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, AUGUST 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. **THE SETTLEMENT HOA DISCUSSION**

6. **FUTURE LINK LEASE FOR WATER TOWER DISCUSSION**

7. **PZC #24-03 – ZONING VARIATION DISCUSSION**

8. **DISCUSS POLICE DEPARTMENT BODY CAMS**

9. **DISCUSS ASHTON STORMWATER PROJECT**

10. **OTHER BUSINESS**

11. **ADJOURNMENT**

BEFORE THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MAPLE PARK, ILLINOIS

APPLICATION BY JOE LUDWIG FOR ZONING VARIANCE AS TO THE NUMBER OF ACCESSORY STRUCTURES PERMITTED ON THE PROPERTY LOCATED AT 1100 SOUTH COUNTY LINE ROAD, MAPLE PARK, ILLINOIS.	)	PZC 24-03

FINDINGS OF FACT AND RECOMMENDATION

This matter came before the Planning & Zoning Commission of Maple Park at a public hearing on June 26, 2024, and a continuation of said public hearing, (with separate notice), on July 24, 2024, regarding an application by Joe Ludwig, principle of Joe Ludwig, LLC, legal title holder to the property, seeking a variation in the maximum allowed accessory structures on the property located at 1100 South County Line Road, under Section 11-2-3 of the Code of the Village of Maple Park, Illinois, in order to add a 3 table/array solar energy system on the property for purposes of producing electricity for use on the property.

Publication of a notice, as required by Section 11-11-3.A of the Maple Park Village Code occurred in the Daily Chronicle on June 7, 2024 for the June 26, 2024 public hearing and on July 5, 2024 for the July 24, 2024 continuation of the public hearing. Separate Notice to adjacent property owners pursuant to 11-11-3.B was provided for both sessions of the public hearing. Petitioner was present at the public hearing through its representative Reed Elliot. The subject property is located in the Commercial B-1 zoning district. Public hearing testimony for the June 26, 2024, session of the public hearing in accordance with meeting minutes compiled by Village Clerk, Caryn Minor, are attached and incorporated herein as Exhibit "1." At the July 24, 2024, session of the public hearing, no public comment was received prior to the hearing by the Village Clerk, no members of the public spoke at the hearing and no testimony was received from the Petitioner. The June 26, 2024, session of the public hearing was opened at or about 7:00 p.m. and closed at or about 7:13 p.m. The July 24, 2024, session of the public hearing was opened at or about 7:00 p.m. and closed at or about 7:01 p.m.

Pursuant to 11-11-5E of the Village Code, the Planning & Zoning Commission finds as follows:

a) That the property in question cannot yield a reasonable rate of return if permitted to be used only under the conditions allowed in the zoning district.
b) That the plight of the owner is due to unique circumstances in that the geography of the roof of the improved structure on the property is not conducive to the installation of a roof mounted solar system and further that requiring a roof-mounted system, rather than allowing another accessory structure on the property is likely to lead to a reduction of solar energy production

greater than 10%, due to the fact that the roof is not conducive to installation of a roof-mounted solar array.

c) That the variation, if granted, will not alter the essential characteristics of the locality; and.
d) That the proposed variation will not:
    (1) Impair an adequate supply of light and air to adjacent properties.
    (2) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
    (3) Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of Maple Park.
    (4) Diminish or impair property values in the neighborhood.
    (5) Unduly increase traffic congestion in the public streets and highways.
    (6) Create a nuisance.
    (7) Result in an increase in public expenditure.
e) That the variation is the minimum variation necessary to make possible the reasonable use of the land, building, or structure.
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 not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.
h) 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.

The Planning & Zoning Commission recommends that the Village Board grant the proposed **VARIATION** for an increase in the number of allowed accessory structures on the property for purposes of installing a 3 table/array ground mounted solar energy system.

In accordance with a favorable vote from five members of the Planning & Zoning Commission, a Recommendation of **FAVORABLE** is hereby forwarded to the Village of Maple Park Board of Trustees with regarding the application to grant a variation to allow an additional accessory structure located on the property.

Dated: 01/08/2024

Respectfully submitted,

Kimberly Sutherland

Kimberly Sutherland, Chair
Maple Park Planning & Zoning Commission

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Approved by the P&Z Commission on 07/24/24

PUBLIC HEARING MINUTES
WEDNESDAY, JUNE 26, 2024
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
7:00 P.M.

1. Call to Order Public Hearing

Planning and Zoning Commission Chair Kimberly Sutherland called the Public Hearing to order at 7:00 p.m.

2. Roll Call

Village Clerk Caryn Minor called the roll call and the following Commissioners were present: Commission Chair Kimberly Sutherland, Commissioner Kyle Foster, Commissioner Pat Lunardon, Commissioner Catherine Mathews, Commissioner Mike Miller, and Commissioner Chris Rebone. Commissioner Russell Kubis was absent.

Others present: Village Board Members Tonia Groezinger, JT Peloso & Cliff Speare, Village Attorney Tait Lundgren, Village Administrator Cheryl Aldridge, and Village Clerk Caryn Minor.

3. Open Public Hearing

Chair Sutherland reported all speakers must be sworn in. No in person speakers requested to speak.

Chair Sutherland read a public comment sent in by Bart Shaver. (*attached*)

4. PZC 24-03 Zoning Variance to the number of accessory structures on the property at 1100 South County Line Road, Maple Park, Illinois

Chair Sutherland reported the petition PZC 24-03 was a petition requesting a variance to install another accessory structure on the property at 1100 South County Line Road. She noted currently only 1 was allowed.

The questioning portion of the Hearing began.

Commissioner Miller questioned if there would be a fence around the solar panels? Petitioner responded no.

Commissioner Rebone questioned if roof installation was possible? Petitioner noted the challenges with the angles on the roof.

Commissioner Rebone confirmed with the petitioner the property would also house a backup generator and garbage corral. Rebone questioned if the garbage corral was necessary? Petitioner responded that the corral was not necessary. It existed on the property when purchased.

Administrator Aldridge confirmed the current village code allows for 1 detached accessory building. The Planning and Zoning and Commission could recommend to send it to the Board with an additional detached accessary building allowed.

Commissioner Rebone questioned if there would be a fence around the solar panels? Petitioner stated no, noting a fence did not currently exist in the back north corner of the property. Commissioner Rebone noted nothing stops access to the area on the property and that was a safety concern. He reiterated there was no stop gap to the property.

Village Attorney Lundgren stated the hearing allowed questions and that comments would be allowed during the Planning and Zoning Commission Meeting.

Commissioner Rebone asked why the solar panels were not conducive for the installation to be on the roof. The petitioner stated it would not generate the same amount of electricity.

Commissioner Rebone requested the petitioner be more specific as to what berm and the changes. The petitioner responded changes to the berm would just be to make the installation easier and would not alter any water flow on the property. Rebone questioned if there had been any studies done? The petitioner answered no, noting it was based on their visual opinion.

Commissioner Miller gave a historical recollection of the properties flooding and purpose for the berm and questioned if the berm was removed how it would affect adjacent properties. The presenter responded it would be minimal and noted it was farmland behind the northwest area. Discussion continued on the modification of the berm and changes to water flow on the property.

5. Close Public Hearing

Commissioner Mathews made a motion to close the public hearing, seconded by Commissioner Lunardon. Motion carried by a voice vote.

Public Hearing was closed at 7:13 p.m.

Respectfully Submitted,

_____
Caryn Minor, Village Clerk

Cheryl Aldridge

From:
Sent: Wednesday, June 26, 2024 6:01 PM
To: Cheryl Aldridge
Subject: On ground solar panels

I am opposed to allowing solar panels on the ground at the Rooster AG building, they are mostly an eyesore and everyone coming to our town that will be the first thing they see. I see no reason they can't go on the roof like everyone else in town. I feel that with all the technology coming they will be obsolete in 3-5 years then they would need to be removed Thank you Bart Shaver
410 S Inverness St
Sent from my iPhone

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APPLICATION FOR ZONING APPEAL/ZONING VARIATION

To have a complete application for a zoning appeal, you must submit the following to the Village Clerk:

- Signed and completed application.
- Ownership documentation (lease, deed, mortgage, etc.).
- Accurate legal description obtained from the Warranty Deed.
- Plat of Survey.
- Application fee of $500 payable to the Village of Maple Park.
- Any other pertinent information relevant to this appeal.

Address or location of property: 1100 S. Countyline Rd. Maple Park, IL 60151

Property Tax ID **(PIN)** number: 0936400009 Date Acquired: 11-26-2018

Current zoning of the property: Commercial B1 Current use of the property: Office

Name of Applicant: Joe Ludwig Phone Number of Applicant: 815-762-2136

Address of Applicant: 1100 S. Countyline Rd City Maple Park State IL

Email address of Applicant: stason@roosterag.com

Owner of Property: Joe Ludwig, LLC Phone Number of Owner: 815-762-2136

Address of Owner: 5 S 500 Davis Rd. Big Rock, IL 60511

Describe the variance requested or specific decision being appealed:

The number of accessory structures on the property.

Describe the reasons why the decision appealed from was inconsistent with any sections of the Zoning Code. Identify each section and the specific facts and arguments in support of your position (attach copies of notices or claims}:

1. Explain in detail the manner wherein the strict application of the provisions of the Zoning Ordinance to your case would result in practical difficulties or unnecessary hardships inconsistent with its general purpose and intent. The current zoning would not allow us to install the solar array.

DO TO THE NUMBER OF ASSORY STRUCTURES

2. State fully the exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same

zone or neighborhood. The roof area of the building is not condusive for the installation of the solar array. We would like to install a ground mount solar system along the north property line. The solar system would consist of ~~4 table with 40 modules each~~ 3 TABLE/ARRAY 54, 54, 52 MODULES

3. State fully your reasons for contending that the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.

The proposed improvements will not increase traffic, No public access, no noise, no lights, no litter, no ~~storm~~ OR water alteration, and this is not a residential property. The arrays will be primarly out of sight. from Countyline Rd.

4. Do you understand and agree that if a variation is granted pursuant to this appeal the Building Permit must be issued in the name of the owner of the property, as stated in the first paragraph of thisappeal?

Yes

The person signing this application is the:

☑ Individual Owner

☐ Partner in Title

☐ Officer of the Corporation

☐ Trust Officer

☐ Beneficiary in Trust

The Petitioner(s) and/or Owner(s) of record of the Subject Property hereby state that the information contained in and/or attached to this Application for Variance(s) is true and correct.

Subscribed and sworn before me
This 31st day of May, 2024

Notary Public

CHERYL L. ALDRIDGE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
October 27, 2026

Applicant (title holder/owner)

Attorney for Applicant

815 762 2136

Phone number

Request for Variance Criteria

The questions in this section must be answered and submitted with the application.

Property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district

Will the property lose value if the requested variation is not granted? Yes___ No X__

Plight of the owner is due to unique circumstances.

What are the unique circumstances? _____

We are asking for a variance of the accessory structures, to install a 60KW solar array.

Variation, if granted will not alter the essential character of the locality.

How will the variation impact the neighborhood? There should be no impact. No noise, no additional traffic, no impact on storm water, etc...

The particular physical surroundings, shape or topography of the property involved would bring a particular hardship other than a mere inconvenience on the owner.

Particular physical surroundings are generally defined as topography issues such as a step hill or body of water within the lot, or a unique lot shape.

Are there any physical surroundings, shape or topography of the property involved? Yes X No__

If so, describe the condition _____

The small berm on the property may be modified.

The conditions upon which the variation is based on will not be applicable to other properties in the same zoning district.

Are there other lots with the same zoning that have the same or similar conditions to which the variance could be applied if the property owner of the lot were to seek a variance? Yes__ No__

The purpose of the variation is not based on a desire to make more money out of the property.

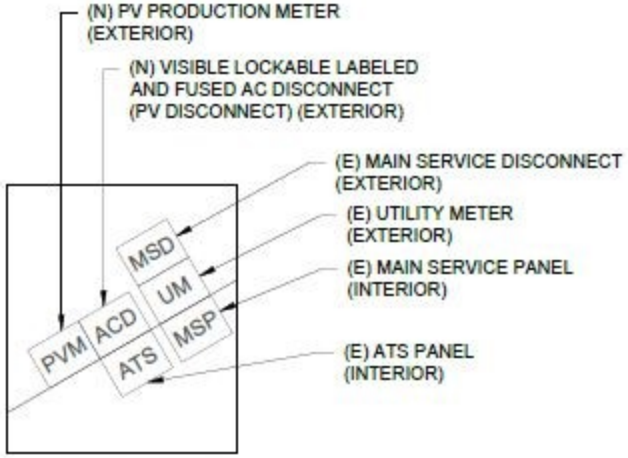
Will the property realize a profitable value? Yes X No___

The person or applicant presently having an interest in the property has not created the difficulty or hardship.

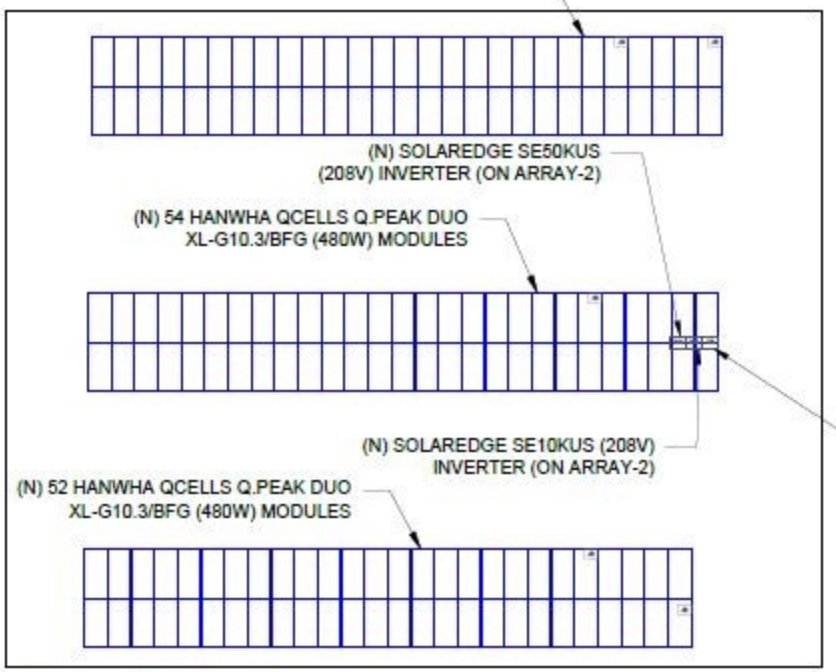
Was there a reconfiguration to the lot such as road widening or utility encroachment?
Yes___ No X__

Was there a change in the zoning code that created more restrictive lot coverage or setbacks?
Yes___ No X__

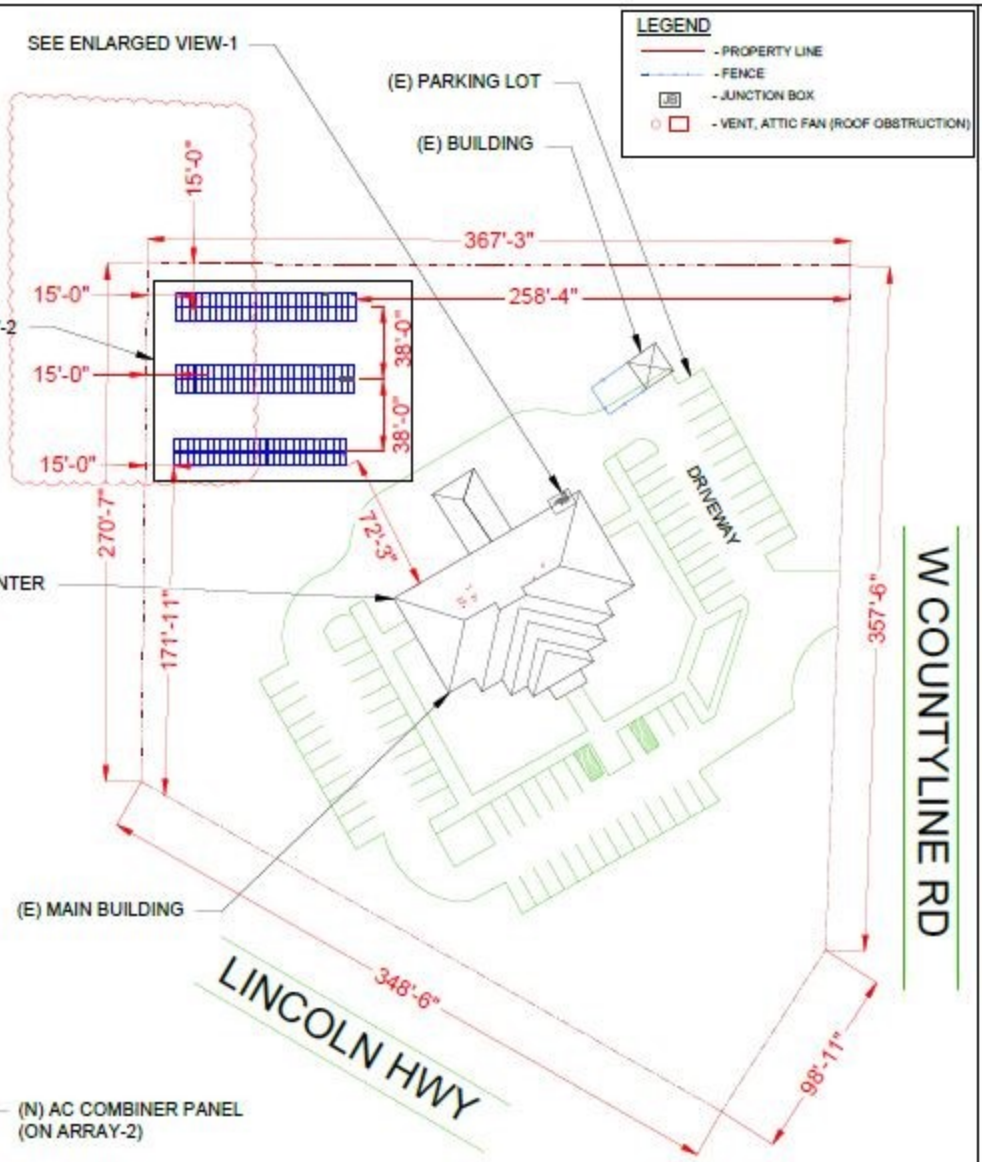
Is the variation request the minimum variation necessary to make possible use of the land or structure? Yes X__ No___



ENLARGED VIEW -1



ENLARGED VIEW -2



LEGEND
- PROPERTY LINE
- FENCE
- JUNCTION BOX
- VENT, ATTIC FAN (ROOF OBSTRUCTION)

1 | SITE PLAN

SCALE: 1/32" = 1'-0"

GREENTECH RENEWABLES DESIGN SERVICES

GREENTECH RENEWABLES

CONTRACTOR

NISE Northern Illinois Solar Energy, LLC

NORTHERN ILLINOIS SOLAR ENERGY, LLC
123 E GRANT ST, CRESTON, ILLINOIS 60113, USA
PHONE NO: (779) 212-8892
LICENSE NO: IL DG P2020-0745

PROJECT NAME & ADDRESS

NIAC (NORTHERN ILLINOIS AG CENTER)
1100 S. COUNTYLINE RD, MAPLE PARK, IL 60151, USA

SIGNATURE WITH SEAL

REVISIONS		
REV	DESCRIPTION	DATE
A.0	PERMIT PLAN	03/07/2024
B.0	ARRAY LOCATION UPDATE	04/17/2024

SHEET TITLE

SITE PLAN

DRAWN DATE	04/17/2024
DRAWN BY	BB
REVIEWED BY	NGK

SHEET NUMBER

A-101

NIAC 7-13-24

BM = 0

1' + 2" 4"

2 + 1' 3"

3 + 1' 5"

4 + 1' 6"

5 + 1' 6"

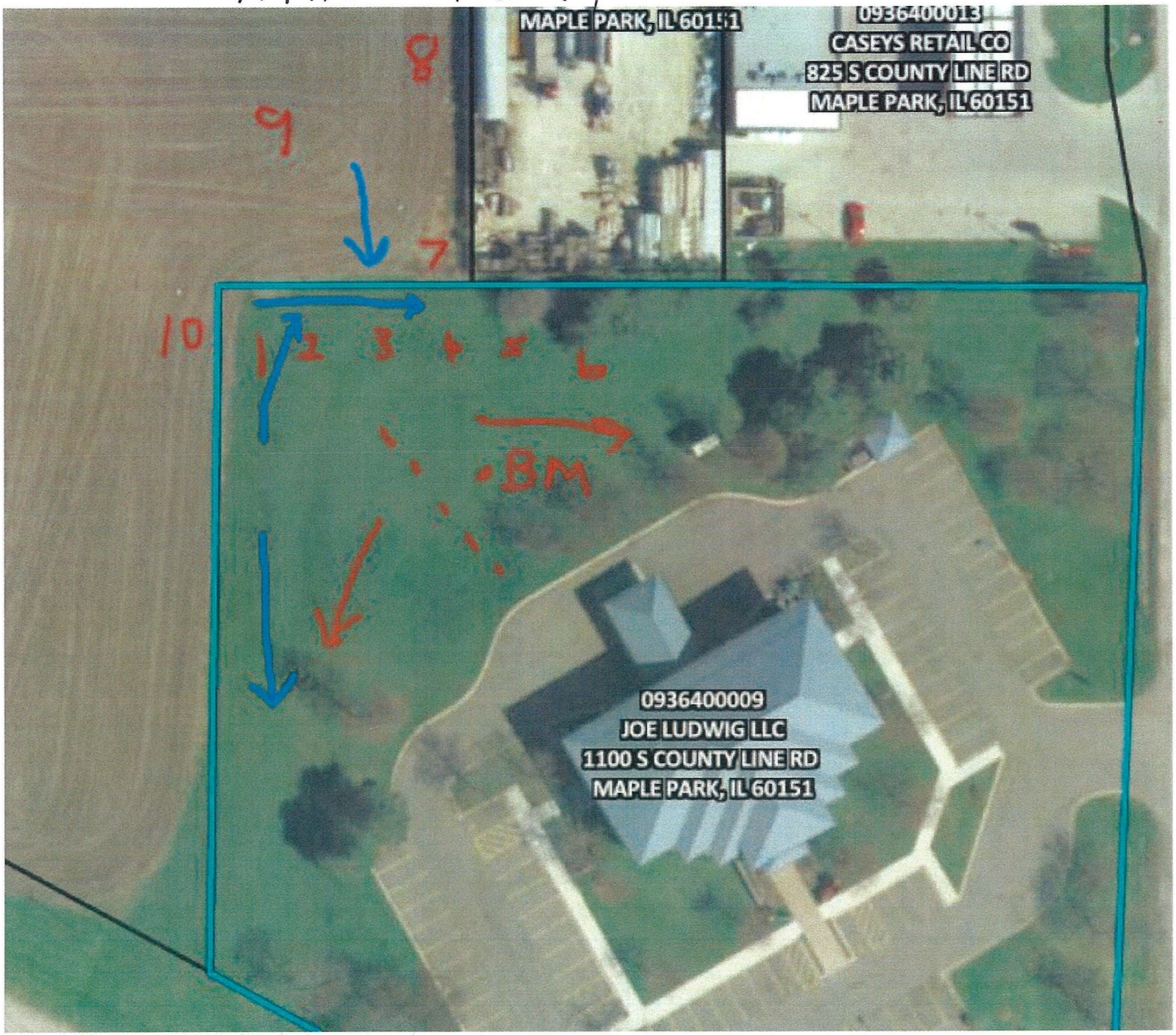
6 0' 0"

7 0' 3"

8 1' 3"

9 0' 9"

10 2' 7"



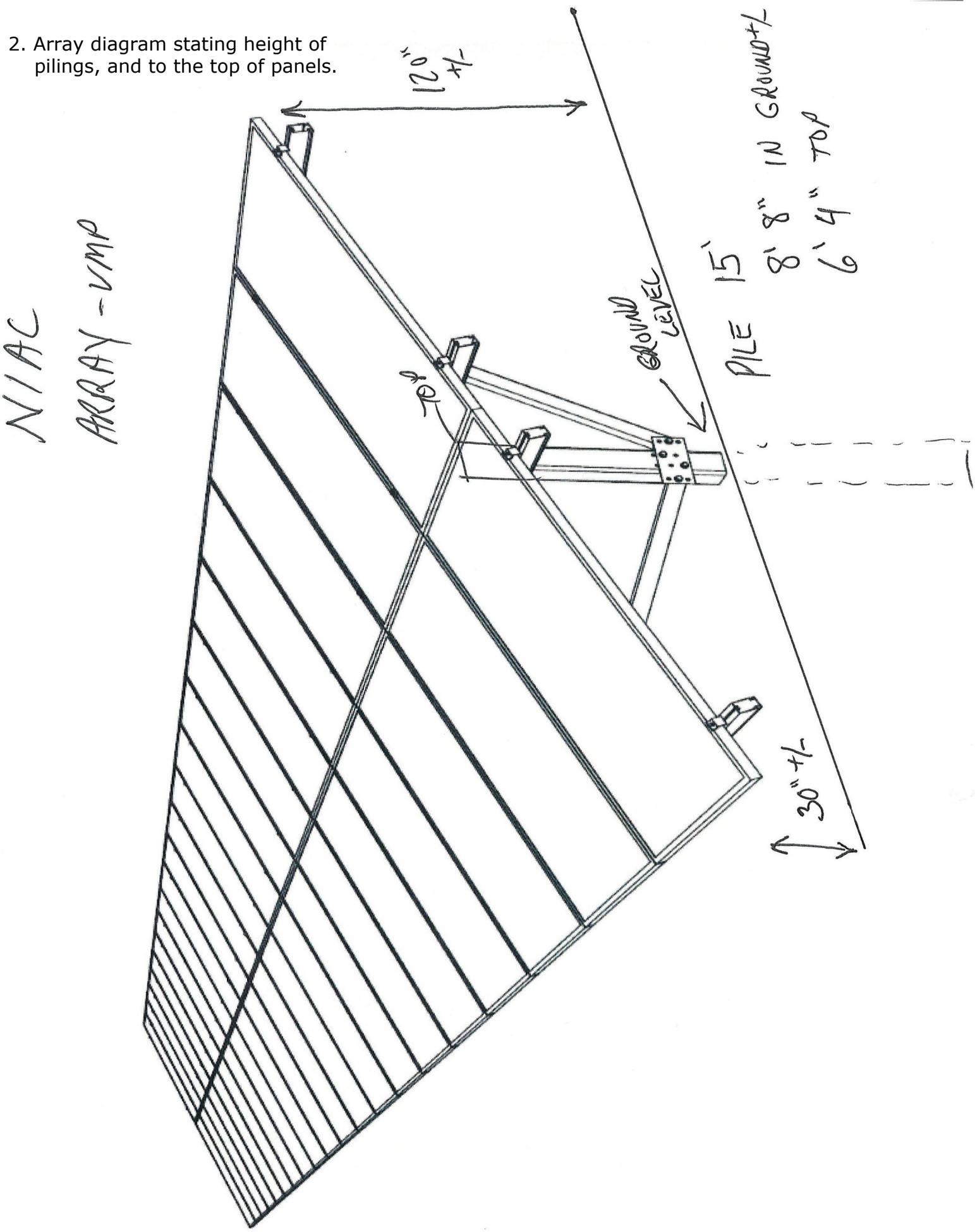
N

GRADE ELIVATION FROM BENCH MARK

Additional Information

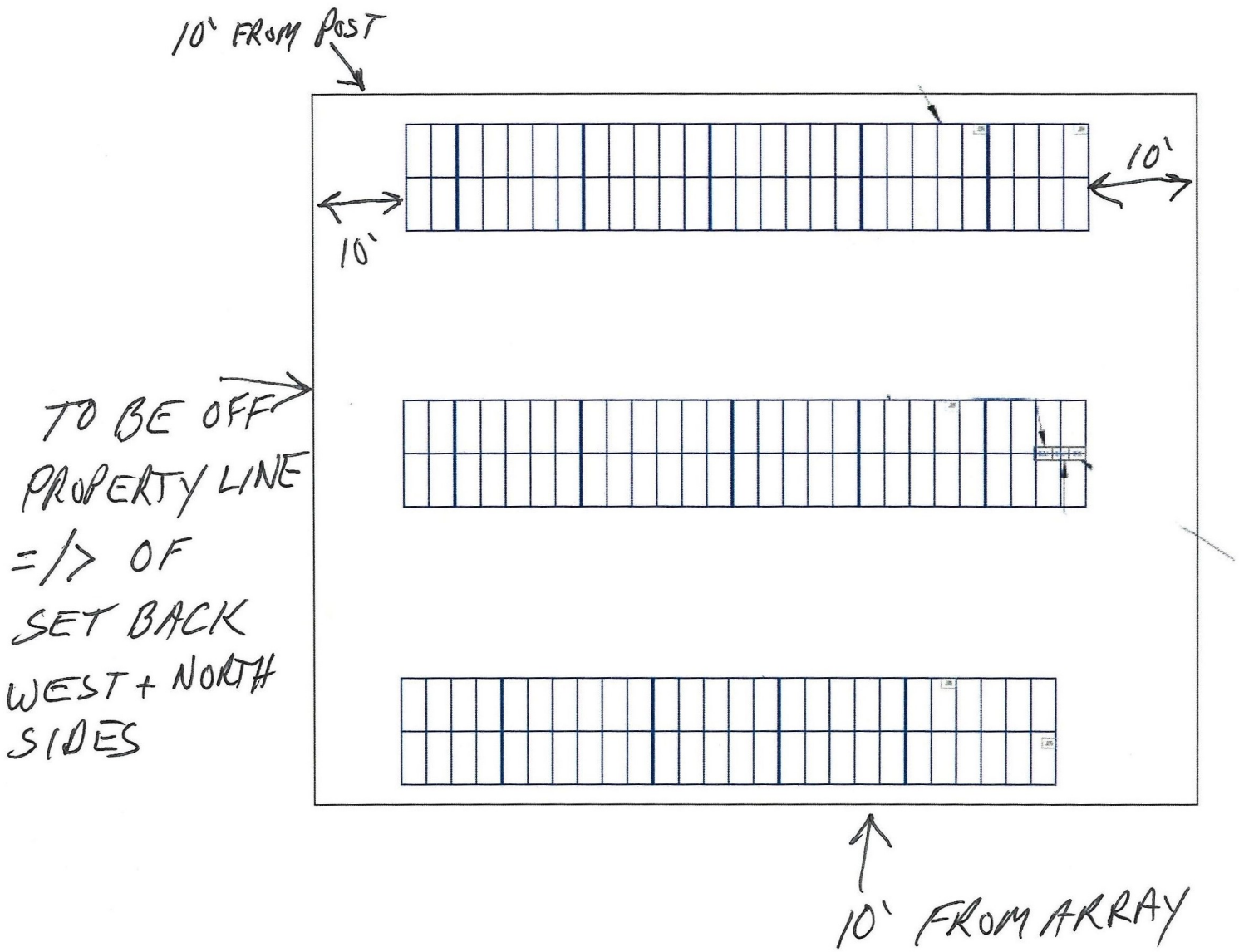
1. Site with elevation grades and the adjoining field

2. Array diagram stating height of pilings, and to the top of panels.



NIAC - VMP FENCE

N ↑



3. Fence diagram with a suggested buffer from array to fence and set back to allow for mowing.