

Prepared by and Return to:

Liz Peerboom, Village Clerk
Village of Maple Park
302 Willow Street
P.O. Box 220
Maple Park, IL 60115



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DOUGLAS J. JOHNSON
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DOCUMENT DATE: April 2, 2019

**AN ORDINANCE GRANTING A SPECIAL USE IN THE "B-2,"
GENERAL COMMERCIAL DISTRICT PERMITTING THE
OPERATION OF A COMMERCIAL CLEANING BUSINESS FOR
THE PROPERTY LOCATED AT 18663 COUNTY LINE ROAD IN
THE VILLAGE OF MAPLE PARK, ILLINOIS**

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

ORDINANCE NO. 2019-03

**AN ORDINANCE GRANTING A SPECIAL USE IN THE "B-2," GENERAL
COMMERCIAL DISTRICT PERMITTING THE OPERATION OF A COMMERCIAL
CLEANING BUSINESS FOR THE PROPERTY LOCATED AT 18663 COUNTY LINE
ROAD IN THE VILLAGE OF MAPLE PARK, ILLINOIS**

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

ORDINANCE NO. 2019-03

**AN ORDINANCE GRANTING A SPECIAL USE IN THE “B-2,”
GENERAL COMMERCIAL DISTRICT PERMITTING THE
OPERATION OF A COMMERCIAL CLEANING BUSINESS
FOR THE PROPERTY LOCATED AT 18663 COUNTY LINE
ROAD IN THE VILLAGE OF MAPLE PARK, ILLINOIS**

WHEREAS, a petition was filed by Mario Mendez of Ideal United Group, Inc., for property located at 18663 County Line Road, PIN 09-36-276-028, Maple Park, Illinois, seeking a special use permit allowing the operation of a commercial cleaning business for that property in the “B-2,” General Commercial District; and

WHEREAS, the petition of Ideal United Group for said special use was made in accordance with the provisions of the Village’s Zoning Ordinance, §11-7-2-C-4 Building Contractor’s Office and Material Storage; and

WHEREAS, proper publication of a notice as required by §11-11-4.A. of the Maple Park Village Code occurred in the Daily Chronicle on February 6, 2019; and

WHEREAS, notice to adjacent property owners pursuant to §11-11-4.B. was provided by the Petitioner; and

WHEREAS, a public hearing before the Planning Commission took place on February 21, 2021, and continued on March 7, 2019, at which time all facts, exhibits, and testimony regarding the proposed special use was received; and

WHEREAS, the Plan Commission, by a vote of 7-0, with a written finding of fact, recommended favorably with the granting of the special use.

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

1. That a special use is hereby approved and granted for a commercial cleaning company on the subject property located at 18663 County Line Road by Ideal United Group, Inc., in accordance with Section 11-11-8 of the Village Code of the Village of Maple Park, Illinois.
2. That in so granting, the Village Board of Trustees finds:
 - a) That the special use will be harmonious with and in accordance with the general objectives of the comprehensive land use plan and/or this title.
 - b) That the special use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not alter the essential character of the same area.
 - c) That the special use will not be hazardous or disturbing to existing or future neighborhood uses.
 - d) That the special use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
 - e) That the special use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the village of Maple Park.

- f) That the special use will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- g) That the special use will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
- h) That the special use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.
- i) That the special use will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the village of Maple Park.

4. That this Ordinance shall be recorded with the County of DeKalb, Illinois.

APPROVED by the President and the Board of Trustees of the Village of Maple Park, DeKalb County, Illinois, on the 2nd day of April, 2019, and deposited and filed in the office of the Village Clerk in said Village on that date pursuant to roll call vote as follows:

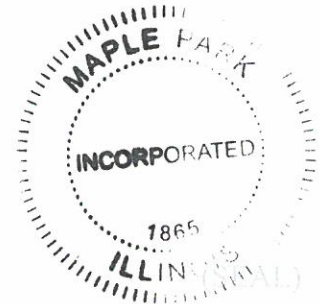
AYES: Dalton, Dries, Harris, Higgins, Shaver

NAYS: None

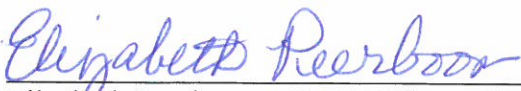
ABSENT: Fahnestock



Kathleen Curtis, Village President



ATTEST:



Elizabeth Peerboom, CMC, 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 Village Clerk of Maple Park, DeKalb and Kane Counties, Illinois.

I further certify that on the 2nd day of April, 2019, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2019-04, entitled "AN ORDINANCE GRANTING A SPECIAL USE IN THE "B-2," GENERAL COMMERCIAL DISTRICT PERMITTING THE OPERATION OF A COMMERCIAL CLEANING BUSINESS FOR THE PROPERTY LOCATED AT 18663 COUNTY LINE ROAD IN THE VILLAGE OF MAPLE PARK, ILLINOIS."

The pamphlet form of Ordinance 2019-04 was posted in the Village Hall, commencing on April 2, 2019. Copies of the Ordinance were also available for public inspection upon request in the office of the Village Clerk.

Dated at Maple Park, Illinois, this 4th day of April, 2019.



Elizabeth Peerboom
Elizabeth Peerboom, CMC, Village Clerk

**BEFORE THE PLANNING COMMISSION OF
THE VILLAGE OF MAPLE PARK, ILLINOIS**

APPLICATION OF MARIO MENDEZ OF IDEAL)
UNITED GROUP, INC., FOR A SPECIAL USE PERMIT)
TO BUILD AN 8,500 SQUARE FOOT BUILDING TO)
HOUSE A COMMERCIAL CLEANING AT THE) 2019-001
PROPERTY LOCATED IN THE "B-2," GENERAL)
COMMERCIAL DISTRICT AT 18663 COUNTY LINE)
ROAD, MAPLE PARK, DEKALB COUNTY, ILLINOIS)

FINDINGS OF FACT AND RECOMMENDATION

This matter came before the Planning Commission of Maple Park at a public hearing on February 21, 2019, and continue on March 7, 2019, regarding an application by Mario Mendez, Petitioner, seeking a special use permit to build an 8,500 square foot building to house a commercial cleaning company at the property located at 18663 County Line Road in the Village of Maple Park. The parcel is presently zoned "B-2," Commercial District.

Publication of a notice, as required by Section 11-11-4.A of the Maple Park Village Code occurred in the Daily Chronicle on February 6, 2019. Notice to adjacent property owners pursuant to 11-11-4.B was provided by the petitioners. The petitioner represented itself through Dan Venard, Converge Development Group. DRAFT meeting minutes compiled by Village Clerk Liz Peerboom are attached and incorporated herein as Exhibit "1."

Pursuant to 11-11-8.F of the Village Code, the Plan Commission finds as follows:

- a) That the special use will be harmonious with and in accordance with the general objectives of the comprehensive land use plan and/or this title.
- b) That the special use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not alter the essential character of the same area.
- c) That the special use will not be hazardous or disturbing to existing or future neighborhood uses.
- d) That the special use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- e) That the special use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the village of Maple Park.
- f) That the special use will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- g) That the special use will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
- h) That the special use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.

- i) That the special use will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the village of Maple Park.

Pursuant to a motion made by Commissioner Sutherland, and seconded by Commissioner Davidson, carried by roll call vote as follows:

Aye: Catanag, Davidson, Rowlett, Foster, Sutherland, Ramirez, Miller

Nay: None

Absent: None

That because there is a unanimous favorable vote of all seven members of the Planning Commission, a Recommendation of **FAVORABLE** is hereby forwarded to the Village of Maple Park Board of Trustees.



Dated: 29 March 2019

Respectfully submitted,



Charles Miller, Chairman
Maple Park Planning Commission

EXHIBIT 1

DRAFT PUBLIC HEARING MINUTES

**FOR THE PURPOSE OF PUBLIC DISCUSSION OF THE PROPOSED SPECIAL USE
PERMIT 2019-001, 18663 E. COUNTY LINE RD
MINUTES**

**Thursday, March 7, 2019
Maple Park Civic Center
302 Willow Street, Maple Park
7:00 P.M.**

CONTINUED FROM FEBRUARY 21, 2019

1. CALL TO ORDER

Chairman Chuck Miller called the meeting to order at 7:00 p.m.

2. ROLL CALL

Village Clerk Liz Peerboom called the roll call and the following Commissioners were present: Chairman Chuck Miller, Commissioner Jeff Ramirez, Commissioner Kimberly Sutherland, Commissioner Nick Davidson, Commissioner Lorenzo Catanag, Commissioner Kyle Foster, and Commissioner Bob Rowlett.

Others present: Village President Kathy Curtis, Village Attorney Kevin Buick, Public Works Director Lou Larson, Trustee Chris Higgins, Petitioner Mario Mendez with Ideal United Group, Inc., Dan Venard with Converge Development and Village Clerk Liz Peerboom.

3. APPROVAL OF MEETING MINUTES

- a. Public Hearing – January 24, 2019
- b. Public Hearing – February 21, 2019

Commissioner Sutherland made a motion to approve the meeting minutes from January 24, 2019, seconded by Commissioner Catanag. Motion carried by voice vote.

Commissioner Sutherland made a motion to approve the meeting minutes from February 21, 2019, seconded by Commissioner Catanag. Motion carried by voice vote.

4. PUBLIC HEARING

Special Use Permit Application 2019-001 – 18663 County Line Road

Chairman Miller opened the public hearing at 7:01 p.m.

Thirteen members of the public were in attendance.

Chairman Miller read the thirteen public comment forms into the record. They were as follows:

Daniel Williams, 689 S. Elizabeth, "I do not support the Special Use Permit. This seems too close to the neighborhood, producing more pollution and higher traffic. We moved here loving the smaller town and the quiet. The dynamics will drastically change once industrial buildings are being built in the neighborhoods."

Ann Siefert, 678 S. Elizabeth, "I support the project in general, but would like to see specifics before I decide."

Josh Patton, 660 Settlement Drive, "I support the project in general, but would like to see specifics before I decide. Details on emissions that are produced."

Doreen Salo, 683 S. Geneva St, "I do not support the Special Use Permit."

Shodeen Homes, LLC, Owners of 441, 430, 434 E. DeKalb, I support the project in general, but would like to see more specifics before I decide. 1) The petitioner should provide landscaping along County Line Road similar to that on the east side of County Line Road, along Squires Crossing. 2) No outside storage should be permitted. 3) A public sidewalk along County Line Road should be provided."

Juan Dominguez, 209 W. DeKalb Dr., "I do not support the Special Use Permit. I don't support a permit to build this business due to the fact that it will be used for commercial use. I'm concerned that the value of my property will be decreased."

Gary and Lori Dunn, Owners of 227-239 W. DeKalb, "I do not support the Special Use Permit."

Donald & Linda Brestan, 437 E. DeKalb Dr., "I do not support the Special Use Permit."

Robert & Ingrid Rowlett, 676 S. Elizabeth, "I support this property receiving a Special Use Permit to build 8,500 square foot building."

Tiffany L. Callaghan, 563 S. Elizabeth St, "I support this property receiving a special use permit to build 8,500 square foot building."

Heather Weingart, 427 E. DeKalb Dr. "I do not support the Special Use Permit."

Angus & Kathryn Causley, 686 S. Elizabeth St, "I do not support the Special Use Permit."

Thomas Polk, owner of 18663 E. County Line Rd., I support this property receiving a special use permit to build 8,500 square foot building."

Dan Venard, from Converge Development Group, went over his PowerPoint presentation. He advised the Planning Commission that Ideal United Group, Inc. is a commercial cleaning company that has been in business for 10 years. The target operations are hotels and restaurants throughout Chicagoland. Mr. Mendez is looking to move the base of operations from Schaumburg to Maple Park. The office staff will consist of four full-time on-site employees. Additionally, there are six foreman that run field crews. The corporate office hours are Monday through Friday 9:00 a.m. to 5 p.m.

Mr. Venard went on to say that there will be no additional curb cuts for entrances to the business. There will be a new 6-foot PVC vinyl fence install around the entire perimeter

of the property. There will be a fence, a berm, and trees on the front of the property, and the owner plans to hook into the village water and sewer system. On the rear of the property, there will be, in addition to the fence, there will be 6-foot arborvitaes planted and a berm. There will be no cleaning products stored on-site. There will be cleaning vehicles stored inside.

The petitioner and the developer took questions from the Planning Commission members. Questions ranged from "how many employees," "will there be a berm installed on the west side of the property," "what kind of lighting will be on the property," "what is the budget for this project," "how is that being financed," "what is the construction timeline," "will all the existing buildings be demolished," "will the existing building be cleaned up on the outside," "will there be outside storage," "will the village engineer look at drainage," "how many entrances will there be," "what is the purpose of the north entrance," "has there been consideration of adding a sidewalk," "what is the traffic flow for the equipment," "what is the current size of the building that will be demolished," "how far back will the building be built," "did you consider removing the existing building," "are you willing to sacrifice square footage on the main building," "do you plan on developing the property on the west of the new building,"

Mr. Mendez said that there would be approximately six employees working at the site. Mr. Venard advised that there will be a berm installed on the west side of the property, adding that the lighting will only be about 9-10 feet high, but they will be sure that they follow the village's code on lumens. The budget for the project is approximately \$500,000 to \$600,000, and that it will be financed through the business and a bank, the construction should start approximately June 1, 2019, depending on how long it takes to get permits. One building on the property will be left standing for file storage and a conference room, but it will be substantially cleaned up. The petitioner's engineer will look at drainage and it will be approved by the village engineer. There will be two entrances, one for in and one for out. The petitioner is willing to install a sidewalk. Vans will arrive at the building at approximately 8 a.m., be loaded and will leave the building at about 1 a.m. The developer estimated the size of the building that will not be demolished at approximately 1,500 square foot. The new building has been moved to the east about 12 feet, so that it is not so close to the houses on the other side of the fence. They did not consider removing the existing building, and they are not willing to sacrifice square footage, but they could place the building differently to include the overhang on the front of the building. They do not know what the future holds for the rest of the lot, but at this time they have no plans for it at this time, except for making it look nicer.

Chairman Miller then opened the floor to the public and asked them to state their name and address.

Sue Olsen, 443 Elian Ct, advised that the commercial building next to the car wash is 7,700 square feet, and reminded the developer that there is a dry detention pond to the north of the property.

Pat Lunardon, 257 W. DeKalb Drive, asked if the petitioner would be bringing any water back from a job site. Mr. Mendez said that there will be no water brought back to Maple Park.

Mark Stiegel, 536 S. Elizabeth, asked how many trucks and vans are parked in the off hours in Schaumburg. The petitioner said that it could be 3 or 4 trucks.

Michelle Stiegel, 536 S. Elizabeth said that she had a concern with the noise from the power washer. Mr. Venard replied that the power washer would be used on the jobs, not at the business site.

Dave Lully, 638 S. Elizabeth, said that Maple Park is not in a close proximity of 88 or 90. He also asked about the entrances.

Jenny Polloway, 428 S. Elizabeth, said she gets a lot of standing water in her back yard, and has a concern about drainage. She was also concerned about lighting. Mr. Venard advised that the drainage will be approved by the village and they will follow the village's building code on lighting lumens. Lou Larson, Building Inspector advised that there would be zero lumen lights on the side of the building that backs up to the residences.

Katie Lully, 638 S. Elizabeth, had questions about the windows in the back of the building, the fence, septic remediation, employees. Mr. Venard replied that the windows are for light only and not necessary to see out, the fence will be 6-foot high, the septic tank will be removed by a certified septic tank remover and they don't foresee any spillage, adding that the petitioner vets his employees well because they are going into businesses at times when there are no employees there.

Kathy Walker, 570 S. Elizabeth, had concerns about noise and outside parking. She also asked about the size of the building, and whether or not there would be offices upstairs. She also said she was concerned about lighting, and fencing. Mr. Venard advised that there should not be noise, and if there is it will be during business hours, adding that they will normally not park anything outside after hours, but they may park a truck outside occasionally.

Jenny Polloway, asked what this means for this property when the zoning changes. Clerk Peerboom advised that the zoning will not be changing, they are only asking to get a special use for this type of business. She added that this business has been operating at this property since the fall and there have been no complaints. She explained that this type of business was not on the list for excepted businesses, so that is why they are asking for the special use permit, but the zoning is business and if this business doesn't go in there will be a different business that will probably go in without public input.

Katie Lully was concerned about construction noise. President Curtis advised that they would need to follow all of village building codes, as far as the time of day when they can do construction.

Kyle Foster had a question about the Schaumburg location and if that was the only location they have had the business. The petitioner replied that it was not.

Trustee Chris Higgins had questions about landscaping, and would like to be able to see into the property. He also had questions about the south side of the lot and the trees, adding that he would like to see a sidewalk in front of the property. Mr. Venard replied that there are currently trees that continue on the south side of the property, and they don't plan to replace them, and the petitioner is willing to install a sidewalk.

Sue Olsen said it was a nice presentation and she supports the special use.

Mr. Venard said that he appreciates the process and the village staff has really gone out their way to help, so that they can have a well-thought-out concept plan. He thinks this will be a nice addition to the community.

Pat Lunardon asked what would happen if the special use is not approved. Mr. Venard said that they would have to look at the state of the building, but wasn't sure what they would do.

Chairman Miller closed public hearing at 8:17 p.m.

Commissioner Sutherland made a motion to forward a favorable recommendation to the Board of Trustees for approval on April 2, 2019, seconded by Commissioner Davidson. Motion carried by roll call vote. Aye: Catanag, Davidson, Rowlett, Sutherland, Ramirez, Foster, Miller. Nay: None. Absent: None. (7-0-0)

Chairman Miller advised the commissioners that the next meeting will be Thursday, April 18, 2019.

5. ADJOURNMENT

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

Meeting adjourned at 8:19 p.m.

Minutes
To be signed when approved

Liz Peerboom, CMC
Village Clerk

Planning Commission Members:

Chuck Miller, Chair
Lorenzo Catanag
George (Nick) Davidson
Robert Rowlett
Jeff Ramirez
Kimberly Sutherland
Kyle Foster
Chris Higgins (ex-officio member)