



# 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 as amended by the  
Board of Trustees on 8-2-22.

**BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MEETING MINUTES  
MAPLE PARK CIVIC CENTER  
302 WILLOW STREET, MAPLE PARK  
July 19, 2022  
7:00 P.M.**

**1. CALL TO ORDER**

Village President Suzanne Fahnestock 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 Fahnestock, Trustee Tonia Groezinger, Trustee Chris Simon, Trustee Jen Ward, Trustee Cliff Speare, and Trustee Hillary Joy. Absent: Trustee JT Peloso\* (arrived late).

Also present: Village Administrator Dawn Wucki-Rossbach, Police Chief Dave Krull, Rooster Ag Representative Steve Edwards, and Acting Village Clerk Liz Peerboom.

Trustee Peloso arrived at 7:01 p.m.

**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. FINANCE ITEMS**

**A. Discussion on Electronic Changeable Copy (Digital) Signs and Text Amendment**

Village Administrator Dawn Wucki-Rossbach advised that she and Village President Suzanne Fahnestock met with Steve Edwards and Meghan Rossler from Rooster Ag regarding their digital sign. She advised that there would need to be a text amendment to the Zoning Ordinance in order to allow what Rooster Ag would like to do. Ms. Wucki-Rossbach said that if the Board agrees, this item would go to the Planning & Zoning Commission for review.

Consensus was to send this item to the Planning & Zoning Commission for review.

## MINUTES

Committee of the Whole Meeting

July 19, 2022

Page 2 of 4

President Fahnestock said that this item should be on the Board agenda in September.

### 6. OTHER BUSINESS

#### A. Discussion on The Maples Development and the Water Tower

Village Administrator Wucki-Rossbach distributed the updated concept plan for the development. She added that the developer would like this changed to a Planned Urban Development (PUD). This would allow the plans to be approved as a whole, instead of phase by phase.

President Fahnestock said that she would like a list of the changes between the previous concept plan and the current, updated concept plan. Administrator Wucki-Rossbach discussed parking and building changes compared to the previous concept plan, among other changes.

The Board also discussed IDOT regulations for right-in-right-out access.

Trustee Peloso asked about the 3-unit buildings and what is the ratio of parking. Village Administrator Wucki-Rossbach said that the Maple Park code requires two undercover and two uncovered per unit.

Trustee Ward said that she was concerned about the break-even amount, and how much money from the TIF fund that the developer might be asking for. Trustee Ward then asked about the owner of the property to the south of the Maples. Ms. Wucki-Rossbach advised that the owner is willing to sell at fair market value, if necessary. Trustee Ward said that she does not believe that there is community support for this project. President Fahnestock advised that staff has a survey ready to go and that can be placed on the website.

The Board then discussed different aspects of the previous development agreement, which will be replaced by a new development agreement. Trustee Peloso suggested that the water tower be built on the south side of Route 38, and not go with the developer.

Trustee Joy asked if the Village purchased the property behind the townhouses in Heritage Hills. Dawn advised that they Village did purchase the property, but it is in the flood zone. Trustee Fahnestock discussed a property on Maple Park Road that would also be a good spot to put the water tower. Trustee Joy asked what the deadline would be for the project to begin. Ms. Wucki-Rossbach advised that the project needs to begin soon. Trustee Joy said that she would like a date. Ms. Wucki-Rossbach advised that there should be a payment made by September so that there are no issues with the loan.

Administrator Wucki-Rossbach said that if the Board agreed with the survey questions, she can direct the Acting Village Clerk to put this on the website via Survey Monkey.

President Fahnestock said that she feels that if this concept plan is not approved soon, the development may be gone. Trustee Speare advised that if this development does pass as is, there will be business lost, because of poor traffic flow and not being able to get a semi-truck into it because of the right-in, right-out, on Route 38.

## MINUTES

Committee of the Whole Meeting

July 19, 2022

Page 3 of 4

Trustee Ward said that she rents a mixed-use property and there are colorful characters that are involved in these types of properties. Trustee Speare said that there are more cons to this development than pros.

Trustee Joy would like to have more investigation on different locations for the water tower. Trustee Peloso said that if a water tower goes up south of Route 38, residents are going to think that Board is pro-growth. Trustee Peloso believes that, because if the recession, this development may be scrapped anyway. Trustee Joy would like Plan B to be investigated.

President Fahnestock advised that the only property that is owned by the Village is Memorial Park and it is not in the TIF District.

Consensus was to put the survey on the website, because the Board would like to know what the residents think. Trustee Ward would like the concept plan to go with the survey. President Fahnestock said that staff will go back to Dr. Glasgow and let him know about the survey.

### **7. VILLAGE ADMINISTRATOR REPORT**

Village Administrator Dawn Wucki Rossbach advised that, approximately one year ago, the Village put in a request to purchase a property on Pritchard Road for the new wastewater treatment plant, the Village extended an offer and the property owners did not wish to sell. Last week, the Village of Maple Park received a Special Use Permit Petition for an approximate 40-acre Solar Farm on that property. Ms. Wucki-Rossbach distributed a copy of the Petition. This petition, or an updated version, will be the subject of a Planning & Zoning Commission public hearing on August 10, 2022.

Trustee Joy said that this is not a good time for such a project and that it should be tabled until the Village has a new Village Administrator. Administrator Wucki-Rossbach said that, since the Village has a petition, the Village has an obligation to go through the process. She added that this was just to give the Board a heads up that this is going before the Planning & Zoning Commission.

Trustee Peloso asked if the Solar Farm would hinder the future expansion of the wastewater Treatment Plant. Administrator Wucki-Rossbach advised that the village would not be able to place the wastewater treatment plant on this property, if sold.

Village Administrator distributed a memo to the Board regarding her resignation and the things that she accomplished during her tenure. The Board thanked her for her service to the village and gave a round of applause.

### **8. INFRASTRUCTURE ITEMS**

#### **A. Status of Televising Program**

Village Administrator Dawn Wucki-Rossbach advised that she was delivered two hard drives that have the results of the televising. She is waiting on the rehab costs based on what they found in the sanitary and storm sewers. When she gets those costs, she will pass that on to the

Board. She recommends that ARPA funds be used to do any rehab on the storm sewers. Trustee Ward asked if TIF could be used. Administrator Wucki-Rossbach advised that TIF funds could be used for this project.

## 9. PERSONNEL ITEMS

### A. Discussion on the Results of the Employee Benefits Study

Village Administrator Dawn Wucki-Rossbach distributed the results of the study. She discussed benefits that would be at no cost to the Village. She then discussed her recommendations.

Trustee Peloso asked what could be done without raising taxes. Administrator Wucki-Rossbach advised that these would not be adding to the budget but would take away from productivity. Consensus was to go with staff recommendations because the Village is not competitive, and the consensus was to not go with the HMO. Ms. Wucki-Rossbach said that employees are not likely to take the HMO.

The Board then discussed FMLA requirements, sick days, vacation days, and the insurance stipend. The Board also discussed splitting the Public Works/Building Inspector position, when the current employee retires. Trustee Peloso asked if the Building Inspector needs to be full-time. The Board consensus was to wait until the current employee retires.

## 10. VILLAGE PRESIDENT REPORT

Village President Suzanne Fahnestock said that she is very sad to see Ms. Wucki-Rossbach leave the Village of Maple Park.

President Fahnestock advised that she reached out to GovHR to possibly get a temporary Village Administrator before Ms. Wucki-Rossbach leaves. She said that she met with a retired Village Administrator today and he had a wealth of information.

Consensus was to allow the Village President to hire a temporary Village Administrator for continuity.

## 11. ADJOURNMENT

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

Meeting adjourned at 8:17 p.m.

Respectfully Submitted,

  
Elizabeth Peerboom, Acting Village Clerk