



# Village of Maple Park

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Approved by the Finance  
Committee on 1/22/19.

Received & Filed by the Board of  
Trustees on 2/5/19.

## FINANCE AND PUBLIC RELATIONS & DEVELOPMENT COMMITTEE MINUTES

**Tuesday, November 27, 2018**

**7:00 p.m.**

**Maple Park Civic Center  
302 Willow Street, Maple Park, IL**

### **1. CALL TO ORDER / ESTABLISHMENT OF QUORUM**

Chairman Higgins called the meeting to order at 7:02 p.m.

Village Clerk Liz Peerboom called the roll call and the following committee members were present: Trustee Chris Higgins, Trustee Bart Shaver, Trustee Suzanne Fahnestock, Trustee Kristine Dalton.

Others present: Building Inspector Lou Larson, and Village Clerk Liz Peerboom.

### **2. PUBLIC COMMENTS – *Any resident wishing to address the Board may do so according to the Rules of Public Comment and should register with the Village Clerk prior to the meeting.***

None.

### **3. APPROVAL OF MEETING MINUTES**

- October 23, 2018

Trustee Dalton made a motion to approve the minutes from October 23, 2018, seconded by Trustee Shaver. Motion carried by voice vote.

### **4. DISCUSSION OF ZONING CHANGES**

- Approved Surfaces

Trustee Higgins advised that Mr. Larson was present to discuss changes to the zoning code. The committee discussed changes to the code as pertains to approved surfaces. Trustee Higgins would like to see “approved surfaces” defined better. He gave examples of what he would like to see in the definition.

Trustee Dalton said that gravel should be enough because paving the surface is costly for residents. Trustee Higgins advised that this would be for all new properties, or if a person wanted to expand their surface.

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Trustee Fahnestock said that she is concerned that residents will be upset about these changes. She would like it to be specific that it only applies to new development or changes to existing surfaces, adding that there should also be some exemptions.

Mr. Larson advised that he thinks that most people would have a hard surface if they could afford it. He added that if someone has a gravel driveway, they would be able to maintain the driveway, but if they wanted to make it bigger or change the footprint, they would need to have a hard surface at that point. Mr. Larson said that the definition should include language that explains that this would only be if you are adding or expanding.

The committee then discussed what language would go into the definition. Trustee Higgins will send the updated definition to the Village Clerk for the minutes and the Board agenda.

Trustee Fahnestock made a motion to send this item to the December Board for Board discussion, seconded by Trustee Dalton. Motion carried by voice vote.

- Solar Energy

Trustee Higgins advised that there has been a request to put up solar energy structures on their business, adding that village code does not regulate this at all and he would like to see some restrictions in the code. He showed a draft ordinance to the Committee for discussion.

Trustee Fahnestock asked about installation regulations. Mr. Larson advised that the code would need to restrict the installer to a licensed electrician. Trustee Fahnestock was concerned about the solar panels causing a roof leak. Mr. Larson advised that, generally, the homeowner will put a new roof on the house before installing the panels, adding that anytime you penetrate the roof you run the risk of having a leak, but most solar panel companies are good at not causing leaks.

Trustee Higgins said that he would like to prohibit the solar panels from being installed on the front of the house. The committee then discussed the difference between a Solar Garden and a Solar Farm.

The committee discussed why the village would need to regulate the installation of solar panels, gardens and farms. The committee then discussed the following timeline of discussing the item at the December Board meeting, then having a public hearing in January before the Planning Commission, then back to the full Board for final approval. Trustee Fahnestock would like someone that has knowledge of solar energy to come speak to the committee, but Trustee Higgins wanted use the ordinance that was adapted from the DeKalb County Board. Trustee Higgins asked Trustee Fahnestock what specifically she wanted to know about. Trustee Fahnestock said that she couldn't vote on an ordinance of this type without fully understanding it.

- Chain Link Fences

Trustee Higgins asked if the committee would like to prohibit chain link fences in commercial districts. Consensus was to leave it as is.

## **5. DISCUSSION OF BUSINESS ZONING CATEGORIES**

Trustee Higgins said that he would like to change all of the business zoning categories. He asked the committee to study the list and come back with ideas of what should be allowed where.

## **6. TIF GRANT**

- Façade Grants
- Other Grants

Trustee Higgins advised that the village's TIF attorney sent him information about TIF grants. He added that this item will be discussed at the next meeting.

## **7. DISCUSSION OF BUXTON DEMOGRAPHICS PRESENTATION**

- Revenue Estimates
- Village Projects

Trustee Higgins advised that the Buxton Company facilitated a report for Maple Park for free. He would like the committee to look this over and discuss it at the next meeting.

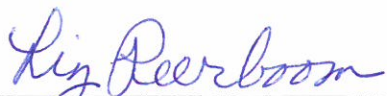
## **8. DISCUSSION OF DECEMBER MEETING DATE**

Trustee Higgins advised that the next Committee meeting would be December 25<sup>th</sup> and asked if the committee would like to cancel. Trustee Dalton made a motion to cancel the meeting for December, seconded by Trustee Shaver. Motion carried by voice vote.

## **9. ADJOURNMENT**

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

Meeting adjourned at 9:00 p.m.



Liz Peerboom, CMC  
Village Clerk