



# 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>

Approved by the Board of Trustees  
on 7-5-22.

**BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MINUTES  
TUESDAY, JUNE 21, 2022  
MAPLE PARK CIVIC CENTER  
302 WILLOW STREET, MAPLE PARK**

**IMMEDIATELY FOLLOWING THE SPECIAL MEETING**

**1. CALL TO ORDER**

Village President Suzanne Fahnestock called the meeting to order at 7:03 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL/QUORUM ESTABLISHED**

Acting Village Clerk called the roll call and the following Board Members were present: Village President Suzanne Fahnestock, Trustee Tonia Groezinger, Trustee Cliff Speare, Trustee Chris Simon, Trustee Hillary Joy, Trustee JT Peloso, and Trustee Jen Ward.

Also present: Village Engineer Jeremy Lin, Village Administrator Dawn Wucki-Rossbach, Police Chief David Krull, 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](mailto:villageclerk@villageofmaplepark.com) in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting.*

None.

**5. OTHER BUSINESS**

**A. Lions Club Proposal – Donation and Installation of Parking Spaces at Washington Park**

Village Administrator Dawn Wucki-Rossbach advised that the Lions Club would like to donate parking spaces at Washington Park. She said that Village Staff will work with the Village Engineer to facilitate this process. Ms. Wucki-Rossbach also advised that the Lions Club is asking for the building permit and inspection fees to be waived for this project.

The Board discussed the American with Disabilities Act requirements. Because the project cost is lower than the ADA requirements, there will be no burden upon the Village of Maple Park, but there will be enough handicapped parking required by law.

The Board also discussed the budget process for this project.

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Trustee Peloso suggested widening the road and putting in diagonal parking spaces on the street. Village Administrator Wucki-Rossbach advised that it is possible to start the process to do the widening of the road. The Board discussed how this could be achieved. Village Engineer Jeremy Lin said that he could come up with a concept plan for this project.

Consensus was to allow the Lions Club to donate the costs to install parking spaces at Washington Park.

### **B. Discussion on The Maples Development and the New Water Tower**

Village Administrator Wucki-Rossbach distributed documents related to the water main for the Maples Development and the new water tower. Ms. Wucki-Rossbach said that she will pass along the concept plan once she receives that from Dr. Glasgow's new engineer. At this time, she does not have a timeframe as to when she will receive that. Mr. Lin advised that the plan calls for an eight-inch (8") water main and that a twelve-inch (12") water main will be required for the water tank. The Village would be responsible for the upgrade in the size of the water main. He would like all of the documents to be refreshed based on the amount of time that has passed from the prior submission and because there is a new engineer working on the development.

Mr. Lin also spoke about the site plan for the new elevated water tank and the requirements to use the site that was chosen. He said that he is tasked with giving Dr. Glasgow his recommendations for the project and the cost split between the Village of Maple Park and the developer. President Fahnestock asked if this discussion can take place during discussions for the concept plan. Ms. Wucki-Rossbach advised that it could take place during the concept plan discussions or the preliminary plan discussions.

President Fahnestock asked Mr. Lin if he is allowed to be on The Maples property to do the preliminary work that he needs to do. Mr. Lin said that, yes, he can start on the preliminary work. Trustee Joy asked if the green on the document is new water main. Mr. Lin said that the green is new and represents twelve-inch (12") watermain, adding that the water main will also need to go under Route 38 into the subdivision.

Trustee Groezinger asked if there are other spots that the water tower could be located. She said that she does not like this location. Mr. Lin advised that there were many discussions about the location of the new water tower and the ideal location is property that is within the TIF District and where the Village can work to control the location, adding that this location makes the most sense. Mr. Lin advised that other locations add to the cost of the project.

The Board then discussed other locations for the elevated water storage tank. Consensus was to discuss a Plan B for the location of the water tower. The Board agreed that the developer has not given the Village a concept plan and they are concerned that the development may not go forward.

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Consensus was that Plan B would be to reach out to the owner of the property south of the Maples for the location of the water tower. Trustee Joy said that she thinks that the Board was turned off by the developer.

Village Engineer Lin pointed out that the concept and preliminary plan should start in the Planning and Zoning Commission. President Fahnestock said that, to her, the new water tower is the most important thing in this discussion; and she does not want to lose focus with discussions about the development. Trustee Joy said that she doesn't want to sell our soul to get the water tower. President Fahnestock said that it is important to ask the questions they are asking, but she does not want to lose the momentum going forward for the water tower project.

The Board directed Village Administrator to reach out to the other owner to discuss Plan B.

### **6. INFRASTRUCTURE ITEMS**

None.

### **7. PERSONNEL ITEMS**

None.

### **8. FINANCE ITEMS**

None.

### **9. VILLAGE ADMINISTRATOR REPORT**

Village Administrator Wucki-Rossbach advised that Acting Clerk Peerboom added a Special Events tab to the left side of the website, with information and forms. She added that staff is coming into the home stretch of the FY23 project list; once that is complete, it will also go on to the website.

Ms. Wucki-Rossbach advised that staff has completed two out of three of the Clerk position candidates.

Trustee Simon asked about the sidewalk. Ms. Wucki-Rossbach advised that the topography is due next week and the project is moving forward. Mr. Lin said that, although there are a few things that need to be done, they are working as fast as they can because he knows that it is a Board priority.

### **10. VILLAGE PRESIDENT REPORT**

President Fahnestock had no report.

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Trustee Peloso said he would like to have two Board meetings a month and not a Committee of the Whole meeting. The Board also discussed having a Committee of the Whole meeting before the Board meeting, twice a month.

**11. ADJOURNMENT**

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

Meeting adjourned at 8:00 p.m.

Respectfully submitted,



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Elizabeth Peerboom, Acting Village Clerk