



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 AGENDA
TUESDAY, FEBRUARY 20, 2024
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
7:00 P.M.**

- 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 e-mail to 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. DISCUSSION OF PLANNING AND ZONING COMMITTEE 01/24/2024 FINDINGS OF FACT**
- 6. FISCAL YEAR 2025 BUDGET**
- 7. OTHER BUSINESS**
- 8. ADJOURNMENT**

BEFORE THE PLANNING & ZONING COMMISSION OF
THE VILLAGE OF MAPLE PARK, ILLINOIS
JANUARY 24, 2024

FINDINGS OF FACT AND RECOMMENDATION

This matter came before the Planning & Zoning Commission of Maple Park, at a Public Hearing on January 24, 2024 at 7:00 p.m., for public hearing regarding certain proposed amendments to the Maple Park Village Code in Title 11 “Zoning Regulations.” Additional provisions in Title 10 “Building and Development Regulations,” and Title 7 “Motor Vehicles and Traffic,” were also presented and discussed.

Publication of a notice for zoning text amendments as required by Section 11-11-3.A. of the Maple Park Village Code occurred in the Daily Chronicle on January 6, 2024.

Julie Little, Maple Park, was the only member of the public to speak at the public hearing. She expressed her concerns regarding the content of several of the proposed amendments and requested that the Village not move “backward” in downgrading regulations in the Village or otherwise loosening standards. She commented regarding the historical background of certain regulations which she felt were an important part of the Village’s enforcement of standards.

1) Proposed amendments to Section 11-2-3 were considered regarding sheds.

a. Regarding subparagraph A, the following proposed amendment was suggested:

Garden/household storage sheds/buildings and buildings/structures customarily incidental to agricultural pursuits provided ~~such sheds/buildings shall have siding of the same style, materials, and color as the residence, unless the facade of the residence is primarily brick, in which case, the shed/building siding shall be the same style, materials, and color as the eaves of the residence:~~

Commissioner Rebone moved, seconded by Commissioner Foster, to forward this proposed modification to 11-2-3.A to the Board of Trustees. Motion approved as follows:

AYE: Sutherland, Rebone, Foster, Mathews, Kubis, Lunardon

NAY: None

ABSENT: None

ABSTAIN: None

b. Regarding subparagraph B, the following proposed amendment was suggested (in red):

B. Location. No part of an accessory building shall be located closer than five feet to the side lot line along a required side yard. When a rear yard is required, no part of an accessory building shall be located closer than five feet to the rear lot line or to those portions of the side lot lines abutting such required rear yard, except where there is an accessory building with doors opening onto an alley such building shall not be located closer than ten feet to the rear lot line.

In a residential district, no detached accessory building shall be closer than ~~ten~~ **three** feet to the principal building nor shall it be located closer to the front lot line than the distance the principal building is located to the front lot line and in no instance should it be located within a required front yard setback. No structure is permitted to be located in any required easement.

Commissioner Rebone moved, seconded by Commissioner Lunardon, to forward this proposed modification to 11-2-3.A to the Board of Trustees. Motion approved as follows:

AYE: Sutherland, Rebone, Foster, Mathews, Kubis, Lunardon

NAY: None

ABSENT: None

ABSTAIN: None

2) Proposed amendments to Chapters 10 and 11 regarding pools were considered:

First, modifications to the Village's currently adopted building code and residential code set forth in Sections 10-1A-1 and 10-1F-1 which would modify the exemption from work permitting requirements from 24" to 48" were suggested as follows:

Section 105.2 of the 2006 Edition of the International Building Code, relating to work exempt from permit, swimming pools (Paragraph 7) shall be amended as follows:

7. Prefabricated swimming pools accessory to residential districts that are less than ~~24-inches (610 mm)~~ **48 inches (1220 mm)** deep, and are installed entirely above ground.

Section R105.2 of the 2006 Edition of the International Residential Code for One and Two Family Dwellings relating to work exempt from permit, swimming pools (Paragraph 5) shall be amended as follows:

5. Prefabricated swimming pools that have a maximum water depth of ~~24 inches (610 mm)~~ **48 inches (1220 mm)**.

Second, alteration of the reference to "licensed electrician" in Section 11-2-4 was suggested with the replacement phrase being identified as "qualified provider."

Commissioner Kubis moved, seconded by Commissioner Lunardon, to forward these proposed modifications to the Board of Trustees. Motion approved as follows:

AYE: Sutherland, Rebone, Foster, Mathews, Kubis, Lunardon

NAY: None

ABSENT: None

ABSTAIN: None

3) Proposed amendments to several sections of the Maple Park Village Code regarding approved surfaces and trailer parking were suggested, as follows:

a. That the definition of the word "Surface" in subparagraph A of Section 7-4-3 be amended as follows:

Surface:

Approved surface includes:

1. Concrete—four inches minimum of concrete over a four-inch compacted gravel base.
2. Asphalt—two inches minimum over six-inch compacted base.
3. Paving bricks, cobblestone, or bricks designed for motor vehicle traffic, installed in accordance with manufacturer's installation instructions for the expected load.
4. Stone, crushed stone, or gravel.

Non-approved surface includes ~~stone, crushed stone, gravel, or any other stone product~~, tar and chip, mulch or any other such loose material.

With special use permit means when parking surface is over 2,000 square feet, property owner may use semi-permeable pavers designed for motor vehicle traffic. Property owner must submit manufacturer's installation instructions, as well as drainage plans. Property owner must further obtain a special use permit in accordance with section 11-11-8 of this Code.

Commissioner Rebone moved, seconded by Commissioner Kubis, to forward this proposed modification to the Board of Trustees. Motion approved as follows:

AYE: Sutherland, Rebone, Foster, Mathews, Kubis

NAY: Lunardon

ABSENT: None

ABSTAIN: None

b. That subsection f of Section 11-2-3 be amended as follows:

F. *Prohibited accessory buildings.* The requirements of subsection F.1 of this section, do not apply to trailers, recreational vehicles, or other similar vehicles, parked on a permitted sales lot:

1. Not more than one trailer, recreational vehicle, or other similar vehicle shall be parked on any one lot.
2. No trailer, recreational vehicle, or other similar vehicle shall be used as a dwelling.
3. No trailer, recreational vehicle, or other similar vehicle shall be used as an office or for any other commercial purpose except for approved construction offices.
4. No trailer, recreational vehicle, or other similar vehicle shall be used for the storing of personal or business related materials.
5. The parking of a trailer, recreational vehicle, or similar vehicle is allowed. The parking area must be paved or improved with an approved surface.

6. The parking of a trailer, recreational vehicle, or similar vehicle, shall comply with the yard requirements for accessory buildings of the district in which it is located. No vehicle shall be parked or stored in a manner that inhibits or impedes travel on public streets and sidewalks.

Commissioner Rebone moved, seconded by Commissioner Mathews, to forward this proposed modification to the Board of Trustees. Motion approved as follows:

AYE: Sutherland, Rebone, Foster, Mathews, Kubis

NAY: Lunardon

ABSENT: None

ABSTAIN: None

c. That Section 11-9-3.A.3.c be modified as follows:

c. Recreational vehicles and trailers may only be parked or stored upon an approved surface as identified herein.

(1) Terms.

(A) Approved surface. Approved surfaces include:

- (i) Concrete—four inches minimum of concrete over a four-inch compacted gravel base.
- (ii) Asphalt—two inches minimum over six-inch compacted base.
- (iii) Paving bricks, cobblestone, or bricks designed for motor vehicle traffic, installed in accordance with manufacturer's installation instructions for the expected load.

(iv) Stone, crushed stone, and gravel.

(B) Non-approved surfaces. Non-approved surfaces include: ~~stone, crushed stone, gravel, or any other stone product~~, tar and chip, mulch or any other such loose material.

(2) With special use permit. When parking surface is over 2,000 square feet, property owner may use semi-permeable pavers designed for motor vehicle traffic. Property owner must submit manufacturer's installation instructions, as well as drainage plans. Property owner must further obtain a special use permit in accordance with section 11-11-8 of this title.

Commissioner Rebone moved, seconded by Commissioner Foster, to forward these proposed modifications to the Board of Trustees. Motion approved as follows:

AYE: Sutherland, Rebone, Foster, Mathews, Kubis

NAY: Lunardon

ABSENT: None

ABSTAIN: None

d. That Section 11-9-3.A.3.g be modified as follows:

g. No recreational vehicles or trailers ~~exceeding 30 feet in length may be parked in a driveway and no recreational vehicle or trailer~~ may impede traffic on the sidewalk, ~~street or parkway~~.

Commissioner Rebone moved, seconded by Commissioner Kubis, to forward this proposed modification to the Board of Trustees. Motion approved as follows:

AYE: Sutherland, Rebone, Foster, Mathews, Kubis
NAY: Lunardon
ABSENT: None
ABSTAIN: None

e. That Section 11-9-3.A.3.d be deleted in its entirety as follows”

- d. ~~Parking of recreational vehicles or trailers for the purpose of loading and unloading shall be permitted in the front driveway. Any recreational vehicle or trailer shall not be parked for more than seven consecutive days in a driveway in any zoning district.~~ (this section now omitted)

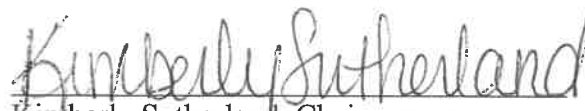
Commissioner Rebone moved, seconded by Commissioner Foster, to forward this proposed modification to the Board of Trustees. Motion approved as follows:

AYE: Sutherland, Rebone, Foster, Mathews
NAY: Lunardon, Kubis
ABSENT: None
ABSTAIN: None

The above accurately summarizes the recommendations for zoning text amendments and additional consideration of amendment of the Maple Park Village Code regarding sheds, pools, and approved surfaces/trailer parking in the wake of the PZC’s public hearing taking place on January 24, 2024.

Dated: 2/2/2024

Respectfully submitted,


Kimberly Sutherland, Chairwoman
Maple Park Planning & Zoning Commission