



Village of Maple Park

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Approved by the Board of
Trustees on 4-5-22.

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/QUORUM ESTABLISHED

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

Also present: Village Administrator Dawn Wucki-Rossbach; Police Chief Dave Krull; Village Accountant Cheryl Aldridge; Public Works Director Lou Larson; Dr. Steve Glasgow; Property Owner Gretchen Hupple; Judge Marci Buick; Hillary Joy; and Acting 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 in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting.*

Judge Marci Buick introduced herself and advised that she is running for re-election.

5. OTHER BUSINESS

A. Discussion of The Maples Concept Plan

The Board discussed the concept plan. Village Administrator Dawn Wucki-Rossbach went over the changes to the concept plan. She said that, if the Board agrees, the next step will be sending the concept plan to the Planning & Zoning Commission. Dr. Glasgow advised that he realized that there is no posterior access road, and he said that will be corrected. President Fahnstock asked about a grocery store. Dr. Glasgow said that he has that in mind and he will have a better understanding of what businesses will be coming to the mixed-use part of the project once there is a signed agreement. He also talked about the businesses that he has been reaching out to. He asked the Board to give him a list of businesses that they would like him to reach out to.

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Trustee Rebone asked if the building will stay two-story. Dr. Glasgow confirmed that they will stick to the two-story plan. Trustee Peloso asked about parking. Dr. Glasgow advised that the parking will be changed as the process goes along. Ms. Wucki-Rossbach advised that the Maple Park Village code has specifications for parking. Dr. Glasgow said that he is hoping that there will be a large grocery store going in Section D, on the County Line Road side.

Trustee Groezinger asked about residential and said she is concerned about the number of units being built in Maple Park. Dr. Glasgow said that the plan has gone down to about 60-80 units, but that may change with the process. Trustee Groezinger said that she is still concerned about the number of units that will need to be filled. Dr. Glasgow advised that he will not be building both buildings at the same time, adding that it could take 7-10 years to fill it out.

Trustee Ward asked what does this development do for Maple Park. President Fahnestock said that there was a study that said that this is the best place for a new water tower, and Dr. Glasgow is working well with the Village of Maple Park. Dr. Glasgow said that benefit number one is the new water tower and benefit number two is that it will kick off the TIF program. Dr. Glasgow also said that this development will help the TIF fund. He also said that this eight-acres is phase one. President Fahnestock said that this will help the TIF fund and the Village will then be able to do more of the projects that are on the TIF plan.

Dr. Glasgow said that Maple Park is a lovely community that people want to be in, and Maple Park needs services.

President Fahnestock said that she has been on the Board for a really long time and the Board has already passed on a great opportunity and she doesn't want Maple Park to miss out on this opportunity again.

Trustee Groezinger said that she doesn't think that there is a market for these apartments.

Planning & Zoning Commission and Audience Member Hillary Joy said that, as a realtor, she wants this development to come sooner rather than later. She added that she gets the fear, but people really want to live in Maple Park. She doesn't think that there is going to be any problem filling these apartments.

Trustee Rebone said that this development is going to be different from the other parts of town, adding that this will cause a golf cart problem. He said that, although he is apprehensive, this is not the worst idea. He said that he is willing to take the risk so that Maple Park gets the services that are needed.

Trustee Simon said that he would rather see offices for small businesses, instead of residences. Dr. Glasgow said that it could change depending on the need, and the response from the business people.

Gretchen Hupple, owner of the property behind the mixed-use development, asked about the detention area. Dr. Glasgow pointed out where the detention area would be. Ms. Hupple

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asked if they would need to utilize her property. Dr. Glasgow said that was the intention. Ms. Huplle said they are not looking to put in homes, they would like the property to remain farmland.

Trustee Rebone asked what would happen if Ms. Huplle didn't let Dr. Glasgow put a detention area on her property. Ms. Huplle did not answer. Trustee Rebone also said that he does not like the garages. He thinks that will cause a problem with the golf carts going back and forth. Trustee Ward said that she maintains her dislike of the parking on the road.

Everyone was reminded that IDOT does not want golf carts crossing Route 38 and DeKalb County does not want them on County Line Road.

President Fahnestock asked if the Board could send this to the Planning and Zoning Commission and possibly be on the April Board meeting for approval. Ms. Wucki-Rossbach said that there isn't enough time to be on the April Board agenda.

President Fahnestock said that she is pleased with the feedback and that she would like the concept plan to be sent to the Planning & Zoning Commission.

Ms. Wucki-Rossbach will collect feedback from the Board and forward to Dr. Glasgow.

B. Discussion of FY2023 Budget

Village Accountant Cheryl Aldridge briefly discussed the budget for the end of FY22, then went over the updated preliminary budget.

Ms. Wucki-Rossbach distributed a document and discussed the proposed crosswalk for County Line Road. She advised that the county will not allow a crosswalk unless there is a sidewalk to cross to. She discussed possible sidewalk additions, and said that they have built into the budget the installation of a sidewalk from County Line to the Civic Center on Willow Street.

Trustee Speare suggested putting the same amount budgeted for the sidewalk on Willow and add extra to do the other sidewalk too.

Trustee Rebone said that he would rather see the crosswalk at DeKalb Drive. Consensus was to round the amount to \$60,000 for both sidewalks. Consensus was to do the Willow sidewalk, too. Ms. Aldridge said that she will modify the budget to include this change. Trustee Speare asked if Elm Street could be paved. Lou Larson, Public Works Director, said that Pearl and Maple will need to be done before Elm.

President Fahnestock pointed Trustee Speare to the Capital Improvement Plan. Consensus was to approve the FY22 budget at the April Board of Trustees meeting, with the one change for the sidewalk installation.

C. Discussion of TIF Policy/Application Discussion and Process

Ms. Wucki-Rossbach discussed a possible modification to the application process that most TIF Districts do not have “Look Back” provisions. She said that most municipalities use a pay-as-you-go process; but in DeKalb, Dr. Glasgow receives his money from TIF upfront.

President Fahnestock advised that Dr. Glasgow is willing to submit an application. Consensus was to use a pay-as-you-go process.

6. INFRASTRUCTURE ITEMS

Ms. Wucki-Rossbach advised that Trustee Chris Rebone had submitted an application to install two (2) benches and two (2) Little Free Libraries at Memorial Park.

Trustee Rebone went over his plan. Ms. Wucki-Rossbach advised that there is no provision in the Village Code for this type of donation boxes, so this would require a code amendment. President Fahnestock said that she supports this once the code is amended. Consensus was to move forward with the code amendment and the donation.

7. PERSONNEL ITEMS

None.

8. FINANCE ITEMS

None.

9. VILLAGE ADMINISTRATOR REPORT

None.

10. VILLAGE PRESIDENT REPORT

None.

11. ADJOURNMENT

Trustee Simon made a motion to adjourn the meeting, seconded by Trustee Rebone. Motion carried by unanimous roll call vote.

Meeting adjourned at 7:29 p.m.

Respectfully Submitted,



Liz Peerboom, Acting Village Clerk