



# 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 9-6-22.

**BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MINUTES  
TUESDAY, AUGUST 16, 2022  
MAPLE PARK CIVIC CENTER  
302 WILLOW STREET, MAPLE PARK  
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 Chris Simon, Trustee Cliff Speare, Trustee JT Peloso, Trustee Hillary Joy, Trustee Tonia Groezinger, and Trustee Jen Ward.

Others present: Police Chief Dave Krull, Village Engineer Jeremy Lin, Village Accountant Cheryl Aldridge 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. DISCUSSION OF WATER TOWER LOCATIONS**

President Fahnestock advised the Board that the Village Engineer has examined several locations for the water tower. Village Engineer Jeremy Lin went over the locations that he has investigated for the most ideal location. One location was the existing elevated tank location, unfortunately there are many constraints to use that location. Those constraints would possibly be more costly to the Village. He said they also looked at the lift station property. He said that that location has drainage issues, and doesn't have enough room to construct the tank on site. He then said that Memorial Park is the most idea location, but it is not in the TIF. He also said that this site would be the least costly. Mr. Lin's recommendation is Memorial Park, but the next location would be across Route 38 on the Wiltse property, but the Village would need to purchase the property.

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Trustee Joy asked for confirmation of where the two locations would be. Mr. Lin explained that it would be Memorial Park or the Route 38 property, and if the Memorial Park location is the least costly in the long run. Trustee Joy asked if there would be another water tower at the Maples. Mr. Lin said that the new tank would be able to handle the Maples also. Trustee Ward asked if the Maples can't happen without the new water tower. Mr. Lin said it would be hard to make it work. Trustee Groezinger asked about the status the current water once the new water tower comes online. Mr. Lin said that the current tank is in good shape. Once the new tank is constructed, the Board can decide if they keep the current tank or not. Trustee Simon asked how many years are on the current tank. Mr. Lin said that in about 8-10 years, it will need to be re-painted. Trustee Ward asked about the water main going across Route 38. Mr. Lin said that the developer would then take on the price of extending the utilities.

President Fahnestock then discussed how the Village would get Memorial Park into the TIF. She said that she met with Mr. Atten on Sunday about annexing a property to make Memorial Park be contiguous. She said that Mr. Atten is not the landowner, his is a manager. He will not tell her who the owner is, but he is going to take the request to the landowner for annexation. She added that this may even solve the waste water treatment plant issue. President Fahnestock advised that she met with the TIF lawyers about the process to get this property in the TIF. She said that she will also contact the owners of the Wiltse property. The Board consensus was that they are willing to move forward with the possible annexation or moving forward with the Wiltse property. President Fahnestock advised that it was originally believed that money from the bond needed to be spent before December. She said that the TIF lawyers have explained to her why that does not need to be the case.

### **6. DISCUSSION OF MAPLES CONCEPT PLAN**

President Fahnestock said that she would like the Board's feedback on the concept plan. Trustee Groezinger asked about the results of the survey. Village Accountant Cheryl Aldridge distributed the results of the survey, the concept plan and the rendering of the proposed building. President Fahnestock said that she doesn't feel that it is an accurate survey. Trustee Ward said that she feels that more people responded to this survey than what voted in the last election. Trustee Simon said that everyone that he has spoken to is opposed to the apartments. He also said that he doesn't think that the developer will be able to keep the buildings filled. Consensus was that the primary problem with the concept plan is the apartments and parking. Trustee Joy said that the gas station needs to have better flow on and off the highway.

Mr. Lin said that when the Maples first came to the Village, there was a certain amount of capacity in the waste water treatment plant and it was only to be reserved if it was commercial property. He confirmed that this capacity reservation has since expired.

### **7. DISCUSSION OF SPECIAL EVENTS APPLICATION**

President Fahnestock advised that staff downloaded the Schaumburg application and tweaked it to meet the Village's needs. Trustee Joy asked if Block Parties were included in this application. President Fahnestock said that at this time it is included. The Board discussed the proposed application and consensus was that it is better to have it on one page. President Fahnestock said that the Board can vote on a new Ordinance in September.

**8. MEET VILLAGE ADMINISTRATOR CANDIDATE**

President Fahnestock advised that she has met with five candidates from GovTemps for the Village Administrator position. She introduced candidate Darrin Girdler, he spoke about himself and the Board had no questions. President Fahnestock advised that he has had the tour with the Public Works Director and the Police Chief. He said that he will be re-locating to the area once the position becomes full-time.

**9. VILLAGE PRESIDENT REPORT**

President Fahnestock said that she signed up to walk in the Fun Fest parade and she would like the Board to join her. She also mentioned that Trustee Peloso was voted as Citizen of the Year. She asked that the Trustees bring a container for candy.

She also advised that she started an E-Newsletter and asked the Board to think of items that could be included in the newsletter.

She also said that she recommended that the Board give Cheryl a bonus. Consensus was to give \$3,000 as a bonus to the Village Accountant.

Trustee Joy asked about the sewer results. Village Accountant Aldridge advised that they have been given to the Village Engineer and he is working on reviewing them. Mr. Lin said that there is a lot of data to get through and he will bring a summary to the Board when his review is complete.

**10. ADJOURNMENT**

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

Respectfully Submitted,

  
Elizabeth Peerboom, Acting Village Clerk