900	OTHER INCOME	7,789	500	292	3,131	(2,839)
01-00-4910	REIMBURSEMENT INCOME	9,250	5,000	2,917	8,003	(5,086)
01-00-4910.30	AMERICAN RESCUE PLAN FUNDS	-	-	-	-	-
01-00-4940.02	PARK CONTRIBUTION - SQUIRE'S CROSSING	-	-	-	2,000	(2,000)
01-00-4940.03	PARK CONTRIBUTION - HERITAGE HILLS	-	-	-	4,000	(4,000)
<b>** TOTAL GENERAL FUND REVENUE</b>		<b>924,222</b>	<b>807,742</b>	<b>578,150</b>	<b>714,789</b>	<b>(136,639)</b>

**VILLAGE OF MAPLE PARK - BUDGET REPORT**  
**May 1, 2022 - November 30, 2022**

		FY 2022 Actuals	FY 2023 Budget	Budget May 22 - Nov 22	Actual Totals for May 22 - Nov 22	Variance to Budget
<b>10 - ADMINISTRATION &amp; FINANCE EXPENDITURES</b>						
01-10-5010	WAGES – FINANCE	80,209	128,103	74,727	54,703	20,024
01-10-5010.01	WAGES – REIMBURSED (POLICE)	484	-	-	-	-
01-10-5010.02	WAGES – FUN FEST (POLICE)	3,000	4,000	4,000	2,881	1,119
01-10-5010.03	WAGES – FUN FEST (PUBLIC WORKS)	1,000	3,000	3,000	3,000	-
01-10-5011	SALARIES – VILLAGE BOARD	4,792	5,000	-	-	-
01-10-5012	STATE UNEMPLOYMENT TAX	1,170	1,200	600	384	216
01-10-5020	SOCIAL SECURITY EXPENSE	6,900	11,491	6,480	4,498	1,982
01-10-5020.01	SOCIAL SECURITY EXPENSE - REIMBURSED	37	-	-	-	-
01-10-5030	PENSION EXPENSE	2,376	5,808	3,388	1,713	1,675
01-10-5040	EMPLOYEE MEDICAL INSURANCE	5,250	17,100	9,975	1,980	7,995
01-10-5120	POSTAGE	1,057	1,500	875	1,080	(205)
01-10-5155	GOLF CART LICENSE EXPENSE	100	125	-	-	-
01-10-5160	COPIER & POSTAGE MACHINE LEASE	2,649	2,733	1,566	1,650	(84)
01-10-5200	OFFICE SUPPLIES	8,812	7,500	4,375	4,806	(431)
01-10-5320	ENGINEERING SERVICES	6,375	7,500	4,375	1,998	2,378
01-10-5330	LEGAL SERVICES	43,728	25,000	14,583	10,763	3,821
01-10-5350	AUDIT EXPENSE	13,560	14,000	14,000	13,920	80
01-10-5390	OTHER PROFESSIONAL SERVICES	26,414	36,500	21,292	23,577	(2,286)
01-10-5420	PERMIT EXPENSE	950	1,000	750	200	550
01-10-5420.01	PERMIT EXPENSE - SETTLEMENT	500	-	-	-	-
01-10-5420.02	PERMIT EXPENSE - SQUIRE'S CROSSING	700	-	-	200	(200)
01-10-5420.03	PERMIT EXPENSE - HERITAGE HILLS	850	-	-	300	(300)
01-10-5500	INSURANCE EXPENSE	44,977	46,000	46,000	47,335	(1,335)
01-10-5550	SOFTWARE EXPENSE	699	500	500	180	320
01-10-5570	DUES AND MEMBERSHIPS	6,821	7,000	4,083	3,883	200
01-10-5700	TELEPHONE	5,732	6,500	3,792	3,156	635
01-10-5900	OTHER EXPENSES	11,768	6,000	3,500	9,959	(6,459)
01-10-5900.01	FUN FEST EXPENSES	497	1,000	1,000	3,915	(2,915)
01-10-5910	EMERGENCY NOTIFICATION SYSTEM	927	1,000	1,000	952	48
01-10-5920	CONFERENCES	1,518	2,400	1,400	1,208	192
01-10-5999	TRANSFER TO OTHER FUNDS	5,000	5,000	5,000	-	5,000
01-10-8210	COMPUTERS	11,758	3,125	3,125	535	2,590
01-10-8300	FURNITURE & FIXTURES	-	5,500	5,500	944	4,556
<b>** TOTAL ADMINISTRATION &amp; FINANCE</b>		<b>300,608</b>	<b>355,585</b>	<b>238,886</b>	<b>199,721</b>	<b>39,165</b>
<b>20 - PARKS &amp; GROUNDS EXPENDITURES</b>						
01-20-5010	WAGES	35,463	40,169	23,432	19,647	3,784
01-20-5020	SOCIAL SECURITY EXPENSE	2,987	3,410	1,989	1,816	173
01-20-5030	PENSION EXPENSE	1,505	1,558	909	900	9
01-20-5040	EMPLOYEE MEDICAL INSURANCE	4,060	4,408	2,571	2,458	113
01-20-5250	GASOLINE & FUEL	854	1,000	583	1,023	(440)
01-20-5300	UNIFORM EXPENSE	-	750	750	90	660
01-20-5390	OTHER PROFESSIONAL SERVICES	284	-	-	1,500	(1,500)
01-20-5560	TRAINING	69	1,000	1,000	-	1,000
01-20-5600	MAINTENANCE & REPAIR	7,945	63,000	63,000	33,752	29,248
01-20-5730	UTILITIES	826	1,000	583	1,025	(442)
01-20-5900	OTHER EXPENSE	865	1,000	583	-	583
<b>** TOTAL PARKS &amp; GROUNDS</b>		<b>54,857</b>	<b>117,295</b>	<b>95,401</b>	<b>62,212</b>	<b>33,189</b>
<b>30 - POLICE DEPARTMENT EXPENDITURES</b>						
01-30-5010	WAGES – CHIEF	55,224	60,320	35,187	32,915	2,272
01-30-5015	WAGES – PATROL OFFICERS	72,522	112,032	65,352	32,524	32,828
01-30-5016	WAGES – TRAINING	619	10,640	6,207	2,126	4,081
01-30-5018	WAGES – SERGEANT	29,598	39,312	22,932	16,250	6,682
01-30-5020	SOCIAL SECURITY EXPENSE	12,861	17,588	10,259	7,161	3,099
01-30-5030	PENSION EXPENSE	2,522	2,717	1,585	1,561	24
01-30-5040	EMPLOYEE MEDICAL INSURANCE	7,027	7,600	4,433	4,239	195
01-30-5100	GENERAL SUPPLIES	1,408	4,500	2,625	1,430	1,195
01-30-5250	GASOLINE & FUEL	7,400	10,000	5,833	5,538	296
01-30-5300	UNIFORM EXPENSE	762	2,000	1,167	409	758
01-30-5330	LEGAL SERVICES	175	7,000	4,083	88	3,996
01-30-5390	OTHER PROFESSIONAL SERVICES	825	-	-	-	-
01-30-5550	SOFTWARE EXPENSE	2,695	2,950	1,950	1,830	120
01-30-5560	TRAINING	1,908	2,500	1,900	1,324	576
01-30-5570	DUES & MEMBERSHIPS	1,310	1,500	1,000	60	940
01-30-5600	MAINTENANCE & REPAIR	1,349	12,600	10,964	6,542	4,422
01-30-5700	TELEPHONE	3,915	4,500	2,625	1,928	697
01-30-5750	COMMUNICATIONS	15,214	20,049	20,049	15,269	4,780
01-30-5900	OTHER EXPENSE	2,617	2,500	1,458	3,478	(2,019)
01-30-8200	EQUIPMENT	1,915	-	-	-	-
01-30-8210	COMPUTERS	13,160	5,000	5,000	3,757	1,243
01-30-8300	FURNITURE & FIXTURES	-	21,500	21,500	17,354	4,146
<b>** TOTAL POLICE DEPARTMENT</b>		<b>235,025</b>	<b>346,807</b>	<b>226,109</b>	<b>155,781</b>	<b>70,328</b>



**VILLAGE OF MAPLE PARK - BUDGET REPORT**  
**May 1, 2022 - November 30, 2022**

		FY 2022 Actuals	FY 2023 Budget	Budget May 22 - Nov 22	Actual Totals for May 22 - Nov 22	Variance to Budget
<b>40 - CIVIC CENTER EXPENDITURES</b>						
01-40-5100	GENERAL SUPPLIES	2,468	3,000	1,750	1,036	714
01-40-5560	TRAINING	57	1,000	1,000	-	1,000
01-40-5600	MAINTENANCE & REPAIR	19,302	50,000	39,583	5,453	34,130
01-40-5730	UTILITIES	9,973	15,000	8,750	1,324	7,426
01-40-5900	OTHER EXPENSE	477	500	292	94	198
01-40-8200	EQUIPMENT	-	2,000	2,000	1,712	288
<b>** TOTAL CIVIC CENTER</b>		<b>32,276</b>	<b>71,500</b>	<b>53,375</b>	<b>9,619</b>	<b>43,756</b>
<b>50 - STREET DEPARTMENT EXPENDITURES</b>						
01-50-5010	WAGES	35,463	40,169	23,432	19,647	3,784
01-50-5020	SOCIAL SECURITY EXPENSE	2,987	3,410	1,989	1,816	173
01-50-5030	PENSION EXPENSE	1,505	1,558	909	900	9
01-50-5040	EMPLOYEE MEDICAL INSURANCE	4,060	4,408	2,571	2,458	113
01-50-5175	ROAD SALT	6,363	10,000	2,500	-	2,500
01-50-5250	GASOLINE & FUEL	1,807	1,500	875	398	477
01-50-5300	UNIFORM EXPENSE	-	750	438	90	347
01-50-5390	OTHER PROFESSIONAL SERVICES	2,818	5,900	3,442	2,667	775
01-50-5560	TRAINING	-	1,000	1,000	-	1,000
01-50-5600	MAINTENANCE & REPAIR	14,246	10,000	5,833	23,460	(17,626)
01-50-5620	STREET MAINTENANCE	1,216	20,000	20,000	3,772	16,228
01-50-5621	TREE MAINTENANCE	9,150	12,000	12,000	5,850	6,150
01-50-5622	STREET SIGN INSTALLATION	342	2,000	1,167	-	1,167
01-50-5730	UTILITIES	12,860	15,000	8,750	5,400	3,350
01-50-5900	OTHER EXPENSE	735	1,000	583	152	431
01-50-8210	COMPUTERS	-	625	625	535	90
01-50-8215	VEHICLE PURCHASE	-	25,000	25,000	19,100	5,900
<b>** TOTAL STREET DEPARTMENT</b>		<b>93,553</b>	<b>154,320</b>	<b>111,114</b>	<b>86,245</b>	<b>24,868</b>
<b>60 - EMERGENCY MANAGEMENT DEPARTMENT EXPENDITURES</b>						
01-60-5010	WAGES	1,205	1,200	700	669	31
01-60-5020	SOCIAL SECURITY EXPENSE	92	92	54	53	1
01-60-5030	PENSION EXPENSE	48	48	28	28	0
01-60-5100	SUPPLIES	-	1,000	1,000	-	1,000
01-60-5600	MAINTENANCE & REPAIR	-	10,000	10,000	-	10,000
<b>** TOTAL EMERGENCY MANAGEMENT DEPARTMENT</b>		<b>1,345</b>	<b>12,340</b>	<b>11,782</b>	<b>750</b>	<b>11,032</b>
<b>TOTAL GENERAL FUND REVENUES</b>		<b>924,222</b>	<b>807,742</b>	<b>578,150</b>	<b>714,789</b>	<b>(136,639)</b>
<b>TOTAL GENERAL FUND EXPENDITURES</b>		<b>717,664</b>	<b>1,057,847</b>	<b>736,667</b>	<b>514,329</b>	<b>222,338</b>
<b>GENERAL FUND NET INCOME/LOSS</b>		<b>206,558</b>	<b>(250,106)</b>	<b>(158,516)</b>	<b>200,460</b>	<b>(358,977)</b>

**12 - UTILITY TAX FUND**

<b>REVENUES</b>						
12-00-4140.10	TELECOMMUNICATIONS TAX	9,794	10,000	5,833	5,596	237
12-00-4140.30	COM ED - UTILITY TAX	34,534	30,000	17,500	18,085	(585)
12-00-4140.40	NICOR GAS - UTILITY TAX	29,580	15,000	8,750	10,633	(1,883)
12-00-4746	POLICE GRANTS	2,358	-	-	3,853	(3,853)
12-00-4751	DEKALB COUNTY COMMUNITY GRANT	-	10,000	10,000	10,000	-
12-00-4800	INTEREST INCOME	458	300	175	104	71
12-00-4992	TRANSFER FROM GENERAL FUND	5,000	5,000	5,000	-	5,000
<b>** TOTAL REVENUE</b>		<b>81,724</b>	<b>70,300</b>	<b>47,258</b>	<b>48,271</b>	<b>(1,012)</b>
<b>EXPENDITURES</b>						
12-00-5992	TRANSFER TO WATER & SEWER FUND	59,000	59,000	29,500	29,500	-
12-00-5993	TRANSFER TO WATER IMPROVEMENT	-	-	-	-	-
12-00-8413	POLICE GRANT PURCHASES	2,358	-	-	84	(84)
12-00-8420	POLICE VEHICLE LOAN - PRINCIPAL	-	-	-	-	-
12-00-8421	POLICE VEHICLE LOAN - INTEREST	-	-	-	-	-
12-00-8425	DEKALB COUNTY COMMUNITY GRANT EXPENSES	-	10,000	10,000	-	10,000
12-00-8426	POLICE VEHICLE LOAN - PRINCIPAL	12,588	2,360	2,360	2,361	(1)
12-00-8427	POLICE VEHICLE LOAN - INTEREST	234	8	8	8	(0)
<b>** TOTAL EXPENDITURES</b>		<b>74,181</b>	<b>71,368</b>	<b>41,868</b>	<b>31,954</b>	<b>9,914</b>
<b>UTILITY TAX FUND NET INCOME/LOSS</b>		<b>7,543</b>	<b>(1,068)</b>	<b>5,390</b>	<b>16,317</b>	<b>(10,927)</b>

**VILLAGE OF MAPLE PARK - BUDGET REPORT**  
**May 1, 2022 - November 30, 2022**

		FY 2022 Actuals	FY 2023 Budget	Budget May 22 - Nov 22	Actual Totals for May 22 - Nov 22	Variance to Budget
<b>13 - TIF DISTRICT FUND</b>						
<b>REVENUES</b>						
13-00-4110	TIF TAX - DEKALB CO.	15,558	15,000	15,000	19,471	(4,471)
13-00-4120	TIF TAX - KANE CO.	273,411	275,000	275,000	358,889	(83,889)
13-00-4885	BOND PROCEEDS	2,250,000	-	-	-	-
<b>** TOTAL REVENUE</b>		<b>2,538,969</b>	<b>290,000</b>	<b>290,000</b>	<b>378,360</b>	<b>(88,360)</b>
<b>EXPENDITURES</b>						
13-00-5320	ENGINEERING SERVICES	-	62,500	50,000	46,440	3,560
13-00-5350	AUDIT EXPENSE	270	300	300	280	20
13-00-5900	OTHER EXPENSE	15	-	-	3,962	(3,962)
13-00-8417	TIF LEGAL FEES	45,837	8,000	4,000	17,847	(13,847)
13-00-8418	TIF IMPROVEMENTS	5,069	1,264,878	152,378	56,838	95,540
13-00-8430	PROPERTY ASSEMBLY	-	159,750	159,750	-	159,750
13-00-8440	BOND PAYMENT - PRINCIPAL	-	140,000	-	140,000	(140,000)
13-00-8442	BOND PAYMENT - INTEREST	-	34,891	11,716	34,891	(23,175)
<b>** TOTAL EXPENDITURES</b>		<b>51,191</b>	<b>1,670,319</b>	<b>378,144</b>	<b>300,258</b>	<b>77,886</b>
<b>TIF DISTRICT FUND NET INCOME/LOSS</b>		<b>2,487,778</b>	<b>(1,380,319)</b>	<b>(88,144)</b>	<b>78,102</b>	<b>(166,246)</b>
<b>15 - ROAD &amp; BRIDGE FUND</b>						
<b>REVENUES</b>						
15-00-4100	VEHICLE LICENSE FEES	22,985	24,000	24,000	24,805	(805)
15-00-4110	REAL ESTATE TAX-DEKALB COUNTY	3,919	3,500	3,500	3,942	(442)
15-00-4120	REAL ESTATE TAX-KANE COUNTY	22,038	21,500	21,500	22,351	(851)
15-00-4260	VIRGIL TWSP. REPLACE. TAX	876	250	146	549	(403)
15-00-4652.01	ROADS DEVELOPMENT CONTRIB - SETTLEMENT	1,500	-	-	-	-
15-00-4652.02	ROADS DEVELOPMENT CONTRIB - SQUIRE'S CROSS	4,500	-	-	1,500	(1,500)
15-00-4652.03	ROADS DEVELOPMENT CONTRIB - HERITAGE HILLS	1,500	-	-	3,075	(3,075)
15-00-4800	INTEREST INCOME	71	20	12	-	12
<b>** TOTAL REVENUE</b>		<b>57,388</b>	<b>49,270</b>	<b>49,158</b>	<b>56,222</b>	<b>(7,065)</b>
<b>EXPENDITURES</b>						
15-00-5100	GENERAL SUPPLIES	380	600	-	-	-
15-00-5320	ENGINEERING SERVICES	800	70,000	70,000	10,000	60,000
15-00-5620	STREET MAINTENANCE	-	25,000	25,000	-	25,000
15-00-5900	OTHER EXPENSES	-	1,000	1,000	500	500
<b>** TOTAL EXPENDITURES</b>		<b>1,180</b>	<b>96,600</b>	<b>96,000</b>	<b>10,500</b>	<b>85,500</b>
<b>ROAD &amp; BRIDGE FUND NET INCOME/LOSS</b>		<b>56,208</b>	<b>(47,330)</b>	<b>(46,843)</b>	<b>45,722</b>	<b>(92,565)</b>
<b>19 - MOTOR FUEL TAX FUND</b>						
<b>REVENUES</b>						
19-00-4290	STATE OF IL-MOTOR FUEL TAX	81,001	73,429	48,829	46,507	2,322
19-00-4800	INTEREST INCOME	200	50	29	2,322	(2,292)
<b>** TOTAL REVENUE</b>		<b>81,201</b>	<b>73,479</b>	<b>48,858</b>	<b>48,828</b>	<b>30</b>
<b>EXPENDITURES</b>						
19-00-5200	STREET IMPROVEMENTS	-	-	-	-	-
<b>** TOTAL EXPENDITURES</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>MOTOR FUEL TAX FUND NET INCOME/LOSS</b>		<b>81,201</b>	<b>73,479</b>	<b>48,858</b>	<b>48,828</b>	<b>30</b>
<b>28 - DEVELOPER ESCROW FUND</b>						
<b>REVENUES</b>						
28-00-4940	DEVELOPER RECEIPTS	22,478	10,000	-	-	-
<b>** TOTAL REVENUE</b>		<b>22,478</b>	<b>10,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENDITURES</b>						
28-00-5320	DEVELOPER LEGAL EXPENDITURES	-	5,000	-	-	-
28-00-5330	DEVELOPER ENGINEERING & ADMIN	22,478	5,000	-	-	-
<b>** TOTAL EXPENDITURES</b>		<b>22,478</b>	<b>10,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>DEVELOPER ESCROW FUND NET INCOME/LOSS</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**VILLAGE OF MAPLE PARK - BUDGET REPORT**  
**May 1, 2022 - November 30, 2022**

		FY 2022 Actuals	FY 2023 Budget	Budget May 22 - Nov 22	Actual Totals for May 22 - Nov 22	Variance to Budget
<b>52 - WATER &amp; SEWER FUND</b>						
<b>REVENUES</b>						
52-00-4170	WATER REVENUE	222,644	240,000	120,000	115,311	4,689
52-00-4171	ALLOCATION OF WATER REVENUE	(13,980)	(14,000)	(7,000)	(7,066)	66
52-00-4180	SEWER REVENUE	225,005	245,000	122,500	117,586	4,914
52-00-4181	ALLOCATION OF SEWER REVENUE	(13,942)	(14,000)	(7,000)	(7,051)	51
52-00-4190	PENALTIES	7,364	6,000	3,000	3,325	(325)
52-00-4200	TURN ON/OFF REVENUE	200	-	-	-	-
52-00-4200.01	THE SETTLEMENT - TURN ON/OFF REVENUE	100	-	-	-	-
52-00-4200.02	SQUIRE'S CROSSING - TURN ON/OFF REVENUE	300	-	-	100	(100)
52-00-4200.03	HERITAGE HILLS - TURN ON/OFF REVENUE	100	-	-	200	(200)
52-00-4300	METER FEES	1,032	-	-	-	-
52-00-4300.01	METER FEES - SETTLEMENT	344	-	-	-	-
52-00-4300.02	METER FEES - SQUIRE'S CROSSING	1,032	-	-	344	(344)
52-00-4300.03	METER FEES - HERITAGE HILLS	344	-	-	702	(702)
52-00-4460.01	SEWER INSPECT - SETTLEMENT	200	-	-	-	-
52-00-4460.02	SEWER INSPECT - SQUIRE'S CROSSING	600	-	-	200	(200)
52-00-4460.03	SEWER INSPECT - HERITAGE HILLS	200	-	-	400	(400)
52-00-4800	INTEREST INCOME	529	150	88	-	88
52-00-4900	OTHER REVENUE	221	200	117	112	5
52-00-4994	TRANSFER FROM UTILITY TAX	59,000	59,000	29,500	29,500	-
<b>** TOTAL REVENUE</b>		<b>491,296</b>	<b>522,350</b>	<b>261,204</b>	<b>253,663</b>	<b>7,541</b>
<b>10 - WATER DIVISION EXPENDITURES</b>						
52-10-5010	WAGES	45,302	51,503	30,043	24,029	6,014
52-10-5020	SOCIAL SECURITY EXPENSE	3,751	4,417	2,576	2,086	491
52-10-5030	PENSION EXPENSE	1,601	2,309	1,347	1,105	242
52-10-5040	EMPLOYEE MEDICAL INSURANCE	3,990	6,232	3,635	1,817	1,819
52-10-5100	GENERAL SUPPLIES	786	1,000	583	492	91
52-10-5105	METERS	5,842	7,500	4,375	2,204	2,171
52-10-5110	CHEMICALS	12,808	18,000	10,500	13,249	(2,749)
52-10-5120	POSTAGE	713	1,000	583	727	(143)
52-10-5250	GASOLINE & FUEL	1,530	1,500	875	1,023	(148)
52-10-5335	TEST EXPENSE	2,099	3,000	1,750	1,033	717
52-10-5375	ADMINISTRATIVE SERVICE CHARGE	16,250	16,250	9,479	9,478	1
52-10-5390	OTHER PROFESSIONAL SERVICES	16,630	18,200	10,617	14,861	(4,244)
52-10-5550	SOFTWARE EXPENSE	975	1,000	1,000	-	1,000
52-10-5600	MAINTENANCE & REPAIR	55,618	92,000	83,667	16,826	66,840
52-10-5700	TELEPHONE	795	900	525	511	14
52-10-5730	UTILITIES	20,018	18,000	10,500	7,953	2,547
52-10-5740	JULIE LOCATES	198	250	-	-	-
52-10-5870	IEPA LOAN - PRINCIPAL	56,397	57,915	28,765	28,765	(0)
52-10-5880	IEPA LOAN - INTEREST	2,478	1,165	775	775	0
52-10-5886	IEPA LOAN - WATERMAIN	28,379	29,034	29,034	29,034	0
52-10-5888	IEPA LOAN - WATERMAIN	8,431	8,070	8,070	8,071	(1)
52-10-5900	OTHER EXPENSE	117	500	292	38	254
52-10-5960	ARO AMORTIZATION EXPENSE	7,500	-	-	-	-
52-10-8210	COMPUTERS	-	625	625	535	90
52-10-8215	VEHICLE PURCHASE	-	25,000	25,000	19,100	5,900
<b>** TOTAL WATER EXPENDITURES</b>		<b>292,206</b>	<b>365,370</b>	<b>264,617</b>	<b>183,712</b>	<b>80,905</b>
<b>20 - SEWER DIVISION EXPENDITURES</b>						
52-20-5010	WAGES	41,305	47,406	27,654	21,833	5,820
52-20-5020	SOCIAL SECURITY EXPENSE	3,417	4,074	2,377	1,888	489
52-20-5030	PENSION EXPENSE	1,426	2,130	1,243	1,002	241
52-20-5040	EMPLOYEE MEDICAL INSURANCE	3,640	5,852	3,414	1,605	1,809
52-20-5100	GENERAL SUPPLIES	241	250	146	166	(20)
52-20-5110	CHEMICALS	-	250	146	-	146
52-20-5120	POSTAGE	713	1,000	583	727	(143)
52-20-5250	GASOLINE & FUEL	595	750	438	398	40
52-20-5335	TEST EXPENSE	163	1,600	933	315	618
52-20-5375	ADMINISTRATIVE SERVICE CHARGE	16,250	16,250	9,479	9,478	1
52-20-5390	OTHER PROFESSIONAL SERVICES	16,367	18,200	10,617	14,861	(4,244)
52-20-5400	PERMIT EXPENSE	2,500	2,500	2,500	2,500	-
52-20-5550	SOFTWARE EXPENSE	975	1,000	1,000	-	1,000
52-20-5600	MAINTENANCE & REPAIR	24,832	65,000	56,667	54,230	2,437
52-20-5700	TELEPHONE	1,474	1,500	875	948	(73)
52-20-5730	UTILITIES	13,546	14,000	8,167	5,288	2,878
52-20-5740	JULIE LOCATES	198	250	-	-	-
52-20-5900	OTHER EXPENSE	157	500	292	38	254
52-20-5960	ARO AMORTIZATION EXPENSE	13,750	-	-	-	-
52-20-8210	COMPUTERS	-	625	625	535	90
52-20-8215	VEHICLE PURCHASE	-	25,000	25,000	19,100	5,900
<b>** TOTAL SEWER EXPENDITURES</b>		<b>141,548</b>	<b>208,138</b>	<b>152,153</b>	<b>134,911</b>	<b>17,242</b>
<b>TOTAL WATER &amp; SEWER FUND EXPENDITURES</b>		<b>433,754</b>	<b>573,508</b>	<b>416,771</b>	<b>318,623</b>	<b>98,147</b>
<b>WATER &amp; SEWER FUND NET INCOME/LOSS</b>		<b>57,541</b>	<b>(51,158)</b>	<b>(155,566)</b>	<b>(64,960)</b>	<b>(90,606)</b>

**VILLAGE OF MAPLE PARK - BUDGET REPORT**  
**May 1, 2022 - November 30, 2022**

		FY 2022 Actuals	FY 2023 Budget	Budget May 22 - Nov 22	Actual Totals for May 22 - Nov 22	Variance to Budget
<b>54 - WATER IMPROVEMENT ACCOUNT</b>						
<b>REVENUES</b>						
54-00-4171	ALLOCATION OF WATER REVENUE	13,980	14,000	7,000	7,066	(66)
54-00-4430.01	WATER CONNECTION - THE SETTLEMENT	2,500	-	-	-	-
54-00-4430.02	WATER CONNECTION - SQUIRE'S CROSSING	7,500	-	-	2,500	(2,500)
54-00-4430.03	WATER CONNECTION - HERITAGE HILLS	2,500	-	-	5,000	(5,000)
54-00-4650.01	IMPACT FEES - THE SETTLEMENT	3,824	-	-	-	-
54-00-4650.02	IMPACT FEES - SQUIRE'S CROSSING	10,273	-	-	3,824	(3,824)
54-00-4650.03	IMPACT FEES - HERITAGE HILLS	3,824	-	-	7,820	(7,820)
54-00-4800	INTEREST INCOME	280	75	44	-	44
54-00-4880	RIVERBOAT GRANT FUNDS	1,062	-	-	-	-
	<b>** TOTAL REVENUE</b>	<b>45,742</b>	<b>14,075</b>	<b>7,044</b>	<b>26,211</b>	<b>(19,167)</b>
<b>EXPENDITURES</b>						
54-00-5320	ENGINEERING SERVICES	680	-	-	-	-
54-00-5600	WATER IMPROVEMENT REPAIRS & MAINTENANCE	96,133	-	-	-	-
54-00-5900	OTHER EXPENSE	120	-	-	-	-
54-00-8103	HANDHELD READ DEVICE	-	9,000	9,000	8,000	1,000
	<b>** TOTAL EXPENDITURES</b>	<b>96,932</b>	<b>9,000</b>	<b>9,000</b>	<b>8,000</b>	<b>1,000</b>
	<b>WATER IMPROVEMENT NET INCOME/LOSS</b>	<b>(51,190)</b>	<b>5,075</b>	<b>(1,956)</b>	<b>18,211</b>	<b>(20,167)</b>
<b>56 - SEWER IMPROVEMENT ACCOUNT</b>						
<b>REVENUES</b>						
56-00-4181	ALLOCATION OF SEWER REVENUE	13,942	14,000	7,000	7,051	(51)
56-00-4420.01	SEWER TAP - SETTLEMENT	750	-	-	-	-
56-00-4420.02	SEWER TAP - SQUIRE'S CROSSING	2,250	-	-	750	(750)
56-00-4420.03	SEWER TAP - HERITAGE HILLS	750	-	-	1,500	(1,500)
56-00-4650.01	IMPACT FEES - THE SETTLEMENT	3,824	-	-	-	-
56-00-4650.02	IMPACT FEES - SQUIRE'S CROSSING	11,398	-	-	3,824	(3,824)
56-00-4650.03	IMPACT FEES - HERITAGE HILLS	3,824	-	-	7,820	(7,820)
56-00-4800	INTEREST INCOME	501	150	88	-	88
	<b>** TOTAL REVENUE</b>	<b>37,238</b>	<b>14,150</b>	<b>7,087</b>	<b>20,946</b>	<b>(13,858)</b>
<b>EXPENDITURES</b>						
56-00-5600	MAINTENANCE & REPAIR	27,219	56,623	56,623	55,551	1,072
	<b>** TOTAL EXPENDITURES</b>	<b>27,219</b>	<b>56,623</b>	<b>56,623</b>	<b>55,551</b>	<b>1,072</b>
	<b>SEWER IMPROVEMENT NET INCOME/LOSS</b>	<b>10,020</b>	<b>(42,473)</b>	<b>(49,536)</b>	<b>(34,605)</b>	<b>(14,931)</b>
<b>70 - SCHOOL LAND CASH FUND</b>						
<b>REVENUES</b>						
70-00-4100.01	SCHOOL CONTRIBUTION - SETTLEMENT	2,200	-	-	-	-
70-00-4100.02	SCHOOL CONTRIBUTION - SQUIRE'S CROSSING	12,800	-	-	-	-
70-00-4100.03	SCHOOL CONTRIBUTION - HERITAGE HILLS	4,400	-	-	2,200	(2,200)
70-00-4100.99	SCHOOL CONTRIBUTIONS RECLASSIFIED	(19,400)	-	-	-	-
	<b>** TOTAL REVENUE</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,200</b>	<b>(2,200)</b>
<b>EXPENDITURES</b>						
70-00-5930	PAYMENT TO SCHOOLS	-	-	-	2,200	(2,200)
	<b>** TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,200</b>	<b>(2,200)</b>
	<b>SCHOOL LAND CASH NET INCOME/LOSS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>GRAND TOTALS</b>						
	<b>GRAND TOTAL REVENUE</b>	<b>4,280,257</b>	<b>1,851,365</b>	<b>1,288,760</b>	<b>1,549,490</b>	<b>(260,731)</b>
	<b>GRAND TOTAL EXPENSES</b>	<b>1,424,598</b>	<b>3,545,265</b>	<b>1,735,072</b>	<b>1,241,415</b>	<b>493,658</b>
	<b>GRAND TOTAL NET INCOME / LOSS</b>	<b>2,855,659</b>	<b>(1,693,900)</b>	<b>(446,313)</b>	<b>308,076</b>	<b>(754,388)</b>

Estimated Fund Balance  
through November 30, 2022

	<b>Beginning Balance 05/01/22</b>	<b>Revenues FY23</b>	<b>Expenditures FY23</b>	<b>Ending Balance</b>	<b>Ending Balance in Budget</b>	<b>Better/(Worse)</b>
<b>General Fund</b>	\$579,911	\$714,789	\$514,329	\$780,371	\$286,354	494,017
<b>Other Funds:</b>						
Utility Tax Fund	521,769	48,271	31,954	538,086	511,881	26,205
TIF District Fund	2,872,702	378,360	300,258	2,950,804	1,490,102	1,460,702
Road & Bridge Fund	139,030	56,222	10,500	184,752	94,251	90,501
Motor Fuel Tax Fund	226,682	48,828	-	275,510	300,068	(24,558)
Totals	3,760,183	531,681	342,712	3,949,152	2,396,302	1,552,850
<b>Water &amp; Sewer Funds</b>						
Water & Sewer Operating Fund	580,572	253,663	318,623	515,612	547,587	(31,975)
Water Improvement Fund	275,501	26,211	8,000	293,712	294,057	(345)
Sewer Improvement Fund	555,574	20,946	55,551	520,969	523,005	(2,036)
Totals	1,411,647	300,820	382,174	1,330,293	1,364,649	(34,356)
<b>Village Totals</b>	<b>\$5,751,741</b>	<b>\$1,547,290</b>	<b>\$1,239,215</b>	<b>\$6,059,816</b>	<b>\$4,047,305</b>	<b>2,012,511</b>

Estimated Cash Balances for November 30, 2022

	11/01/22 Balance	Misc	Transfers & Deposits	Manual Checks and Tax Pymts	Payroll	11/30/22 Check Run	Estimated 11/30/22 Balance	
Old Second Checking	204,520.95	(24.19)	242,345.56	(32,894.76)	(21,993.48)	(220,440.11)	171,513.97	0.00%
First Midwest / Old National	373,040.89						373,040.89	0.04%
TIF Funds - Old Second	636,861.36		(186,057.06)				450,804.30	0.00%
Illinois Funds	2,658,249.33		63,563.08				2,721,812.41	2.53%
TIF Funds - Wealth Management	2,500,000.00						2,500,000.00	2.12%
	6,372,672.53	(24.19)	119,851.58	(32,894.76)	(21,993.48)	(220,440.11)	6,217,171.57	

Village of Maple Park  
Water & Sewer Departments  
As of October 31, 2022

Water Pumped to Billed Statistics

Months	Gallons Pumped	Gallons Billed	% Pumped to Billed	Target* % Pump to Billed	% Variance
September / October 2022 -Civic Center Use -Back Wash Usage -Chlorine Monitor -Brine Make Up	4,781.90 (27.47) (172.80) (15.20) (8.30) 4,558.13	4,277.04	93.83%	90.00%	3.83%
July / August 2022 -Civic Center Use -Back Wash Usage -Chlorine Monitor -Brine Make Up -Hydrant Flushing	5,380.60 (6.52) (203.60) (15.20) (9.40) (120.00) 5,025.88	4,864.00	96.78%	90.00%	6.78%
May / June 2022 -Civic Center Use -Back Wash Usage -Chlorine Monitor -Brine Make Up -Water Leak on Elm - 05/15/22 -Televising Usage	5,480.80 (8.42) (196.90) (15.20) (9.70) (30.00) (81.60) 5,138.98	4,991.60	97.13%	90.00%	7.13%
March / April 2022 -Civic Center Use -Back Wash Usage -Chlorine Monitor -Brine Make Up -Fire Department Usage	4,642.00 (10.55) (167.80) (15.20) (7.10) (8.90) 4,432.46	4,012.93	90.54%	90.00%	0.54%
January / February 2022 -Civic Center Use -Back Wash Usage -Chlorine Monitor -Brine Make Up	4,629.00 (12.79) (166.80) (15.20) (9.60) 4,424.61	3,958.71	89.47%	90.00%	-0.53%
November / December 2021 -Civic Center Use -Back Wash Usage -Chlorine Monitor -Brine Make Up -Fire Department Usage	4,432.10 (9.50) (174.20) (15.20) (6.30) (0.50) 4,226.40	4,813.32	113.89%	90.00%	23.89%
September / October 2021 -Civic Center Use -Back Wash Usage -Chlorine Monitor -Brine Make Up -Fire Department Usage	5,232.60 (11.36) (425.40) (15.20) (10.60) (13.50) 4,756.54	4,528.46	95.20%	90.00%	5.20%
July / August 2021 -Civic Center Use -Back Wash Usage -Chlorine Monitor -Brine Make Up -Fire Department Usage -Water Main Break - Willow -Water Main Break - Liberty -Hydrant Testing	5,663.00 (6.08) (221.00) (15.20) (12.00) (16.50) (130.00) (10.00) (2.40) 5,249.82	5,159.52	98.28%	90.00%	8.28%
May / June 2021 -Civic Center Use -Back Wash Usage -Chlorine Monitor -Brine Make Up -Hydrant Flushing - 06/23-06/24	6,745.30 (5.41) (278.10) (15.20) (14.50) (100.00) 6,332.09	5,826.09	92.01%	90.00%	2.01%

\*Target of 90% - Illinois Water Association Goal to maintain

**RESOLUTION 2022-36**

**A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT OR  
HER DESIGNEE TO APPROVE AN AGREEMENT WITH FOSTER,  
BUICK, CONKLIN, LUNDGREN, AND GOTTSCHALK, LLC FOR  
VILLAGE LEGAL SERVICES**

**WHEREAS** the Village of Maple Park ("The Village") is a municipality in accordance with the Constitution of the State of Illinois of 1970; and,

**WHEREAS**, Village has determined that it is to its advantage and best interest of the Village to avail itself of the legal services of Foster, Buick, Conklin & Lundgren, LLC in connection with its legal affairs; and,

**WHEREAS**, the Village believes it is in its best interest of the Village to have Foster, Buick, Conklin & Lundgren, LLC continue to perform legal services for the Village; and,

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

**Section 1.** The Village President or a designee is hereby directed to sign the attached agreement with Foster, Buick, Conklin & Lundgren, LLC for legal services.

**Section 2.** This Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as provided by law.

**PASSED** by the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois at its regular Board meeting held on \_\_\_\_\_ of \_\_\_\_, 2022.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

(SEAL)

\_\_\_\_\_  
Suzanne Fahnestock, Village President

**ATTEST:**

\_\_\_\_\_  
Elizabeth Peerboom, Village Clerk



## **AGREEMENT FOR LEGAL SERVICES**

**THIS AGREEMENT**, made this \_\_\_\_ day of November, 2022 between the **VILLAGE OF MAPLE PARK**, 302 Willow Street, P.O. Box 220, Maple Park, Illinois, 60151, (hereinafter referred to as the “VILLAGE”) and **FOSTER, BUICK CONKLIN, LUNDGREN & GOTTSCHALK, LLC**, 2040 Aberdeen Court, Sycamore, Illinois, 60178, (herein after referred to as “FOSTER & BUICK” or “the law firm”).

1. The VILLAGE hereby employs FOSTER & BUICK as legal counsel for the VILLAGE, and FOSTER & BUICK hereby accepts employment in said capacity upon the terms and conditions hereinafter set forth.
2. FOSTER & BUICK shall be designated as the Village Attorney and shall be responsible for the oversight and conduct of the Village’s legal affairs. KEVIN E. BUICK will be the attorney primarily responsible for the Village’s legal affairs; however, other attorneys in the firm will, on occasion, work on the Village’s matters. The law firm shall serve as the advisor to the Village President, Village Board of Trustees (“Village Board”), and the various Boards and Commissions of the Village, as requested. The law firm shall be responsible for attending regularly scheduled board meetings, special Board meetings, and Planning & Zoning Commission meetings upon request. The duties of the law firm shall include: drafting and reviewing various legal documents, including preparation of resolutions, ordinance, and regulations as directed by the Village President and the Village Board; preparation of routine reports to the Village regarding the status of Village matters; legal research and review of correspondence generated or received by the Village; representation of the Village in litigation matters, including lawsuits brought against or initiated by the Village; representation of the Village in connection with labor matters, and such other matters as may be assigned by the Village President and the Village Board. The law firm shall also be responsible for the coordination of all Village legal services, including the hiring and supervision of outside counsel and legal support personnel, when necessary. It is understood that “necessary” includes the situations where the law firm may have a conflict of interest. Outside counsel will be responsible for such duties as the Village President and the law firm may delegate to them with respect to those matters assigned.
3. The term of this Agreement shall begin on **December 1, 2022**, and shall expire on **December 1, 2024**. This Agreement may be terminated by either party upon 30 days notice to the other.
4. For services rendered by FOSTER & BUICK as identified above the VILLAGE shall pay an hourly rate of \$195.00 per hour. Attendance at scheduled monthly Village Board meetings shall be billed at a maximum time of one (1) hour per meeting, irrespective of the length of the meeting, unless otherwise agreed between the parties. Invoices will be prepared and sent to the VILLAGE on a monthly basis and will be due and payable within 30 days.
5. Should the VILLAGE engage FOSTER & BUICK for the purpose of performing legal work for which it expects to be reimbursed by outside parties or entities, the law firm shall be entitle to bill at its prevailing standard hourly rates instead of the hourly rate fixed in Paragraph 4 of this Agreement. It is mutually agreed and understood that these non-discounted hourly rates currently range from \$295 - \$375 per hour, depending

upon the attorney. Any legal assistant/paralegal time, if applicable, will be billed at \$140-\$170.00 per hour.

6. The VILLAGE shall reimburse FOSTER & BUICK for court costs, service of process fees, or other expenses advanced by the law firm on behalf of the VILLAGE, and this reimbursement shall be included on the monthly statements.
7. All records, files, documents, etc., which FOSTER & BUICK may possess in performing their duties as described above, shall be property of the VILLAGE. At the expiration of the tenure of FOSTER & BUICK as the Village Attorney, all such records, files, documents, etc., shall be returned to the VILLAGE, or delivered otherwise as the VILLAGE may direct.
8. This Agreement constitutes the entire agreement between the parties and may be only changed by an agreement in writing signed by the parties.

**IN WITNESS WHEREOF**, the VILLAGE and FOSTER & BUICK have executed this Agreement the day and year first mentioned above.

VILLAGE OF MAPLE PARK

FOSTER, BUICK, CONKLIN, LUNDGREN,  
& GOTTSCHALK, LLC

By: \_\_\_\_\_  
Suzanne Fahnestock, Village President

By: \_\_\_\_\_  
On behalf of the firm

ATTEST

By: \_\_\_\_\_  
Elizabeth Peerboom, Village Clerk

**RESOLUTION 2022-38 Approved: \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE AN ANNEXATION AGREEMENT FOR CERTAIN PROPERTY LOCATED IN THE VILLAGE OF MAPLE PARK, KANE AND DEKALB COUNTIES, ILLINOIS.**

**WHEREAS**, it is in best interest of the Village of Maple Park, Kane and DeKalb Counties, Illinois, that an Annexation Agreement pertaining to certain property located in the Village of Maple Park, Illinois be entered into; and,

**WHEREAS**, the owners of said property, the Beneficiaries of Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 1st day of July, 1999, and known as Trust Number 2396, Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 25th day of December, 2006, and known as Trust Number 2976, and Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 25th day of December, 2006, and known as Trust Number 2975, are ready, willing, and able to enter into that Agreement and perform the obligations as required hereunder; and,

**WHEREAS**, the statutory procedures provided in 65 ILCS 5/11-15.1-1 for the execution of the Annexation Agreement have been fully complied with, and a public hearing was held with regard hereto on November 9, 2022.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MAPLE PARK, KANE AND DEKALB COUNTIES, ILLINOIS, AS FOLLOWS:**

**SECTION 1.** That the Village President be, and she is hereby authorized and directed, and the Village Clerk is directed to attest to, execute a document known as “Annexation Agreement” between the parties dated \_\_\_\_\_, 2022, as to approximately 85.77 acres of land. A copy of this Annexation Agreement is attached hereto and made a part hereof.

**PASSED** by the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois at a regular Board meeting held \_\_\_\_\_, 2022.

AYES:

NAYS:

ABSENT:

**APPROVED** by the Village President on \_\_\_\_\_.

(SEAL)

\_\_\_\_\_  
Suzanne Fahnestock, Village President

**ATTEST:**

\_\_\_\_\_  
Elizabeth Peerboom, Village Clerk

# **ANNEXATION AGREEMENT**

**PREPARED BY:**

FOSTER, BUICK, CONKLIN,  
LUNDGREN & GOTTSCHALK, LLC  
2040 Aberdeen Court  
Sycamore, Illinois 60178

**RETURN TO:**

Village of Maple Park  
P.O. Box 220  
Maple Park, Illinois 60151

---

\*The Above Space for Recorder's Use Only\*

## **ANNEXATION AGREEMENT**

This Annexation Agreement (“Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and among **Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 1<sup>st</sup> day of July, 1999, and known as Trust Number 2396**, as to PINS: 09-25-451-002 and 09-25-476-001, **Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 25<sup>th</sup> day of December, 2006, and known as Trust Number 2976**, as to PINS: 09-25-300-005 and 09-25-300-006, AND **Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 25<sup>th</sup> day of December, 2006, and known as Trust Number 2975**, as to PIN: 09-25-477-002 (“Owner”), and the Village of Maple Park, an Illinois Municipal Corporation (“Village”), organized and existing under and by virtue of the laws of the State of Illinois by and through its President and Board of Trustees (collectively, “Corporate Authorities”).

### **Recitals**

**WHEREAS**, The Village is a municipality under the Constitution and laws of the State of Illinois; and,

**WHEREAS**, Owner is the owner of the Property described on the attached Exhibit “A” (“the Property”) and desires to have the Subject Property annexed to the Village on the terms and conditions provided herein; and,

**WHEREAS**, the Parties desire to enter into this Agreement pursuant to the provisions of 65 ILCS 5/11-15.1-1, *et. seq.*, in accordance with the terms and conditions hereinafter set forth; and

**WHEREAS**, the Property is not presently located within the corporate limits of any municipality but is contiguous to the Village and thus may be annexed to the Village as provided in Article 7 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, *et. seq.*; and

**WHEREAS**, the Village believes it is in the best interest of the Village to annex the Property under these conditions – the same being contiguous to the current corporate limits of the Village; and

**WHEREAS**, the Corporate Authorities, after due and careful consideration, have concluded that the annexation of the Subject Property to the Village would further the orderly growth of the Village, enable the Village to control the development of the Subject Property, and serve the best interests of the Village; and

**WHEREAS**, pursuant to the provisions of 65 ILCS 5/11-15.1-1, *et seq.*, this Agreement was submitted to the Corporate Authorities and a public hearing was held thereon pursuant to notice, all as provided by statute and the ordinances of the Village; and

**WHEREAS**, any fire protection district, library district, and other entity or person entitled to notice prior to annexation of the Subject Property to the Village has been given notice thereof by the Village as required by law.

**NOW THEREFORE**, in consideration of the premises and the mutual covenants and agreements

herein contained, and in reliance on the ordinances, codes, and regulations of the Village in effect as of the date hereof, the parties hereto hereby agree as follows:

1. Statutory Authority. The parties hereto enter into this Agreement pursuant to and in accordance with the provisions of 65 ILCS 5/11-15.1-1, et seq., and Title 11, Zoning Regulations, Chapter 12, Annexation Agreements, of the Maple Park Village Code.

2. Annexation.

(a) The Owner has filed with the Village Clerk a Petition for Annexation for the Subject Property to the Village of Maple Park, Illinois, conditioned on the terms and provisions of this Agreement, which petition has been prepared, executed, and filed in accordance with 65 ILCS 5/7-1-8, and the ordinances and other requirements of the Village. The Village has waived all fees and deposits required for such annexation.

3. Rezoning. Upon passage of the Annexation Ordinance, the Village shall adopt an ordinance zoning and classifying the Property in accordance with the provisions of Title 11 of the Maple Park Village Code. Prior to the date of this Agreement, such public hearings as are necessary to enable the Village lawfully to grant said zoning classification as to the Subject Property have been conducted upon proper notice, and no further action need be taken by the Owner to cause the Subject Property to be rezoned once the Subject Property is annexed to the Village as follows:

PIN: 09-25-300-005, consisting of 24.96 acres, will be rezoned from "A-1" Agricultural District to "R-1," Single Family District;

PIN: 09-25-300-006, consisting of 4.26 acres, will be rezoned from "A-1" Agricultural District to "B-2," General Business District;

PIN: 09-25-451-002, consisting of 24.52 acres, will be rezoned from "A-1" Agricultural District to "B-2," General Business District;

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

PIN: 09-25-477-002, consisting of 1.78 acres, will be rezoned from "A-1" Agricultural District to "B-2," General Business District.

4. Right of First Refusal Regarding All Parcels. The Village will retain a right of first refusal to purchase any of the annexed property from the Owner, under such terms and conditions as are set forth in Exhibit "B" attached hereto.

5. Miscellaneous.

(a) All provisions, conditions, and regulations as set forth in this Agreement and the documents or plans to which it refers shall supersede all Village ordinances, codes, and regulations that are in conflict herewith as they may apply to the Subject Property. However, where this Agreement is silent, the Village ordinances shall apply and control.

(b) Notwithstanding any other provision contained herein to the contrary with respect to the Subject Property, this Agreement shall be effective for a term of twenty (20) years from the date hereof or, if longer, the longest term permitted by law.

(c) This Agreement shall bind the heirs, successors, and assigns of the Owners, the Village, the Corporate Authorities, and their successors in office. This Agreement shall inure to the benefit of the parties hereof, their successors, and assigns provided that the Owners shall have no right to assign this Agreement except in connection with conveyances of all or any portion of the Subject Property.

(d) Nothing herein shall in any way prevent the alienation, encumbrance, or sale of the Subject Property or any portion thereof, and the new owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.

1. Within thirty (30) days after the execution hereof, the text of this Agreement (or a suitable memorandum hereof) shall be recorded by the Village of Maple Park in the Office of the Recorder of DeKalb County, Illinois.

2. It is further agreed that any party to this Agreement, either in law or in equity, by suit, action, mandamus, or other proceeding, may enforce or compel the performance of this Agreement or have other such relief for the breach thereof as may be authorized by law or that by law or in equity is available to them.

(e) It is understood by the parties hereto that time is of the essence of this Agreement. It is further understood that upon the occurrence of a default of any of the provisions of this Agreement, which default continues for ten (10) days after a notice specifying such default is given the defaulting party, the injured party hereto may in law or in equity, by suit, action, mandamus, or other proceeding, including specific performance, enforce or compel the performance of this Agreement by such defaulting party.

(f) In the event any portion of this Agreement or part thereof shall be deemed invalid, such invalidity of said provision or part thereof shall not affect the validity of any other provision hereof.

(g) Unless stated otherwise elsewhere herein, any notice required or permitted under this Agreement shall be in writing and shall be deemed given when mailed by registered or certified mail:

If to the Owners: Chicago Title Land Trust Company, as Trustee  
10 South LaSalle Street, Suite 2750  
Chicago, IL 60603

If to the Village: Village of Maple Park  
c/o Village Administrator  
302 Willow Street  
P.O. Box 220  
Maple Park, IL 60151



**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

Village of Maple Park, an Illinois Municipal Corporation

Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 1<sup>st</sup> day of July, 1999, and known as Trust Number 2396

By: \_\_\_\_\_  
the provisions of a Trust Agreement dated  
Suzanne Fahnestock, Village President

By: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Elizabeth Peerboom, Village Clerk

Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 25<sup>th</sup> day of December, 2006, and known as Trust Number 2976

By: \_\_\_\_\_

Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 25<sup>th</sup> day of December, 2006, and known as Trust Number 2975

By: \_\_\_\_\_

**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.

PIN: 09-25-477-002

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.

## **Exhibit “B”**

1.      Right of First Refusal. In the event the Owner ever desires to sell any of the real estate parcels and receives an acceptable bona fide offer to purchase the real estate, then in such event the Owner shall give a copy of said offer to the Village, and the Village shall have thirty (30) days in which to determine whether or not it wishes to purchase the real estate upon the same terms and conditions as set forth in the offer received by the Owner.

2.      Option to Exercise Right of First Refusal. In the event that the Village desires to exercise said option, it shall serve written notice on the Owner of said election, and shall purchase said real estate on the same terms and conditions as set forth in the offer received by the Owner from a third party.

3.      Waiver of Right of First Refusal. In the event that the Village does not wish to exercise a Right of First Refusal, the Village will submit in writing to the Owner their intent to waive this right before the expiration of the thirty (30) days.

BEFORE THE PLANNING & ZONING COMMISSION OF  
THE VILLAGE OF MAPLE PARK, ILLINOIS  
NOVEMBER 9, 2022

FINDINGS OF FACT AND RECOMMENDATION

This matter came before the Planning & Zoning Commission of Maple Park on November 9, 2022, at 7:00 p.m., for public hearing regarding 1) a Request to Enter into Annexation Agreement, and 2) a request for zoning map amendment from the property owner, Chicago Title Land Trust Company Nos. 2396, 2975, and 2976. Petitioner seeks approval of the Annexation Agreement in accordance with 65 ILCS 5/11-15.1-1 et seq. Petitioner further seeks zoning map amendments to rezone the parcels, which total approximately 85.77 acres on Maple Park Road, lying west of the current corporate limits to the Village of Maple Park. Notice of the public hearing was published in the Daily Chronicle on October 25, 2022, and notice was otherwise provided in accordance with the requirements of Title 11 of the Maple Park Village Code. Documentation and information was produced to the Planning & Zoning Commission establishing the following:

1. The said property is not within the corporate limits of any municipality but is contiguous to the Village of Maple Park;
2. The current use of the property is farmland;
3. The current zoning and proposed zoning are as follows:
  - a. PIN: 09-25-300-005, consisting of 24.96 acres, will be rezoned from "A-1" Agricultural District to "R-1," Single Family District;
  - b. PIN: 09-25-300-006, consisting of 4.26 acres, will be rezoned from "A-1" Agricultural District to "B-2," General Business District;
  - c. PIN: 09-25-451-002, consisting of 24.52 acres, will be rezoned from "A-1" Agricultural District to "B-2," General Business District;
  - d. 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
  - e. PIN: 09-25-477-002, consisting of 1.78 acres, will be rezoned from "A-1" Agricultural District to "B-2," General Business District.
4. The proposed annexation agreement was provided in draft form and is attached as Exhibit "A"; and
5. No one testified in opposition to the proposed Annexation Agreement or against the proposed zoning map amendments upon annexation of the territory.

THE COMMISSION THEREFORE FINDS as follows:

1. That the proposed Annexation Agreement and its terms, as offered, are acceptable and its approval is in the best interest of the Village of Maple Park; and
2. That the proposed zoning amendments promote the public health, safety, comfort, convenience and general welfare of the village, complies generally with the policies and comprehensive land use plan and other official plans of the village of Maple Park; aligns with the trend of development in the area of the subject property; contemplates suitable uses of the property; and the proposed zoning amendments will not alter the essential character of the neighborhood, and will not be substantially detrimental to adjacent property.

By reason of the foregoing, the Planning & Zoning Commission recommends to the Village of Maple Park Board of Trustees as follows:

- 1) Approval of the proposed Annexation Agreement attached hereto as Exhibit "A;" and
- 2) Approval of the proposed zoning map amendments as follows:
  - a. PIN: 09-25-300-005, consisting of 24.96 acres, shall be rezoned from "A-1" Agricultural District to "R-1," Single Family District;
  - b. PIN: 09-25-300-006, consisting of 4.26 acres, shall be rezoned from "A-1" Agricultural District to "B-2," General Business District;
  - c. PIN: 09-25-451-002, consisting of 24.52 acres, shall be rezoned from "A-1" Agricultural District to "B-2," General Business District;
  - d. PIN: 09-25-476-001, consisting of 30.25 acres, shall be rezoned from "A-1" Agricultural District to "B-2," General Business District; and
  - e. PIN: 09-25-477-002, consisting of 1.78 acres, shall be rezoned from "A-1" Agricultural District to "B-2," General Business District.

  
Kimberly Sutherland, Chairperson  
Planning & Zoning Commission

**RESOLUTION 2022-39 Approved: \_\_\_\_\_**

**AUTHORIZING APPLICATION FOR KANE COUNTY  
COMMUNITY DEVELOPMENT FUNDS AND EXECUTION  
OF ALL NECESSARY DOCUMENTS**

**WHEREAS**, the Village of Maple Park (the “Village”) has determined that it is in its best interest to submit an application for Kane County Community Development Funds for Maple Park Pearl Street Reconstruction (the “Project”).

**WHEREAS**, said Project will be to reconstruct Pearl Street and perform certain stormwater improvements along Pearl Street within the Village of Maple Park.

**WHEREAS**, the Kane County Board must approve said application and will require the Village to execute a Funding Agreement and other necessary documents upon such approval;

**NOW, THEREFORE, BE IT RESOLVED** the Village President is hereby authorized to execute an application for Kane County Community Development Funds, a Funding Agreement and other necessary documents upon approval of the application by the Kane County Board, and any requests for payment and documentation required to be submitted by the Village of Maple Park to Kane County requesting dispersal of funds.

**BE IT FURTHER RESOLVED**, that any changes to the above-stated project description must be approved by the Board of Trustees of the Village of Maple Park.

PASSED by the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois at its regular Board meeting held on \_\_\_\_\_, 2022.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

(SEAL)

\_\_\_\_\_  
Suzanne Fahnestock, Village President

**ATTEST:**

\_\_\_\_\_  
Elizabeth Peerboom, Village Clerk

# **ORDINANCE NO. 2022-24**

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**AN ORDINANCE FOR THE LEVY AND COLLECTION OF TAXES  
FOR THE VILLAGE OF MAPLE PARK, KANE AND DEKALB  
COUNTIES FOR 2022 TAX LEVY, PAYABLE IN 2023**

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

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**Published in pamphlet form by authority of the President and Board of Trustees of the  
Village of Maple Park, Kane and DeKalb Counties, Illinois, this 8<sup>th</sup> day of December, 2022.**



**VILLAGE OF MAPLE PARK, ILLINOIS  
ORDINANCE 2022-24**

**AN ORDINANCE FOR THE LEVY AND COLLECTION OF TAXES FOR THE  
VILLAGE OF MAPLE PARK, KANE AND DEKALB COUNTIES FOR 2022 TAX LEVY,  
PAYABLE IN 2023**

**WHEREAS**, the President and the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois, have determined that it is in the best interests of said Village and its residents to authorize a levy of Village property taxes for \$258,394.

**NOW THEREFORE, BE IT ORDAINED** by the President and the Board of Trustees of the Village of Maple Park at a Regular Board Meeting assembled December 6, 2022.

**SECTION 1.** That there be, and is hereby levied upon all the taxable property within the corporate limits of the Village of Maple Park subject to tax, for \$258,394.

<b><u>FUND</u></b>	<b><u>AMOUNT LEVIED</u></b>
Corporate	\$153,394
Police	75,000
Audit	10,000
Liability Insurance	<u>20,000</u>
<b>TOTAL</b>	<b><u>\$258,394</u></b>

**SECTION 2.** That each of the aforesaid sums and the aggregate thereof are deemed necessary by the Board of Trustees of the Village of Maple Park to defray the expenses and liabilities of the said.

**SECTION 3.** That the Village Clerk of the Village of Maple Park be and is hereby directed to file a certified copy of this Ordinance with the County Clerk of Kane and DeKalb Counties, Illinois, as required by law.

**SECTION 4.** That, if any part of parts of this Ordinance shall be held to be unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining parts of this Ordinance. The Village Board of the Village of Maple Park hereby declares that it would have passed the remaining parts of this Ordinance if it had known that such part or parts would be declared unconstitutional or otherwise invalid.

**SECTION 5.** That this Ordinance shall be known as Ordinance No. 2022-23 Tax Levy, and shall be in full force and effect from and after its passage and publication in accordance with law.

**ADOPTED** this 6<sup>th</sup> day of December, 2022, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

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

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** the 6<sup>th</sup> day of December, 2022.

\_\_\_\_\_  
Suzanne Fahnestock, President  
Village of Maple Park  
Kane and DeKalb Counties, Illinois

ATTEST:

*Village Seal*

\_\_\_\_\_  
Elizabeth Peerboom, Village Clerk  
Village of Maple Park  
Kane and DeKalb Counties, Illinois

**CERTIFICATION**

STATE OF ILLINOIS  
COUNTIES OF KANE AND DEKALB

I, Elizabeth Peerboom, do hereby certify that I am the Village Clerk of Maple Park, Illinois, and keeper of the records of said Village, and that the foregoing is a true and correct copy of Ordinance 2022-23 “AN ORDINANCE FOR THE LEVY AND COLLECTION OF TAXES FOR THE VILLAGE OF MAPLE PARK, KANE AND DEKALB COUNTIES FOR 2022 TAX LEVY, PAYABLE IN 2023,” as adopted by the President and Board of Trustees of the Village of Maple Park, Illinois, at their Regular Meeting commencing at 7:00 P.M. on December 6, 2023.

Dated this 6<sup>th</sup> day of December, 2022.

By: \_\_\_\_\_  
Elizabeth Peerboom, Village Clerk

*Village Seal*

**TRUTH IN TAXATION CERTIFICATE  
VILLAGE OF MAPLE PARK**

I, the undersigned, hereby certify that I am the Chief Presiding Officer of the Village of Maple Park, and as such Presiding Officer I hereby certify that the levy ordinance, a copy of which is appended hereto, was adopted pursuant to, and in all respects in compliance with, the provisions of Section 4 through 7 of the “Truth in Taxation act.”

The notice and hearing requirements of Section 7 of the Act are:

Applicable or Inapplicable

*Circle One*

The notice requirement of Section is:

Applicable or Inapplicable

*Circle One*

\_\_\_\_\_  
Suzanne Fahnestock, Village President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Elizabeth Peerboom, Village Clerk

\_\_\_\_\_  
Date

*Village Seal*

**VILLAGE OF MAPLE PARK**

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**ORDINANCE NO. 2022-27**

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

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

**ORDINANCE NO. 2022-27**

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

This Annexation Agreement (hereinafter referred to as the “Agreement”) is made and entered into this \_\_\_\_ day of December, 2022, by and among Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 1<sup>st</sup> day of July, 1999, and known as Trust Number 2396, as to PINS: 09-25-451-002 and 09-25-476-001, Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 25<sup>th</sup> day of December, 2006, and known as Trust Number 2976, as to PINS: 09-25-300-005 and 09-25-300-006, AND Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 25<sup>th</sup> day of December, 2006, and known as Trust Number 2975, as to PIN: 09-25-477-002 (hereinafter collectively referred to as the “Owner”), and the Village of Maple Park (hereinafter referred to as the “Village”), a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois by and through its President and Board of Trustees (collectively referred to as the “Corporate Authorities”).

**Recitals**

(a) The Owner is the owner of record of certain parcels of real property situated on the west side of Maple Park in DeKalb County, Illinois, which is more particularly described in Exhibit “A” attached hereto and made a part hereof (“Parcels”), which parcels consists of approximately 85.77 acres and adjoins, abuts, and is contiguous to the corporate limits of the Village.

(b) The Parcels have not been annexed to any municipality.

(c) The Parcels adjoin, abut, and are contiguous to a portion of certain rights-of-way known as Maple Park Road and Kinkaid Street, dedicated for public purposes, which portion of such rights-of-way are more particularly described in Exhibit “B” attached hereto and made a part hereof.

(d) The Subject Property constitutes territory that is contiguous to and may be annexed to the Village, as provided under §7-1-1, et seq., of the Illinois Municipal Code (65 ILCS 5/7-1-1, et seq.).

(e) The Owner desires to have the Subject Property annexed to the Village on the terms and conditions provided herein.

(f) The Corporate Authorities, after due and careful consideration, have concluded that the annexation of the Subject Property to the Village would further the orderly growth of the Village, enable the Village to control future development of the Subject Property, and serve the best interests of the Village.

(g) Pursuant to the provisions of 65 ILCS 5/11-15.1-1, et seq., a proposed Pre-Annexation Agreement in substance and form the same as this Agreement was submitted to the Corporate Authorities, and a public hearing was held thereon pursuant to notice, all as provided by statute and the ordinances of the Village.

(h) Any fire protection district, library district, and other entity or person entitled to notice prior to annexation of the Subject Property to the Village has been given notice thereof by the Village as required by law.

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements herein contained, and in reliance on the ordinances, codes, and regulations of the Village in effect as of the date hereof, the parties hereto hereby agree as follows:

1. Statutory Authority. The parties hereto enter into this Agreement pursuant to and in accordance with the provisions of 65 ILCS 5/11-15.1-1, et seq., and Title 11, Zoning Regulations, Chapter 12, Annexation Agreements, of the Maple Park Village Code.

2. Annexation. The Owner has filed with the Village Clerk a Petition for Annexation for the Subject Property to the Village, conditioned on the terms and provisions of this Agreement, which petition has been prepared, executed, and filed in accordance with 65 ILCS 5/7-1-8, and the ordinances and other requirements of the Village. The Village has waived all fees and deposits required for such annexation.

3. Uses. All or any portion of the Parcels may be used for farming and ancillary uses prior to the commencement of any future development of the Parcels.

4. Miscellaneous.

(a) All provisions, conditions, and regulations as set forth in this Agreement and the documents or plans to which it refers shall supersede all Village ordinances, codes, and regulations that are in conflict herewith as they may apply to the Subject Property. However, where this Agreement is silent, the Village ordinances shall apply and control.

(b) Notwithstanding any other provision contained herein to the contrary with respect to the Subject Property, this Agreement shall be effective for a term of twenty [20] years from the date hereof or, if longer, the longest term permitted by law.

(c) This Agreement shall bind the heirs, successors, and assigns of the Owners, the Village, the Corporate Authorities, and their successors in office. This Agreement shall inure to the benefit of the parties hereof, their successors, and assigns provided that the Owners shall have no right to assign this Agreement except in connection with conveyances of all or any portion of the Subject Property.

(d) Nothing herein shall in any way prevent the alienation, encumbrance, or sale of the Subject Property or any portion thereof, and the new owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.

1. Within thirty [30] days after the execution hereof, the text of this Agreement (or a suitable memorandum hereof) shall be recorded at the sole cost and expense of the Village in the Office of the Recorder of DeKalb County, Illinois.

2. It is further agreed that any party to this Agreement, either in law or in equity, by suit, action, mandamus, or other proceeding, may enforce or compel the performance of this Agreement or have other such relief for the breach thereof as may be authorized by law or that by law or in equity is available to them.

(e) It is understood by the parties hereto that time is of the essence of this Agreement. It is further understood that upon the occurrence of a default of any of the provisions of this Agreement, which default continues for ten [10] days after a notice specifying such default is given the defaulting party, the injured party hereto may in law or in equity, by suit, action, mandamus, or

other proceeding, including specific performance, enforce or compel the performance of this Agreement by such defaulting party.

(f) In the event any portion of this Agreement or part thereof shall be deemed invalid, such invalidity of said provision or part thereof shall not affect the validity of any other provision hereof.

(g) Unless stated otherwise elsewhere herein, any notice required or permitted under this Agreement shall be in writing and shall be deemed given when mailed by registered or certified mail:

If to the Owners: Chicago Title Land Trust Company, as Trustee  
10 South LaSalle Street, Suite 2750  
Chicago, IL 60603

If to the Village: Village of Maple Park  
c/o Village Administrator  
302 Willow Street  
P.O. Box 220  
Maple Park, IL 60151

(h) The amendment of any existing ordinance of the Village shall not hereafter be effective against the Development Parcel during the term of this Agreement. Any special assessment or special use district imposed by the Village shall not be effective against the Development Parcel during the term of this Agreement. However, in the event any provision of such amendment shall be less restrictive than the existing law, the Owners or their successors may elect to be bound by such provision as such amendment may affect the Subject Property.

**APPROVED THIS \_\_\_\_\_ day of December, 2022.**

AYES: \_\_\_\_\_

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

ABSENT: \_\_\_\_\_

**SIGNED this \_\_\_\_\_ day of December, 2022.**

SEAL

\_\_\_\_\_  
Suzanne Fahnestock, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Peerboom, Village Clerk



## CLERK'S CERTIFICATE

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

I, Elizabeth Peerboom, certify that I am the duly appointed and acting municipal clerk of Maple Park, DeKalb and Kane County, Illinois.

I further certify that on the \_\_\_\_ day of December, 2022, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2022-27, “**AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTY LOCATED IN THE VILLAGE OF MAPLE PARK, DEKALB COUNTY, ILLINOIS.**”

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

(SEAL)

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.

Map of territory to be annexed to the Village of Maple Park, DeKalb County, Illinois

Exhibit B

Parcel 1:  
P.I.N. 09-25-300-006  
(4.26 Acres)  
Parcel 2:  
P.I.N. 09-25-476-001  
(30.25 Acres) &  
09-25-451-002  
(24.52 Acres)  
Parcel 3:  
P.I.N. 09-25-300-005  
(24.96 Acres)  
Parcel 4:  
P.I.N. 09-25-477-002  
(1.38 Acres)  
Total Area: 85.77 Acres

Parcel 1: 09-25-300-006

That part of the South Half of the South Half 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 Half of the South Half; thence Westerly along the north line of said South Half of the South Half, 3490.28 feet for a Point of Beginning; thence continuing Westerly along said north line, 475.28 feet to the west line of the East Half of the Southwest Quarter of said Section 25; thence Southerly at an angle of 91° 13' 28" 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° 54' 55" measured clockwise from said west line, along said northerly line, 416.45 feet; thence Northerly at an angle of 87° 15' 35" measured clockwise from said northerly line, 465.98 feet to the Point of Beginning, together with that portion of Maple Park Road adjoining the above described property, all in Cortland Township, DeKalb County, Illinois.

Parcel 2: 09-25-476-001 & 09-25-451-002

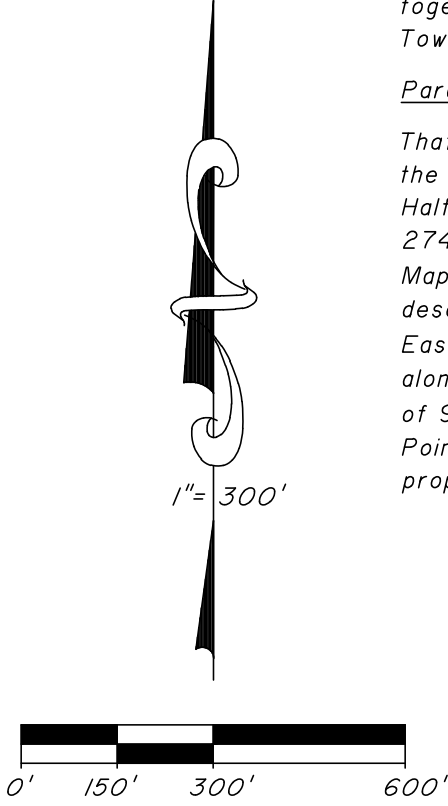
That part of the South Half of the South Half of Section 25, Township 40 North, Range 5, East of the Third Principal Meridian, described as follows: Beginning at the Northeast corner of said South Half of the South Half; thence Westerly along the north line of said South Half of the South Half, 2740.28 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° 08' 23" measured clockwise from the last described course, along said northerly line, 1515.17 feet to an angle point in said northerly line; thence Easterly at an angle of 168° 35' 17" measured clockwise from the last described course, continuing along said northerly line, 1241.95 feet to the east line of said South Half; thence northerly at an angle of 90° 16' 57" measured clockwise from said northerly line, along said east line, 972.00 feet to the Point of Beginning, together with that portion of Maple Park Road adjoining the above described property, all in Cortland Township, DeKalb County, Illinois.

Parcel 3: 09-25-300-005

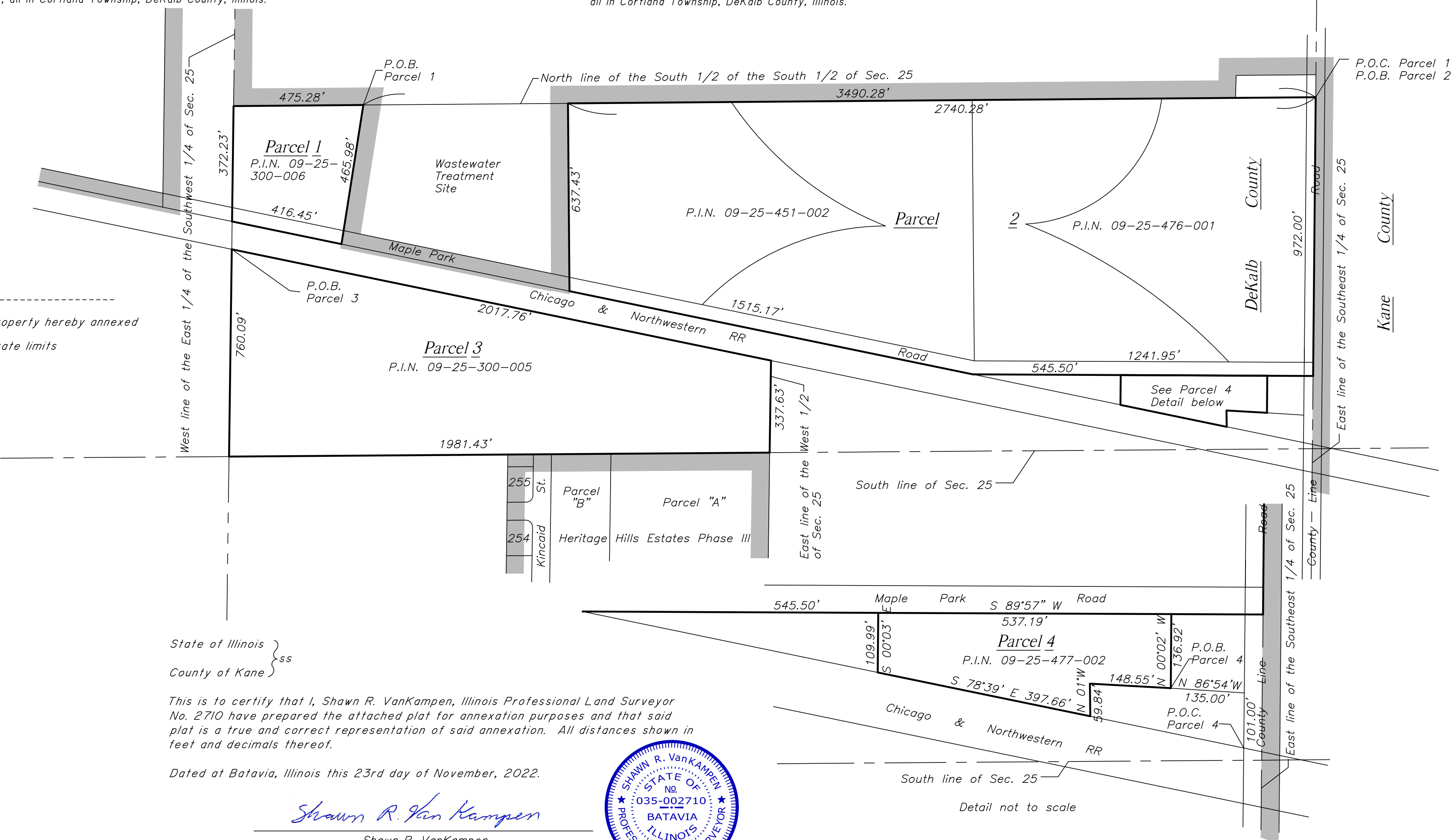
That part of the South Half of the South Half of Section 25, Township 40 North, Range 5, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the southerly line of the Chicago and Northwestern Railroad with the west line of the East Half of the Southwest Quarter 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° 49' 56" measured clockwise from said west line, along said south line, 1981.43 feet to the east line of the West Half of the Southwest Quarter of the Southeast Quarter of said Section 25; thence Northerly at an angle of 91° 12' 27" measured clockwise from said south line, along said east line, 337.63 feet to said southerly line; thence Northwesterly at an angle of 100° 52' 32" measured clockwise from said east line, along said southerly line, 2017.76 feet to the Point of Beginning, all in Cortland Township, DeKalb County, Illinois.

Parcel 4: 09-25-477-002

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, 101.00 feet; thence North 86° 54' West 135.00 feet to the Point of Beginning; thence North 00° 02' West 136.92 feet to the south line of Maple Park Road; thence South 89° 57' West along said south line 537.19 feet to a Point that is 545.50 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 00° 03' East 109.99 feet to the said north line of the Chicago and Northwestern Railway Right of Way; thence South 78° 39' East along said north line 397.66 feet; thence North 01° West 59.84 feet; thence South 86° 54' East 148.55 feet to the Point of Beginning, all in Cortland Township, DeKalb County, Illinois.



-----=LEGEND=-----  
———— Indicates boundary of property hereby annexed  
▬▬▬▬▬▬ Indicates existing corporate limits



PREPARED FOR:  
**Village of Maple Park**  
302 Willow Street  
Maple Park, IL 60151-0220



State of Illinois } ss  
County of Kane }

This is to certify that I, Shawn R. VanKampen, Illinois Professional Land Surveyor No. 2710 have prepared the attached plat for annexation purposes and that said plat is a true and correct representation of said annexation. All distances shown in feet and decimals thereof.

Dated at Batavia, Illinois this 23rd day of November, 2022.

*Shawn R. Van Kampen*  
Shawn R. VanKampen  
Illinois Professional Land Surveyor No. 2710  
License Expiration Date: November 30th, 2024



Detail not to scale

Job No. 520036

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**VILLAGE OF MAPLE PARK**

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**ORDINANCE NO. 2022-26**

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

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

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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.

**ORDINANCE NO. 2022-26**

**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** \_\_\_\_\_ day of December, 2022.

AYES: \_\_\_\_\_

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

ABSENT: \_\_\_\_\_

**SIGNED this** \_\_\_\_\_ day of December, 2022.

SEAL

\_\_\_\_\_  
Suzanne Fahnestock, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Peerboom, Village Clerk

## CLERK'S CERTIFICATE

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

I, Elizabeth Peerboom, certify that I am the duly appointed and acting municipal clerk of Maple Park, DeKalb and Kane County, Illinois.

I further certify that on the \_\_\_\_ day of December, 2022, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2022-26, “**AN ORDINANCE APPROVING THE REZONING OF CERTAIN PROPERTY LOCATED IN THE VILLAGE OF MAPLE PARK, DEKALB COUNTY, ILLINOIS.**”

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

(SEAL)

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.

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

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**ORDINANCE NO. 2022-29**

**AN ORDINANCE  
APPROVING THE SECOND AMENDMENT  
TO THE  
REDEVELOPMENT PLAN AND PROJECTS  
FOR THE  
MAPLE PARK TAX INCREMENT FINANCING DISTRICT**

---

**APPROVED BY THE BOARD OF TRUSTEES  
OF THE VILLAGE OF MAPLE PARK,  
DEKALB AND KANE COUNTIES, ILLINOIS  
ON THE 6<sup>TH</sup> DAY OF DECEMBER, 2022.**

**ORDINANCE NO. 2022-29**  
**VILLAGE OF MAPLE PARK, DEKALB AND KANE COUNTIES, ILLINOIS**

**APPROVING THE SECOND AMENDMENT TO THE  
REDEVELOPMENT PLAN AND PROJECTS FOR THE  
MAPLE PARK TAX INCREMENT FINANCING DISTRICT**

**WHEREAS**, the Village of Maple Park, DeKalb and Kane Counties, Illinois, (the “Village”) desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended, hereinafter referred to as the “Act”, for the Second Amendment to the Redevelopment Plan and Projects for the Maple Park Tax Increment Financing (“TIF”) District within the municipal boundaries of the Village of Maple Park and within the Amended Redevelopment Project Area (the “Area”) as described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than 1 ½ acres; and

**WHEREAS**, on September 2, 2022 due notice in respect to a Public Meeting for the proposed Second Amendment was given pursuant to Section 11-74.4-6(e) of the Act, such notice being given to taxing districts having real property in the Amended Area, interested parties, taxpayers who own property in the Amended Redevelopment Project Area and residents in the Amended Area; and

**WHEREAS**, pursuant to Section 11-74.4-6(e) of the Act, on September 20, 2022, the Village held a Public Meeting for the proposed Second Amendment to the Maple Park TIF District to advise the public, taxing districts having real property in the Amended Redevelopment Project Area, taxpayers who own property in the Amended Redevelopment Project Area, and residents of the Amended Area as to the Village’s possible intent to prepare an Amendment to the Redevelopment Plan and designate an Amended Redevelopment Project Area and to receive public comment; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, on October 26, 2022, the Village convened a Joint Review Board to consider the proposal and the Joint Review Board met on said date and recommended that the Village Board approve the Second Amendment to the Maple Park TIF District Redevelopment Project Area, Plan and Projects; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, on November 22, 2022 the Village Board caused a Public Hearing to be held relative to the Second Amendment to the Redevelopment Plan and Projects and the designation of an Amended Redevelopment Project Area at the Maple Park Village Hall, 302 Willow Street, Maple Park, Illinois; and

**WHEREAS**, due notice in respect to such Public Hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, with notice being given on October 5, 2022 by certified mail to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity; on October 17, 2022 by certified mail to Taxpayers in the Amended Area and by regular mail to residents in the Amended Area; on October 24, 2022 by regular U.S. mail to all residences within 750 feet of the Amended Area and all registrants on the Interested Parties Registry; and by publication in the Kane County Chronicle on November 3, 2022 and November 10, 2022; and

**WHEREAS**, the Second Amendment to the Redevelopment Plan and Projects set forth the factors constituting the need for the redevelopment of blighted and conservation areas in the Amended Redevelopment Project Area and the Village Board has reviewed testimony concerning such needs presented at the Public Hearing and has reviewed other studies and is generally informed of the conditions in the Amended Redevelopment Project Area as said terms “Blighted Area, Conservation Area and Combination of Blighted and Conservation Areas” are used in the Act; and

**WHEREAS**, the Village Board has reviewed the conditions pertaining to lack of private investment within the Amended Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Amended Redevelopment Project Area would be substantially benefitted by the proposed redevelopment project improvements; and

**WHEREAS**, the Village Board has further determined that the implementation of the Second Amendment to the Redevelopment Plan will help to increase the Village's population, increase employment opportunities, increase the overall value and quality of life of the community for its residents, and by completing the Redevelopment Projects, enhance the tax base of the taxing districts that extend into the Amended Redevelopment Project Area; and

**WHEREAS**, the Village Board has reviewed the proposed Second Amendment to the Redevelopment Plan and Projects, Land Use and Zoning Map and Ordinances for the development of the municipality as a whole to determine whether the proposed Second Amendment to the Redevelopment Plan and Projects conform to the Ordinances of the municipality.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF MAPLE PARK, DEKALB AND KANE COUNTIES, ILLINOIS, THAT:**

1. The Village Board of the Village of Maple Park hereby makes the following findings:
  - a. The area constituting the Amended Redevelopment Project Area for the Maple Park TIF District in the Village of Maple Park, Illinois, is described in *Exhibit A* (Legal Description) and *Exhibit B* (Boundary Map) of this Ordinance.
  - b. There exist conditions set forth herein and in the Qualifying Characteristics described in the Second Amendment which cause the Area proposed to be added to the TIF District to be designated as a "Blighted Area", as defined in Section 11-74.4-3 of the Act.
  - c. The Amended Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Second Amendment to the Plan.
  - d. The Second Amendment to the Redevelopment Plan and Projects conforms to the Land Use and Zoning and Ordinances for the development of the municipality as a whole.
  - e. The Redevelopment Plan and District shall be completed no later than December 31 of the year in which the payment is made to the municipal treasurer with respect to ad valorem taxes levied in the twenty-third (23<sup>rd</sup>) calendar year after the year in which the Ordinance approving the Redevelopment Plan and Projects was adopted by the Village.
  - f. The estimated date for retirement of obligations, if any, incurred to finance the Redevelopment Projects costs shall be no later than twenty (20) years from the effective date of the Ordinance related to such obligations, or the end of the TIF District, whichever occurs first.

- g. Such incremental revenues will be exclusively used for the development of the Amended Redevelopment Project Area.
  - h. The Amended Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues.
  - i. Such additional information pertaining to the Qualifying Characteristics is set forth in the Second Amendment to the Plan.
  - j. In addition, the Village has reviewed the following material: (i) Land Use Applicable Zoning Map and Ordinances; (ii) Impact on other Taxing Districts; and (iii) Findings and Recommendations of the Joint Review Board.
2. The Second Amendment to the Redevelopment Plan and Projects is hereby adopted and approved. A copy of the Second Amendment to the Redevelopment Plan and the Projects is attached hereto as *Exhibit C* and made a part of this Ordinance.
3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the Village of Maple Park, Illinois, on the 6<sup>th</sup> day of December, A.D., 2022, and deposited and filed in the Office of the Village Clerk of said Village on that date.

CORPORATE AUTHORITIES	AYES	NAYS	ABSTAIN	ABSENT
Tonia Groezinger				
Jennifer Ward				
John Peloso				
Hillary Joy				
David Simon				
Clifford Speare				
Suzanne Fahnestock, President				
<b>TOTALS:</b>				

**APPROVED:** \_\_\_\_\_  
Village President

Date: \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
Acting Village Clerk

Date: \_\_\_\_\_

Exhibit ( A ) Attached: Maple Park TIF District Amended Legal Description

Exhibit ( B ) Attached: Maple Park TIF District Amended Boundary Map

Exhibit ( C ) Attached: Second Amendment to the Maple Park TIF District Redevelopment Plan and Projects

**EXHIBIT A**

**MAPLE PARK TIF DISTRICT SECOND AMENDMENT  
AMENDED LEGAL DESCRIPTION**

PARTS OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 6, EAST AND PARTS OF SECTIONS 30 AND 31, TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, AND ALSO PARTS OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 5, EAST AND PARTS OF SECTIONS 24, 25 AND 36, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24;  
THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 24 TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;  
THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 TO THE EAST LINE OF COUNTY LINE ROAD;  
THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD TO A POINT ON A LINE, SAID LINE BEING 788.72 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30;  
THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 675 FEET, MORE OR LESS;  
THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 1014 FEET, MORE OR LESS, TO THE NORTH LINE OF WASHINGTON STREET;  
THENCE EAST ALONG THE NORTH LINE OF WASHINGTON STREET, AND THE EASTERLY EXTENSION OF SAID NORTH LINE TO THE EAST LINE OF BROADWAY STREET, SAID EAST LINE ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 30;  
THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION;  
THENCE CONTINUING SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31 TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD), SAID SOUTHERLY LINE ALSO BEING THE NORTH LINE OF BLOCK 1 IN TRAVIS' ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK);  
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID RAILROAD TO THE EAST LINE OF THE WEST 304.06 FEET OF BLOCK 2 IN SAID TRAVIS' ADDITION;  
THENCE SOUTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF MAIN STREET;  
THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF BROADWAY STREET;  
THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF ELM STREET;  
THENCE EAST ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 4 OF SAID TRAVIS' ADDITION;  
THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 7 OF SAID TRAVIS' ADDITION; THENCE WEST ALONG THE SOUTH LINE OF ELM STREET TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 7 OF SAID TRAVIS' ADDITION;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3;  
THENCE WEST ALONG THE NORTH LINE OF LOTS 5 AND 6 IN SAID BLOCK 7 TO THE NORTHWEST CORNER OF SAID LOT 5;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 7, SAID CORNER ALSO BEING THE NORTHERLY LINE OF WILLOW STREET;

THENCE EAST ALONG THE SOUTHERLY LINE OF BLOCK 7, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF WILLOW STREET, TO THE SOUTHEAST CORNER OF SAID BLOCK 7;

THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEAST CORNER OF LOT 2 IN MAERCKER SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2 IN MAERCKER SUBDIVISION;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH ALONG THE WESTERNMOST LINE OF LINE OF SAID LOT 2 TO THE WESTERLY CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF LOTS 2 AND 3 IN SAID PATTERSON'S ADDITION TO THE WESTERLY LINE OF PALMER DRIVE;

THENCE NORTH ALONG THE WEST LINE OF SAID PALMER DRIVE TO THE INTERSECTION OF SAID WEST LINE OF PALMER DRIVE AND THE SOUTH LINE OF WILLOW STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WILLOW STREET TO THE INTERSECTION OF SAID SOUTH LINE OF WILLOW STREET AND THE EAST LINE OF BROADWAY STREET;

THENCE SOUTH ALONG SAID EAST LINE OF BROADWAY STREET TO THE NORTHWEST CORNER OF LOT 4 IN SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION, 114 FEET, MORE OR LESS;

THENCE NORTHEASTERLY, 67 FEET, MORE OR LESS;

THENCE NORTHWESTERLY, 68 FEET, MORE OR LESS;

THENCE SOUTHWESTERLY, 80 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 3 OF HATHORN'S SOUTH ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK);

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING THE SOUTHEASTERNMOST CORNER OF LIBERTY STREET;

THENCE WEST ALONG THE SOUTH LINE OF SAID LIBERTY STREET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 3 IN SAID HATHORN'S SOUTH ADDITION, SAID CORNER ALSO BEING THE SOUTHWESTERNMOST CORNER OF SAID LIBERTY STREET;

THENCE NORTH ALONG THE WEST LINE OF SAID LIBERTY STREET TO A POINT 10 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 3 OF SAID HATHORN'S SOUTH ADDITION;

THENCE WEST ALONG A LINE 10 FEET NORTHEASTERLY OF THE SOUTH LINE OF SAID LOT 1 TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 1, 11, 10, 9 & 8 IN BLOCK 3 TO THE SOUTHWEST CORNER OF LOT 8, SAID CORNER ALSO BEING ON THE NORTH LINE OF PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE AND CONTINUING SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID PATTERSON'S ADDITION TO THE NORTHWESTERN CORNER OF SAID PATTERSON'S ADDITION;

THENCE SOUTH ALONG THE WEST LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHWESTERNMOST CORNER OF SAID PATTERSON'S ADDITION;



THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 14 IN PATTERSON'S ADDITION TO THE SOUTHERLY CORNER OF SAID LOT 14, SAID CORNER ALSO BEING THE WESTERLY CORNER OF PARCEL 1 IN THE SETTLEMENT SUBDIVISION;  
THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF PARCEL 1 TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE SOUTHERLY LINE OF WALNUT AVENUE;  
THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF WALNUT AVENUE TO THE NORTHWESTERLY CORNER OF LOT 32 IN SAID THE SETTLEMENT SUBDIVISION;  
THENCE SOUTH ALONG THE EASTERLY LINE OF SAID PARCEL 1 AND CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 TO THE EASTERNMOST CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE NORTHWEST LINE OF WILLOW LANE;  
THENCE SOUTHEASTERLY ALONG A LINE TO THE NORTHWESTERNMOST CORNER OF PARCEL 3 IN SAID THE SETTLEMENT SUBDIVISION;  
THENCE SOUTHEAST ALONG THE NORTHWESTERN LINE OF SAID PARCEL 3 AND CONTINUING WEST ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE NORTHEAST CORNER OF SAID PARCEL 3;  
THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL 3 TO THE SOUTHEAST CORNER OF SAID PARCEL 3;  
THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 3 TO THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 103 IN SQUIRES CROSSING SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 103 TO THE SOUTHWEST CORNER OF SAID LOT 103, SAID CORNER ALSO BEING ON THE EAST LINE OF COUNTY LINE ROAD;  
THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 276.6 FEET, MORE OR LESS;  
THENCE EAST, 135 FEET, MORE OR LESS;  
THENCE SOUTH, 413.1 FEET, MORE OR LESS;  
THENCE SOUTHEAST, 336.66 FEET, MORE OR LESS;  
THENCE SOUTHWESTERLY, 333 FEET, MORE OR LESS TO THE CENTERLINE OF ILLINOIS ROUTE 38;  
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ILLINOIS ROUTE 38 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF COUNTY LINE ROAD;  
THENCE SOUTH ALONG THE EAST LINE OF COUNTY LINE ROAD TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31;  
THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 990 FEET, MORE OR LESS;  
THENCE WESTERLY TO THE WEST LINE OF SAID COUNTY LINE ROAD;  
THENCE WESTERLY, 264 FEET, MORE OR LESS;  
THENCE SOUTHERLY, 330 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF GOVERNMENT LOT 2 OF THE NORTHEAST QUARTER OF SECTION 1;  
THENCE WEST ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1;  
THENCE NORTHERLY TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;  
THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;  
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, 156 FEET, MORE OR LESS;

THENCE NORTH, 241 FEET, MORE OR LESS;  
THENCE SOUTHEASTERLY, 544 FEET, MORE OR LESS;  
THENCE NORTHEASTERLY, 110 FEET, MORE OR LESS, TO THE CENTERLINE OF ILLINOIS ROUTE 38;  
THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID ILLINOIS ROUTE 38, 1,190 FEET, MORE OR LESS;  
THENCE SOUTHERLY, 270 FEET, MORE OR LESS;  
THENCE SOUTHEASTERLY, 378 FEET, MORE OR LESS;  
THENCE NORTHEASTERLY, 233 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID STATE ROUTE 38;  
THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID ILLINOIS ROUTE 38, 137 FEET, MORE OR LESS;  
THENCE NORTHERLY, 270 FEET, MORE OR LESS;  
THENCE EASTERLY, 97 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 2 IN COUNTY LINE BUSINESS PARK;  
THENCE NORTH ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID COUNTY LINE BUSINESS PARK TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE SOUTH LINE OF LOT C-2 IN HERITAGE HILL ESTATES – PHASE 1 SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT C-2 TO THE SOUTHWEST CORNER OF SAID LOT C-2;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT C-2 TO THE NORTHWEST CORNER OF SAID LOT C-2;  
THENCE NORTH ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1;  
THENCE NORTH ALONG THE EAST LINE OF LOTS 1 THRU 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1 TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH LINE OF WEST DEKALB DRIVE;  
THENCE EAST ALONG THE SOUTH LINE OF SAID WEST DEKALB DRIVE TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 7D IN HERITAGE HILLS TOWNHOMES;  
THENCE NORTH ALONG THE EASTERLY EXTENSION AND THE EAST LINE OF SAID LOT 7D TO THE NORTHEAST CORNER OF SAID LOT 7D;  
THENCE WESTERLY ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1C IN SAID HERITAGE HILLS TOWNHOMES, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF UNIT 7 IN RPK RESUBDIVISION;  
THENCE WESTERLY ALONG THE NORTH LINE OF SAID RPK RESUBDIVISION TO THE NORTHWEST CORNER OF UNIT 1 IN SAID RPK RESUBDIVISION, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 7A IN SAID HERITAGE HILLS TOWNHOMES;  
THENCE ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1A IN SAID HERITAGE HILLS TOWNHOMES;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1A TO THE SOUTHWEST CORNER OF SAID LOT 1A;  
THENCE WEST ALONG THE NORTH LINE OF WEST DEKALB DRIVE TO THE SOUTHEAST CORNER OF LOT 71 IN SAID HERITAGE HILLS ESTATES – PHASE 1;  
THENCE NORTH ALONG THE EAST LINE OF LOTS 71 THRU 73 TO THE NORTHEAST CORNER OF SAID LOT 73;  
THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOTS 74 AND 75 TO THE NORTHWESTERLY CORNER OF PARK A IN SAID HERITAGE HILLS ESTATES – PHASE 1;  
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARK A TO THE NORTHERLY CORNER OF SAID PARK A;

THENCE CONTINUING EASTERLY, 300 FEET, MORE OR LESS;  
THENCE NORTHERLY, 264 FEET, MORE OR LESS;  
THENCE EASTERLY, 325 FEET, MORE OR LESS, TO THE WEST LINE OF COUNTY LINE ROAD;  
THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD, 580 FEET, MORE OR LESS;  
THENCE NORTHWESTERLY, 183 FEET, MORE OR LESS;  
THENCE NORTHERLY, 99 FEET, MORE OR LESS;  
THENCE SOUTHEASTERLY, 183 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID COUNTY LINE ROAD;  
THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD TO A POINT ON THE NORTH LINE OF THE SOUTH 82.5 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25;  
THENCE WESTERLY, 270 FEET, MORE OR LESS;  
THENCE SOUTH 82.5 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25;  
THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER LINE, 2,440 FEET, MORE OR LESS;  
THENCE SOUTH, 783 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD);  
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID UNION PACIFIC RAILROAD TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF PARCEL "A" OF HERITAGE HILL ESTATES PHASE III;  
THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL "A" TO THE SOUTHEAST CORNER OF PARCEL "A";  
THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" AND ITS WESTERLY EXTENSION TO THE WEST LINE OF KINCAID STREET;  
THENCE NORTH ALONG SAID WEST LINE OF KINCAID STREET TO THE SOUTH LINE OF SECTION 25; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE NORTH ALONG SAID WEST LINE TO THE SAID SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD;  
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF SAID SECTION 25;  
THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 25 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, 2,000 FEET, MORE OR LESS, TO THE CENTERLINE OF A DRAINAGE DITCH;  
THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF A DRAINAGE DITCH, 1,500 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;  
THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;  
THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE POINT OF BEGINNING, IN KANE AND DEKALB COUNTIES, ILLINOIS.

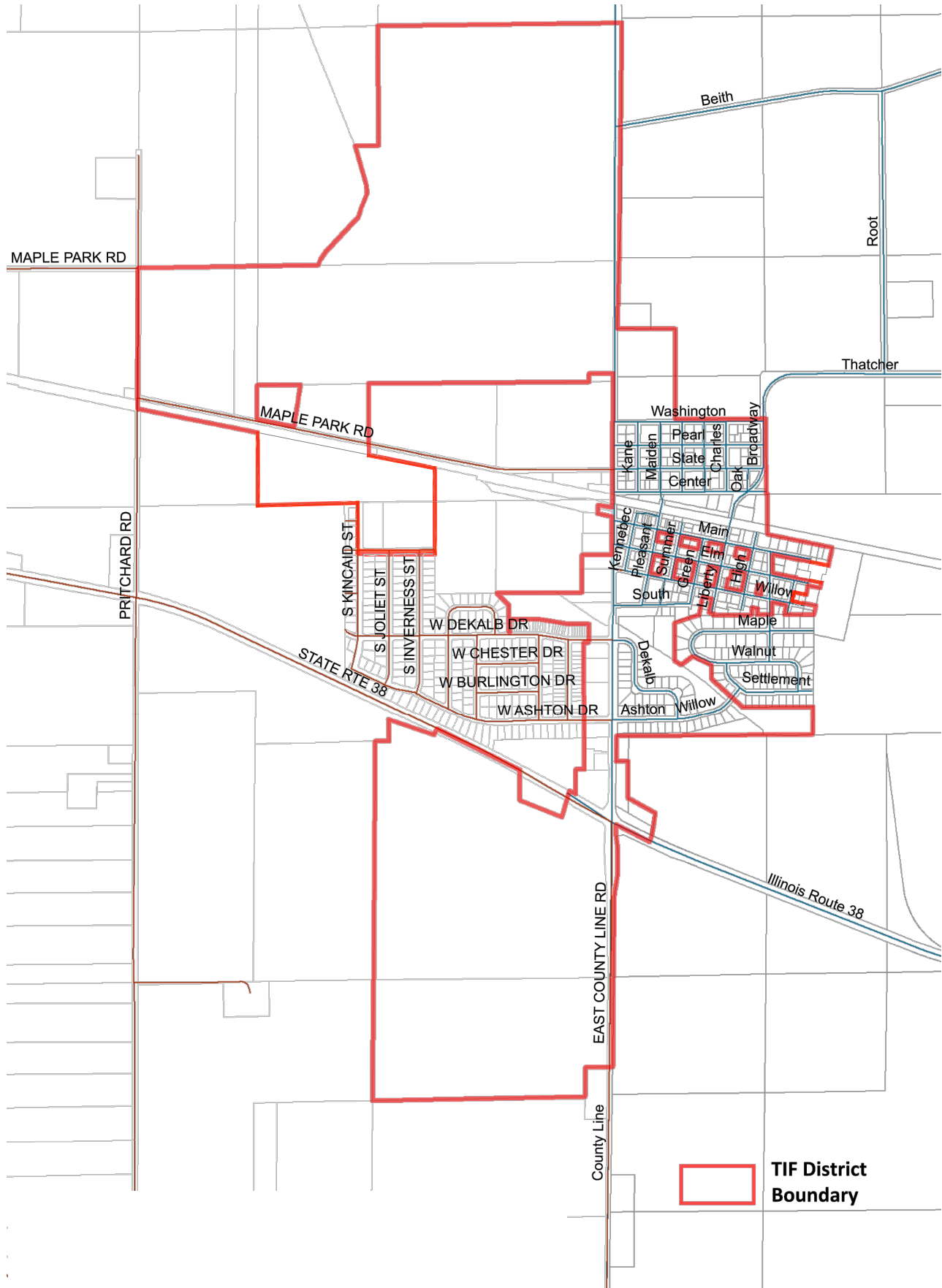
**EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:**

1. LOTS 1, 2, 3 IN BLOCK 10 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
2. LOTS 1 THRU 4 IN BLOCK 9 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
3. LOTS 2 THRU 4 IN BLOCK 8 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
4. LOTS 3 THRU 5 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
5. LOTS 1, 2, 7, 8 IN BLOCK 15 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
6. LOTS 1 THRU 8 IN BLOCK 16 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
7. LOTS 3 THRU 6 IN BLOCK 17 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
8. LOTS 3 THRU 8 AND THE EAST HALF OF LOT 9 IN BLOCK 18 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
9. LOT 6 AND THE WEST 7' OF LOT 5 IN BLOCK 19 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
10. THAT PART OF THE SOUTH HALF OF THE SOUTH HALF 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 HALF OF THE SOUTH HALF; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF, 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 HALF OF THE SOUTHWEST QUARTER 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.

**EXHIBIT B**

**MAPLE PARK TIF DISTRICT SECOND AMENDMENT  
AMENDED BOUNDARY MAP**

# VILLAGE OF MAPLE PARK TIF DISTRICT SECOND AMENDMENT



**EXHIBIT C**

**SECOND AMENDMENT TO THE MAPLE PARK TIF DISTRICT  
REDEVELOPMENT PLAN & PROJECTS**

## CLERK'S CERTIFICATE

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

I, Elizabeth Peerboom, certify that I am the duly appointed and acting municipal clerk of Maple Park, DeKalb and Kane County, Illinois.

I further certify that on the \_\_\_\_ day of December, 2022, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2022-29, “**AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECTS FOR THE MAPLE PARK TAX INCREMENT FINANCING DISTRICT.**”

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

(SEAL)

Elizabeth Peerboom, Acting Village Clerk



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

---

**ORDINANCE NO. 2022-30**

**AN ORDINANCE DESIGNATING THE  
AMENDED REDEVELOPMENT PROJECT AREA  
FOR THE  
SECOND AMENDMENT TO THE  
MAPLE PARK TAX INCREMENT FINANCING DISTRICT**

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**APPROVED BY THE BOARD OF TRUSTEES  
OF THE VILLAGE OF MAPLE PARK,  
DEKALB AND KANE COUNTIES, ILLINOIS  
ON THE 6<sup>TH</sup> DAY OF DECEMBER, 2022.**

**ORDINANCE NO. 2022-30**  
**VILLAGE OF MAPLE PARK, DEKALB AND KANE COUNTIES, ILLINOIS**  
**DESIGNATING THE AMENDED REDEVELOPMENT PROJECT AREA\**  
**FOR THE SECOND AMENDMENT TO THE**  
**MAPLE PARK TAX INCREMENT FINANCING DISTRICT**

**WHEREAS**, the Village Board of the Village of Maple Park, DeKalb and Kane Counties, Illinois has heretofore in Ordinance No. 2022-29 adopted and approved the Second Amendment to the Maple Park TIF District Redevelopment Plan and Projects with respect to which a Public Meeting was held on September 20, 2022 and a Public Hearing was held on November 22, 2022, and it is now necessary and desirable to designate the Area referred to in said Second Amendment as an “Amended Redevelopment Project Area”.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF MAPLE PARK, DEKALB AND KANE COUNTIES, ILLINOIS**, that the area described in *Exhibit A* (Legal Description) and *Exhibit B* (Boundary Map) attached to and made a part hereof is hereby designated as the Village of Maple Park Tax Increment Financing (TIF) District Amended Redevelopment Project Area (“TIF District”) pursuant to Section 11-74.4-4 (65 ILCS 5/11-74.4-4) of the Tax Increment Allocation Redevelopment Act.

1. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
2. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the Village of Maple Park, Illinois on the 6<sup>th</sup> day of December, A.D., 2022, and deposited and filed in the Office of the Village Clerk of said Village on that date.

<b>CORPORATE AUTHORITIES</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Tonia Groezinger				
Jennifer Ward				
John Peloso				
Hillary Joy				
David Simon				
Clifford Speare				
Suzanne Fahnestock, President				
<b>TOTALS:</b>				

**APPROVED:** \_\_\_\_\_  
Village President

Date: \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
Acting Village Clerk

Date: \_\_\_\_\_

Exhibit ( A ) Attached: Maple Park TIF District Amended Legal Description  
Exhibit ( B ) Attached: Maple Park TIF District Amended Boundary Map

**EXHIBIT A**

**MAPLE PARK TIF DISTRICT SECOND AMENDMENT  
AMENDED LEGAL DESCRIPTION**

PARTS OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 6, EAST AND PARTS OF SECTIONS 30 AND 31, TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, AND ALSO PARTS OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 5, EAST AND PARTS OF SECTIONS 24, 25 AND 36, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24;  
THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 24 TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;  
THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 TO THE EAST LINE OF COUNTY LINE ROAD;  
THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD TO A POINT ON A LINE, SAID LINE BEING 788.72 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30;  
THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 675 FEET, MORE OR LESS;  
THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 1014 FEET, MORE OR LESS, TO THE NORTH LINE OF WASHINGTON STREET;  
THENCE EAST ALONG THE NORTH LINE OF WASHINGTON STREET, AND THE EASTERLY EXTENSION OF SAID NORTH LINE TO THE EAST LINE OF BROADWAY STREET, SAID EAST LINE ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 30;  
THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION;  
THENCE CONTINUING SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31 TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD), SAID SOUTHERLY LINE ALSO BEING THE NORTH LINE OF BLOCK 1 IN TRAVIS' ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK);  
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID RAILROAD TO THE EAST LINE OF THE WEST 304.06 FEET OF BLOCK 2 IN SAID TRAVIS' ADDITION;  
THENCE SOUTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF MAIN STREET;  
THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF BROADWAY STREET;  
THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF ELM STREET;  
THENCE EAST ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 4 OF SAID TRAVIS' ADDITION;  
THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 7 OF SAID TRAVIS' ADDITION; THENCE WEST ALONG THE SOUTH LINE OF ELM STREET TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 7 OF SAID TRAVIS' ADDITION;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3;  
THENCE WEST ALONG THE NORTH LINE OF LOTS 5 AND 6 IN SAID BLOCK 7 TO THE NORTHWEST CORNER OF SAID LOT 5;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 7, SAID CORNER ALSO BEING THE NORTHERLY LINE OF WILLOW STREET;

THENCE EAST ALONG THE SOUTHERLY LINE OF BLOCK 7, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF WILLOW STREET, TO THE SOUTHEAST CORNER OF SAID BLOCK 7;

THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEAST CORNER OF LOT 2 IN MAERCKER SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2 IN MAERCKER SUBDIVISION;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH ALONG THE WESTERNMOST LINE OF LINE OF SAID LOT 2 TO THE WESTERLY CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF LOTS 2 AND 3 IN SAID PATTERSON'S ADDITION TO THE WESTERLY LINE OF PALMER DRIVE;

THENCE NORTH ALONG THE WEST LINE OF SAID PALMER DRIVE TO THE INTERSECTION OF SAID WEST LINE OF PALMER DRIVE AND THE SOUTH LINE OF WILLOW STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WILLOW STREET TO THE INTERSECTION OF SAID SOUTH LINE OF WILLOW STREET AND THE EAST LINE OF BROADWAY STREET;

THENCE SOUTH ALONG SAID EAST LINE OF BROADWAY STREET TO THE NORTHWEST CORNER OF LOT 4 IN SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION, 114 FEET, MORE OR LESS;

THENCE NORTHEASTERLY, 67 FEET, MORE OR LESS;

THENCE NORTHWESTERLY, 68 FEET, MORE OR LESS;

THENCE SOUTHWESTERLY, 80 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 3 OF HATHORN'S SOUTH ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK);

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING THE SOUTHEASTERNMOST CORNER OF LIBERTY STREET;

THENCE WEST ALONG THE SOUTH LINE OF SAID LIBERTY STREET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 3 IN SAID HATHORN'S SOUTH ADDITION, SAID CORNER ALSO BEING THE SOUTHWESTERNMOST CORNER OF SAID LIBERTY STREET;

THENCE NORTH ALONG THE WEST LINE OF SAID LIBERTY STREET TO A POINT 10 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 3 OF SAID HATHORN'S SOUTH ADDITION;

THENCE WEST ALONG A LINE 10 FEET NORTHEASTERLY OF THE SOUTH LINE OF SAID LOT 1 TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 1, 11, 10, 9 & 8 IN BLOCK 3 TO THE SOUTHWEST CORNER OF LOT 8, SAID CORNER ALSO BEING ON THE NORTH LINE OF PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE AND CONTINUING SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID PATTERSON'S ADDITION TO THE NORTHWESTERN CORNER OF SAID PATTERSON'S ADDITION;

THENCE SOUTH ALONG THE WEST LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHWESTERNMOST CORNER OF SAID PATTERSON'S ADDITION;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 14 IN PATTERSON'S ADDITION TO THE SOUTHERLY CORNER OF SAID LOT 14, SAID CORNER ALSO BEING THE WESTERLY CORNER OF PARCEL 1 IN THE SETTLEMENT SUBDIVISION;  
THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF PARCEL 1 TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE SOUTHERLY LINE OF WALNUT AVENUE;  
THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF WALNUT AVENUE TO THE NORTHWESTERLY CORNER OF LOT 32 IN SAID THE SETTLEMENT SUBDIVISION;  
THENCE SOUTH ALONG THE EASTERLY LINE OF SAID PARCEL 1 AND CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 TO THE EASTERNMOST CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE NORTHWEST LINE OF WILLOW LANE;  
THENCE SOUTHEASTERLY ALONG A LINE TO THE NORTHWESTERNMOST CORNER OF PARCEL 3 IN SAID THE SETTLEMENT SUBDIVISION;  
THENCE SOUTHEAST ALONG THE NORTHWESTERN LINE OF SAID PARCEL 3 AND CONTINUING WEST ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE NORTHEAST CORNER OF SAID PARCEL 3;  
THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL 3 TO THE SOUTHEAST CORNER OF SAID PARCEL 3;  
THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 3 TO THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 103 IN SQUIRES CROSSING SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 103 TO THE SOUTHWEST CORNER OF SAID LOT 103, SAID CORNER ALSO BEING ON THE EAST LINE OF COUNTY LINE ROAD;  
THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 276.6 FEET, MORE OR LESS;  
THENCE EAST, 135 FEET, MORE OR LESS;  
THENCE SOUTH, 413.1 FEET, MORE OR LESS;  
THENCE SOUTHEAST, 336.66 FEET, MORE OR LESS;  
THENCE SOUTHWESTERLY, 333 FEET, MORE OR LESS TO THE CENTERLINE OF ILLINOIS ROUTE 38;  
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ILLINOIS ROUTE 38 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF COUNTY LINE ROAD;  
THENCE SOUTH ALONG THE EAST LINE OF COUNTY LINE ROAD TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31;  
THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 990 FEET, MORE OR LESS;  
THENCE WESTERLY TO THE WEST LINE OF SAID COUNTY LINE ROAD;  
THENCE WESTERLY, 264 FEET, MORE OR LESS;  
THENCE SOUTHERLY, 330 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF GOVERNMENT LOT 2 OF THE NORTHEAST QUARTER OF SECTION 1;  
THENCE WEST ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1;  
THENCE NORTHERLY TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;  
THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;  
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, 156 FEET, MORE OR LESS;

THENCE NORTH, 241 FEET, MORE OR LESS;  
THENCE SOUTHEASTERLY, 544 FEET, MORE OR LESS;  
THENCE NORTHEASTERLY, 110 FEET, MORE OR LESS, TO THE CENTERLINE OF ILLINOIS ROUTE 38;  
THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID ILLINOIS ROUTE 38, 1,190 FEET, MORE OR LESS;  
THENCE SOUTHERLY, 270 FEET, MORE OR LESS;  
THENCE SOUTHEASTERLY, 378 FEET, MORE OR LESS;  
THENCE NORTHEASTERLY, 233 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID STATE ROUTE 38;  
THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID ILLINOIS ROUTE 38, 137 FEET, MORE OR LESS;  
THENCE NORTHERLY, 270 FEET, MORE OR LESS;  
THENCE EASTERLY, 97 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 2 IN COUNTY LINE BUSINESS PARK;  
THENCE NORTH ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID COUNTY LINE BUSINESS PARK TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE SOUTH LINE OF LOT C-2 IN HERITAGE HILL ESTATES – PHASE 1 SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT C-2 TO THE SOUTHWEST CORNER OF SAID LOT C-2;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT C-2 TO THE NORTHWEST CORNER OF SAID LOT C-2;  
THENCE NORTH ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1;  
THENCE NORTH ALONG THE EAST LINE OF LOTS 1 THRU 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1 TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH LINE OF WEST DEKALB DRIVE;  
THENCE EAST ALONG THE SOUTH LINE OF SAID WEST DEKALB DRIVE TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 7D IN HERITAGE HILLS TOWNHOMES;  
THENCE NORTH ALONG THE EASTERLY EXTENSION AND THE EAST LINE OF SAID LOT 7D TO THE NORTHEAST CORNER OF SAID LOT 7D;  
THENCE WESTERLY ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1C IN SAID HERITAGE HILLS TOWNHOMES, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF UNIT 7 IN RPK RESUBDIVISION;  
THENCE WESTERLY ALONG THE NORTH LINE OF SAID RPK RESUBDIVISION TO THE NORTHWEST CORNER OF UNIT 1 IN SAID RPK RESUBDIVISION, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 7A IN SAID HERITAGE HILLS TOWNHOMES;  
THENCE ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1A IN SAID HERITAGE HILLS TOWNHOMES;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1A TO THE SOUTHWEST CORNER OF SAID LOT 1A;  
THENCE WEST ALONG THE NORTH LINE OF WEST DEKALB DRIVE TO THE SOUTHEAST CORNER OF LOT 71 IN SAID HERITAGE HILLS ESTATES – PHASE 1;  
THENCE NORTH ALONG THE EAST LINE OF LOTS 71 THRU 73 TO THE NORTHEAST CORNER OF SAID LOT 73;  
THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOTS 74 AND 75 TO THE NORTHWESTERLY CORNER OF PARK A IN SAID HERITAGE HILLS ESTATES – PHASE 1;  
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARK A TO THE NORTHERLY CORNER OF SAID PARK A;

THENCE CONTINUING EASTERLY, 300 FEET, MORE OR LESS;  
THENCE NORTHERLY, 264 FEET, MORE OR LESS;  
THENCE EASTERLY, 325 FEET, MORE OR LESS, TO THE WEST LINE OF COUNTY LINE ROAD;  
THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD, 580 FEET, MORE OR LESS;  
THENCE NORTHWESTERLY, 183 FEET, MORE OR LESS;  
THENCE NORTHERLY, 99 FEET, MORE OR LESS;  
THENCE SOUTHEASTERLY, 183 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID COUNTY LINE ROAD;  
THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD TO A POINT ON THE NORTH LINE OF THE SOUTH 82.5 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25;  
THENCE WESTERLY, 270 FEET, MORE OR LESS;  
THENCE SOUTH 82.5 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25;  
THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER LINE, 2,440 FEET, MORE OR LESS;  
THENCE SOUTH, 783 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD);  
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID UNION PACIFIC RAILROAD TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF PARCEL "A" OF HERITAGE HILL ESTATES PHASE III;  
THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL "A" TO THE SOUTHEAST CORNER OF PARCEL "A";  
THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" AND ITS WESTERLY EXTENSION TO THE WEST LINE OF KINCAID STREET;  
THENCE NORTH ALONG SAID WEST LINE OF KINCAID STREET TO THE SOUTH LINE OF SECTION 25; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE NORTH ALONG SAID WEST LINE TO THE SAID SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD;  
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF SAID SECTION 25;  
THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 25 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, 2,000 FEET, MORE OR LESS, TO THE CENTERLINE OF A DRAINAGE DITCH;  
THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF A DRAINAGE DITCH, 1,500 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;  
THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;  
THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE POINT OF BEGINNING, IN KANE AND DEKALB COUNTIES, ILLINOIS.

**EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:**

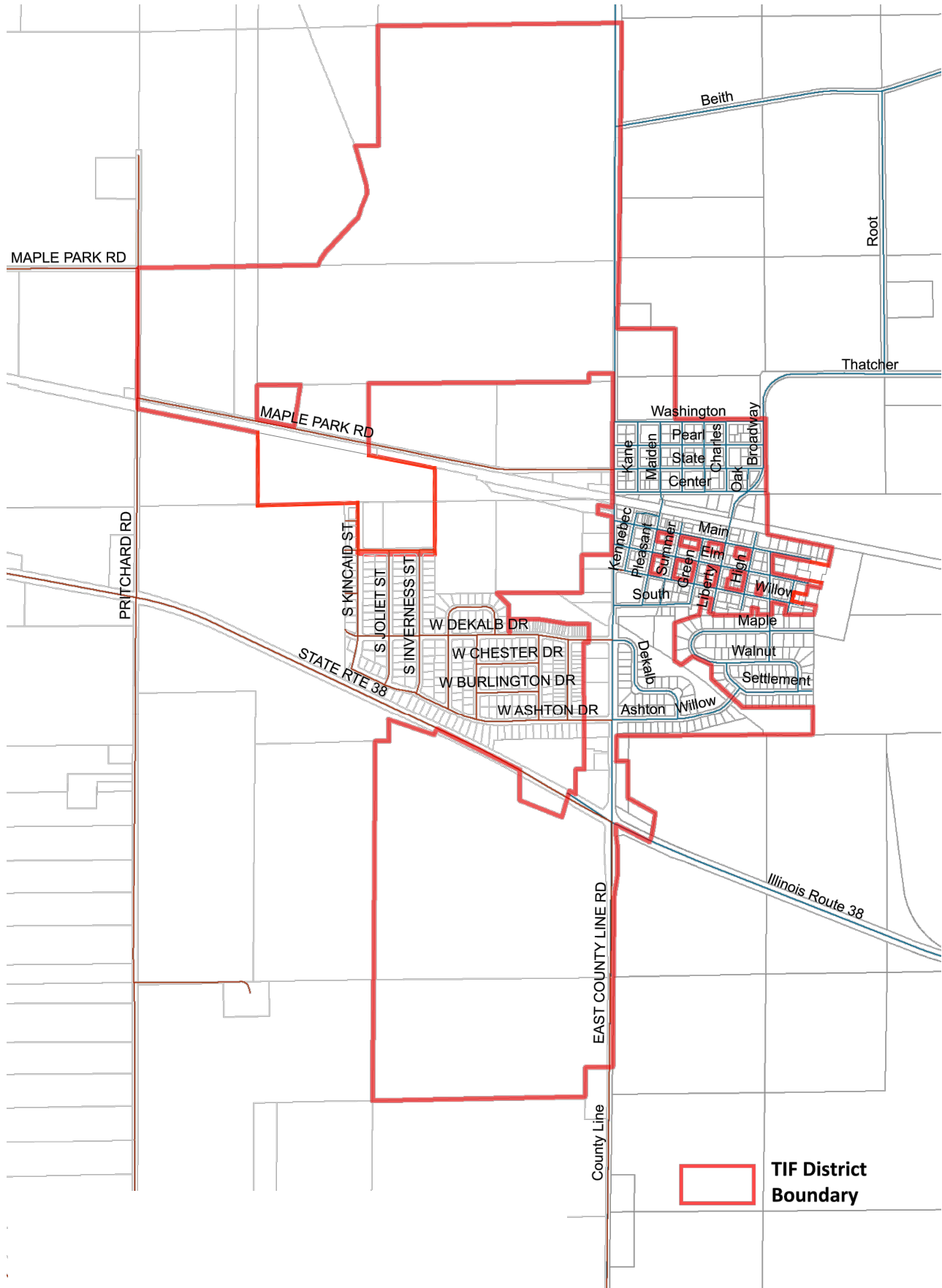
1. LOTS 1, 2, 3 IN BLOCK 10 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
2. LOTS 1 THRU 4 IN BLOCK 9 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
3. LOTS 2 THRU 4 IN BLOCK 8 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
4. LOTS 3 THRU 5 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
5. LOTS 1, 2, 7, 8 IN BLOCK 15 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
6. LOTS 1 THRU 8 IN BLOCK 16 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
7. LOTS 3 THRU 6 IN BLOCK 17 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
8. LOTS 3 THRU 8 AND THE EAST HALF OF LOT 9 IN BLOCK 18 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
9. LOT 6 AND THE WEST 7' OF LOT 5 IN BLOCK 19 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
10. THAT PART OF THE SOUTH HALF OF THE SOUTH HALF 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 HALF OF THE SOUTH HALF; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF, 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 HALF OF THE SOUTHWEST QUARTER 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.



**EXHIBIT B**

**MAPLE PARK TIF DISTRICT SECOND AMENDMENT  
AMENDED BOUNDARY MAP**

# VILLAGE OF MAPLE PARK TIF DISTRICT SECOND AMENDMENT



## CLERK'S CERTIFICATE

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

I, Elizabeth Peerboom, certify that I am the duly appointed and acting municipal clerk of Maple Park, DeKalb and Kane County, Illinois.

I further certify that on the \_\_\_\_ day of December, 2022, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2022-30, **“AN ORDINANCE DESIGNATING THE AMENDED REDEVELOPMENT PROJECT AREA FOR THE SECOND AMENDMENT TO THE MAPLE PARK TAX INCREMENT FINANCING DISTRICT.”**

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

(SEAL)

Elizabeth Peerboom, Acting Village Clerk

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

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**ORDINANCE NO. 2022-31**

**AN ORDINANCE  
ADOPTING TAX INCREMENT ALLOCATION FINANCING  
FOR THE  
SECOND AMENDMENT  
TO THE  
MAPLE PARK TIF DISTRICT  
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS**

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**APPROVED BY THE BOARD OF TRUSTEES  
OF THE VILLAGE OF MAPLE PARK,  
DEKALB AND KANE COUNTIES, ILLINOIS  
ON THE 6<sup>TH</sup> DAY OF DECEMBER, 2022.**

**ORDINANCE NO. 2022-31  
VILLAGE OF MAPLE PARK, DEKALB AND KANE COUNTIES, ILLINOIS**

**ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE  
SECOND AMENDMENT TO THE MAPLE PARK TIF DISTRICT  
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS**

**WHEREAS**, the Village of Maple Park, DeKalb and Kane Counties, Illinois, (the “Village”) desires to adopt Tax Increment Allocation Financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et. seq.* as amended, hereinafter referred to as the “Act”; and

**WHEREAS**, the Village has adopted and approved the Second Amendment to the Redevelopment Plan and Projects and designated an Amended Redevelopment Project Area known as the “Maple Park TIF District” pursuant to the provisions of the Act and has otherwise complied with all other conditions precedent required by the Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF MAPLE PARK, DEKALB AND KANE COUNTIES, ILLINOIS, THAT:**

1. The Village of Maple Park, DeKalb and Kane Counties, Illinois, hereby adopts Tax Increment Financing for: (i) the Second Amendment to the Maple Park TIF District Redevelopment Plan and Projects as approved by Ordinance No. 2022-29; and (ii) the Amended Redevelopment Project Area as designated by Ordinance No. 2022-30 and further described in *Exhibit A* (Legal Description) and *Exhibit B* (Boundary Map), both of which are attached hereto and made part of this Ordinance.
2. After the equalized assessed valuation of each tract of taxable real property in the Amended Redevelopment Project Area exceeds the initial equalized assessed value of each tract of taxable real property in the Amended Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon real property in the Amended Redevelopment Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the Redevelopment Project costs and obligations issued in respect thereto have been paid shall be divided as follows:
  - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Amended Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
  - b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Amended Redevelopment Project Area over and above the lower of the current equalized assessed value or the initial equalized assessed value of each parcel of property in the Amended Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said funds in a special fund called the “Special Tax Allocation Fund” for the Amended Redevelopment Project Area of the municipality for the purpose of paying the

Redevelopment Project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the Village of Maple Park, Illinois on the 6<sup>th</sup> day of December, A.D., 2022, and deposited and filed in the Office of the Village Clerk of said Village on that date.

CORPORATE AUTHORITIES	AYES	NAYS	ABSTAIN	ABSENT
Tonia Groezinger				
Jennifer Ward				
John Peloso				
Hillary Joy				
David Simon				
Clifford Speare				
Suzanne Fahnestock, President				
<b>TOTALS:</b>				

**APPROVED:** \_\_\_\_\_  
Village President

Date: \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
Acting Village Clerk

Date: \_\_\_\_\_

Exhibit ( A ) Attached: Maple Park TIF District Amended Legal Description

Exhibit ( B ) Attached: Maple Park TIF District Amended Boundary Map

**EXHIBIT A**

**MAPLE PARK TIF DISTRICT SECOND AMENDMENT  
AMENDED LEGAL DESCRIPTION**

PARTS OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 6, EAST AND PARTS OF SECTIONS 30 AND 31, TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, AND ALSO PARTS OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 5, EAST AND PARTS OF SECTIONS 24, 25 AND 36, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24;  
THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 24 TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;  
THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 TO THE EAST LINE OF COUNTY LINE ROAD;  
THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD TO A POINT ON A LINE, SAID LINE BEING 788.72 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30;  
THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 675 FEET, MORE OR LESS;  
THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 1014 FEET, MORE OR LESS, TO THE NORTH LINE OF WASHINGTON STREET;  
THENCE EAST ALONG THE NORTH LINE OF WASHINGTON STREET, AND THE EASTERLY EXTENSION OF SAID NORTH LINE TO THE EAST LINE OF BROADWAY STREET, SAID EAST LINE ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 30;  
THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION;  
THENCE CONTINUING SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31 TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD), SAID SOUTHERLY LINE ALSO BEING THE NORTH LINE OF BLOCK 1 IN TRAVIS' ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK);  
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID RAILROAD TO THE EAST LINE OF THE WEST 304.06 FEET OF BLOCK 2 IN SAID TRAVIS' ADDITION;  
THENCE SOUTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF MAIN STREET;  
THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF BROADWAY STREET;  
THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF ELM STREET;  
THENCE EAST ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 4 OF SAID TRAVIS' ADDITION;  
THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 7 OF SAID TRAVIS' ADDITION; THENCE WEST ALONG THE SOUTH LINE OF ELM STREET TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 7 OF SAID TRAVIS' ADDITION;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3;  
THENCE WEST ALONG THE NORTH LINE OF LOTS 5 AND 6 IN SAID BLOCK 7 TO THE NORTHWEST CORNER OF SAID LOT 5;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 7, SAID CORNER ALSO BEING THE NORTHERLY LINE OF WILLOW STREET;

THENCE EAST ALONG THE SOUTHERLY LINE OF BLOCK 7, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF WILLOW STREET, TO THE SOUTHEAST CORNER OF SAID BLOCK 7;

THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEAST CORNER OF LOT 2 IN MAERCKER SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2 IN MAERCKER SUBDIVISION;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH ALONG THE WESTERNMOST LINE OF LINE OF SAID LOT 2 TO THE WESTERLY CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF LOTS 2 AND 3 IN SAID PATTERSON'S ADDITION TO THE WESTERLY LINE OF PALMER DRIVE;

THENCE NORTH ALONG THE WEST LINE OF SAID PALMER DRIVE TO THE INTERSECTION OF SAID WEST LINE OF PALMER DRIVE AND THE SOUTH LINE OF WILLOW STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WILLOW STREET TO THE INTERSECTION OF SAID SOUTH LINE OF WILLOW STREET AND THE EAST LINE OF BROADWAY STREET;

THENCE SOUTH ALONG SAID EAST LINE OF BROADWAY STREET TO THE NORTHWEST CORNER OF LOT 4 IN SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION, 114 FEET, MORE OR LESS;

THENCE NORTHEASTERLY, 67 FEET, MORE OR LESS;

THENCE NORTHWESTERLY, 68 FEET, MORE OR LESS;

THENCE SOUTHWESTERLY, 80 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 3 OF HATHORN'S SOUTH ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK);

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING THE SOUTHEASTERNMOST CORNER OF LIBERTY STREET;

THENCE WEST ALONG THE SOUTH LINE OF SAID LIBERTY STREET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 3 IN SAID HATHORN'S SOUTH ADDITION, SAID CORNER ALSO BEING THE SOUTHWESTERNMOST CORNER OF SAID LIBERTY STREET;

THENCE NORTH ALONG THE WEST LINE OF SAID LIBERTY STREET TO A POINT 10 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 3 OF SAID HATHORN'S SOUTH ADDITION;

THENCE WEST ALONG A LINE 10 FEET NORTHEASTERLY OF THE SOUTH LINE OF SAID LOT 1 TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 1, 11, 10, 9 & 8 IN BLOCK 3 TO THE SOUTHWEST CORNER OF LOT 8, SAID CORNER ALSO BEING ON THE NORTH LINE OF PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE AND CONTINUING SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID PATTERSON'S ADDITION TO THE NORTHWESTERN CORNER OF SAID PATTERSON'S ADDITION;

THENCE SOUTH ALONG THE WEST LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHWESTERNMOST CORNER OF SAID PATTERSON'S ADDITION;



THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 14 IN PATTERSON'S ADDITION TO THE SOUTHERLY CORNER OF SAID LOT 14, SAID CORNER ALSO BEING THE WESTERLY CORNER OF PARCEL 1 IN THE SETTLEMENT SUBDIVISION;  
THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF PARCEL 1 TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE SOUTHERLY LINE OF WALNUT AVENUE;  
THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF WALNUT AVENUE TO THE NORTHWESTERLY CORNER OF LOT 32 IN SAID THE SETTLEMENT SUBDIVISION;  
THENCE SOUTH ALONG THE EASTERLY LINE OF SAID PARCEL 1 AND CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 TO THE EASTERNMOST CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE NORTHWEST LINE OF WILLOW LANE;  
THENCE SOUTHEASTERLY ALONG A LINE TO THE NORTHWESTERNMOST CORNER OF PARCEL 3 IN SAID THE SETTLEMENT SUBDIVISION;  
THENCE SOUTHEAST ALONG THE NORTHWESTERN LINE OF SAID PARCEL 3 AND CONTINUING WEST ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE NORTHEAST CORNER OF SAID PARCEL 3;  
THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL 3 TO THE SOUTHEAST CORNER OF SAID PARCEL 3;  
THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 3 TO THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 103 IN SQUIRES CROSSING SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 103 TO THE SOUTHWEST CORNER OF SAID LOT 103, SAID CORNER ALSO BEING ON THE EAST LINE OF COUNTY LINE ROAD;  
THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 276.6 FEET, MORE OR LESS;  
THENCE EAST, 135 FEET, MORE OR LESS;  
THENCE SOUTH, 413.1 FEET, MORE OR LESS;  
THENCE SOUTHEAST, 336.66 FEET, MORE OR LESS;  
THENCE SOUTHWESTERLY, 333 FEET, MORE OR LESS TO THE CENTERLINE OF ILLINOIS ROUTE 38;  
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ILLINOIS ROUTE 38 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF COUNTY LINE ROAD;  
THENCE SOUTH ALONG THE EAST LINE OF COUNTY LINE ROAD TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31;  
THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 990 FEET, MORE OR LESS;  
THENCE WESTERLY TO THE WEST LINE OF SAID COUNTY LINE ROAD;  
THENCE WESTERLY, 264 FEET, MORE OR LESS;  
THENCE SOUTHERLY, 330 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF GOVERNMENT LOT 2 OF THE NORTHEAST QUARTER OF SECTION 1;  
THENCE WEST ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1;  
THENCE NORTHERLY TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;  
THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;  
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, 156 FEET, MORE OR LESS;

THENCE NORTH, 241 FEET, MORE OR LESS;  
THENCE SOUTHEASTERLY, 544 FEET, MORE OR LESS;  
THENCE NORTHEASTERLY, 110 FEET, MORE OR LESS, TO THE CENTERLINE OF ILLINOIS ROUTE 38;  
THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID ILLINOIS ROUTE 38, 1,190 FEET, MORE OR LESS;  
THENCE SOUTHERLY, 270 FEET, MORE OR LESS;  
THENCE SOUTHEASTERLY, 378 FEET, MORE OR LESS;  
THENCE NORTHEASTERLY, 233 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID STATE ROUTE 38;  
THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID ILLINOIS ROUTE 38, 137 FEET, MORE OR LESS;  
THENCE NORTHERLY, 270 FEET, MORE OR LESS;  
THENCE EASTERLY, 97 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 2 IN COUNTY LINE BUSINESS PARK;  
THENCE NORTH ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID COUNTY LINE BUSINESS PARK TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE SOUTH LINE OF LOT C-2 IN HERITAGE HILL ESTATES – PHASE 1 SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT C-2 TO THE SOUTHWEST CORNER OF SAID LOT C-2;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT C-2 TO THE NORTHWEST CORNER OF SAID LOT C-2;  
THENCE NORTH ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1;  
THENCE NORTH ALONG THE EAST LINE OF LOTS 1 THRU 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1 TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH LINE OF WEST DEKALB DRIVE;  
THENCE EAST ALONG THE SOUTH LINE OF SAID WEST DEKALB DRIVE TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 7D IN HERITAGE HILLS TOWNHOMES;  
THENCE NORTH ALONG THE EASTERLY EXTENSION AND THE EAST LINE OF SAID LOT 7D TO THE NORTHEAST CORNER OF SAID LOT 7D;  
THENCE WESTERLY ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1C IN SAID HERITAGE HILLS TOWNHOMES, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF UNIT 7 IN RPK RESUBDIVISION;  
THENCE WESTERLY ALONG THE NORTH LINE OF SAID RPK RESUBDIVISION TO THE NORTHWEST CORNER OF UNIT 1 IN SAID RPK RESUBDIVISION, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 7A IN SAID HERITAGE HILLS TOWNHOMES;  
THENCE ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1A IN SAID HERITAGE HILLS TOWNHOMES;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1A TO THE SOUTHWEST CORNER OF SAID LOT 1A;  
THENCE WEST ALONG THE NORTH LINE OF WEST DEKALB DRIVE TO THE SOUTHEAST CORNER OF LOT 71 IN SAID HERITAGE HILLS ESTATES – PHASE 1;  
THENCE NORTH ALONG THE EAST LINE OF LOTS 71 THRU 73 TO THE NORTHEAST CORNER OF SAID LOT 73;  
THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOTS 74 AND 75 TO THE NORTHWESTERLY CORNER OF PARK A IN SAID HERITAGE HILLS ESTATES – PHASE 1;  
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARK A TO THE NORTHERLY CORNER OF SAID PARK A;

THENCE CONTINUING EASTERLY, 300 FEET, MORE OR LESS;  
THENCE NORTHERLY, 264 FEET, MORE OR LESS;  
THENCE EASTERLY, 325 FEET, MORE OR LESS, TO THE WEST LINE OF COUNTY LINE ROAD;  
THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD, 580 FEET, MORE OR LESS;  
THENCE NORTHWESTERLY, 183 FEET, MORE OR LESS;  
THENCE NORTHERLY, 99 FEET, MORE OR LESS;  
THENCE SOUTHEASTERLY, 183 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID COUNTY LINE ROAD;  
THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD TO A POINT ON THE NORTH LINE OF THE SOUTH 82.5 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25;  
THENCE WESTERLY, 270 FEET, MORE OR LESS;  
THENCE SOUTH 82.5 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25;  
THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER LINE, 2,440 FEET, MORE OR LESS;  
THENCE SOUTH, 783 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD);  
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID UNION PACIFIC RAILROAD TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF PARCEL "A" OF HERITAGE HILL ESTATES PHASE III;  
THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL "A" TO THE SOUTHEAST CORNER OF PARCEL "A";  
THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" AND ITS WESTERLY EXTENSION TO THE WEST LINE OF KINCAID STREET;  
THENCE NORTH ALONG SAID WEST LINE OF KINCAID STREET TO THE SOUTH LINE OF SECTION 25; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE NORTH ALONG SAID WEST LINE TO THE SAID SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD;  
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF SAID SECTION 25;  
THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 25 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, 2,000 FEET, MORE OR LESS, TO THE CENTERLINE OF A DRAINAGE DITCH;  
THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF A DRAINAGE DITCH, 1,500 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;  
THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;  
THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE POINT OF BEGINNING, IN KANE AND DEKALB COUNTIES, ILLINOIS.

**EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:**

1. LOTS 1, 2, 3 IN BLOCK 10 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
2. LOTS 1 THRU 4 IN BLOCK 9 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
3. LOTS 2 THRU 4 IN BLOCK 8 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
4. LOTS 3 THRU 5 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
5. LOTS 1, 2, 7, 8 IN BLOCK 15 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
6. LOTS 1 THRU 8 IN BLOCK 16 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
7. LOTS 3 THRU 6 IN BLOCK 17 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
8. LOTS 3 THRU 8 AND THE EAST HALF OF LOT 9 IN BLOCK 18 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
9. LOT 6 AND THE WEST 7' OF LOT 5 IN BLOCK 19 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
10. THAT PART OF THE SOUTH HALF OF THE SOUTH HALF 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 HALF OF THE SOUTH HALF; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF, 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 HALF OF THE SOUTHWEST QUARTER 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.

**EXHIBIT B**

**MAPLE PARK TIF DISTRICT SECOND AMENDMENT  
AMENDED BOUNDARY MAP**

Beith

Root

Thatcher

Washington

Kane

Malden

State Center

Pearl

Charles

Oak

Broadway

Kane

Pleasant

Summer

Main

Elm

High

Willow

Maple

Walnut

Settlement

Dekalb

Ashton

Willow

W DEKALB DR

W CHESTER DR

W BURLINGTON DR

W ASHTON DR

S KINCAID ST

S JOLIET ST

S INVERNESS ST

STATE RTE 38

MAPLE PARK RD

PRITCHARD RD

EAST COUNTY LINE RD

County Line

Illinois Route 38

**TIF District Boundary**

## CLERK'S CERTIFICATE

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

I, Elizabeth Peerboom, certify that I am the duly appointed and acting municipal clerk of Maple Park, DeKalb and Kane County, Illinois.

I further certify that on the \_\_\_\_ day of December, 2022, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2022-31, “**AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE SECOND AMENDMENT TO THE MAPLE PARK TAX INCREMENT FINANCING DISTRICT.**”

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

(SEAL)

Elizabeth Peerboom, Acting Village Clerk

**VILLAGE OF MAPLE PARK**

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**ORDINANCE NO. 2022-25**

**AN ORDINANCE MODIFYING CERTAIN PROVISIONS  
OF TITLE 4, "LIQUOR CONTROL," SECTION 4-2-16:  
"HOURS OF OPERATION," OF THE VILLAGE CODE OF  
MAPLE PARK, ILLINOIS**

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

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## **ORDINANCE NO. 2022-25**

### **AN ORDINANCE MODIFYING CERTAIN PROVISIONS OF TITLE 4, “LIQUOR CONTROL,” SECTION 4-2-16: “HOURS OF OPERATION,” OF THE VILLAGE CODE OF MAPLE PARK, ILLINOIS**

**WHEREAS**, the President and Board of Trustees of the Village of Maple Park desire to modify certain sections of the Liquor Control Ordinance; and,

**NOW THEREFORE, BE IT ORDAINED** as follows that Title 4, Section 4-2-8 of the Village Code of Maple Park (The Maple Park Liquor Control Ordinance) shall be modified as follows:

**SECTION 1.** That Section 4-2-16 “Hours of Operation,” shall be modified as follows:

#### **4-2-16: HOURS OF OPERATION**

##### **A. Hours Specified:**

1. Licensees may conduct business operations in accordance with this chapter and laws of the State of Illinois on Monday through Thursday between the hours of six o'clock (6:00) A.M. and one o'clock (1:00) A.M. of the following day; and on Friday and Saturday between the hours of eleven o'clock (11:00) A.M. and two o'clock (2:00) A.M. of the following day; It shall be unlawful to sell or offer for sale, at retail, any alcoholic liquor in the Village of Maple Park between the hours of two o'clock (2:00) A.M. on Sunday and between the hours of eleven o'clock (11:00) P.M. Sunday and six o'clock (6:00) A.M. on Monday.
2. However, during the annual Labor Day weekend, licensees may conduct business from eleven o'clock (11:00) A.M. on Sunday until twelve o'clock (12:00) midnight. For permitted licensees desiring to serve alcoholic beverages in a park or upon Village owned property during this annual festival, such service may take place between eleven o'clock (11:00) A.M. and twelve o'clock (12:00) midnight on Friday, Saturday, and Sunday of Labor Day weekend in accordance with any permit issued by the Village.
3. Notwithstanding the specific day of the week, which may otherwise control the hours of operation, licensees may conduct business on New Year's Eve until two o'clock (2:00) A.M.
4. **Should New Year's Day fall on a Sunday, licensees may conduct business between eight o'clock (8:00) A.M. and eleven o'clock (11:00) P.M.**

**B. Public Prohibited During Closing Hours:** It shall be unlawful to sell or offer for sale, at retail or to give away any alcoholic liquor or to admit the public to or permit the public to remain within, or to permit the consumption of alcoholic liquor in or upon, the licensed premises at times other than as above specified. Violation of this provision shall constitute cause for suspension or revocation of licenses issued pursuant to this chapter (Ord. 2000-13, 8-1-20; amd. Ord. 2011-12, 11-1-2011; Ord. 2014-10, 4-1-2014; Ord. 2017-28A, 12-5-2017; Ord. 2022-06, 2-1-2022; Ord. 2022-13, 6-7-22; Ord. 2022-25, 12-20-2022)

## **SECTION 2. SEVERABILITY.**

If any provision of this Ordinance or parts thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

## **SECTION 3. EFFECTIVE DATE.**

The provisions of this Ordinance will be in full force and effect upon its passage, approval and publication, in accordance with law.

**APPROVED** by the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2022, by a roll call vote as follows:

**AYES:** \_\_\_\_\_

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

**ABSENT:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**APPROVED** by the Village President and attested by the Village Clerk this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Suzanne Fahnestock, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Peerboom, Village Clerk

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

I further certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, the Board of Trustees of the Village of Maple Park passed and adopted Ordinance 2022-25, “AN ORDINANCE MODIFYING CERTAIN PROVISIONS OF TITLE 4, “LIQUOR CONTROL,” SECTION 4-2-16: “HOURS OF OPERATION,” OF THE VILLAGE CODE OF MAPLE PARK, ILLINOIS.”

Dated at Maple Park, Illinois, \_\_\_\_\_, 2022.

Elizabeth Peerboom, Village Clerk