



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 10-4-22.

**BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING MINUTES
TUESDAY, SEPTEMBER 20, 2022
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
Immediately Following the Public TIF Meeting**

1. CALL TO ORDER

Village President Suzanne Fahnestock called the meeting to order at 7:05 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/QUORUM ESTABLISHED

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

Others present: Village Administrator Darin Girdler, Police Chief Dave Krull, Village Accountant Cheryl Aldridge, Village Engineer Jeremy Lin, and 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.*

None.

5. DISCUSSION OF THE URGENT REPAIR OF THE PUBLIC WORKS GARAGE ROOF

President Fahnestock advised the Board of the urgent need to replace the roof on the Public Works garage. Village Accountant Cheryl Aldridge showed pictures on the overhead of the damage to the roof and discussed what would need to be done to fix the issues with the roof and the flashing.

President Fahnestock asked if the project would be done before winter. Ms. Aldridge advised that the project should be done before winter. Trustee Groezinger asked about where the money would come from. Ms. Aldridge advised that it would come from Income Tax, Permit Fees and, Facility Developer Contribution for Heritage Hills.

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President Fahnestock advised of a grant that was received today for a total of \$185,000, and this money will be used for the sewer and what is left will be used for the roof.

Trustee Speare asked if the roof could be made of steel instead of rubber. Ms. Aldridge said that she did not know what the quote covered.

Consensus was to allow for the necessary urgent repair.

6. PRESENTATION AND REVIEW OF THE MAPLES SUBDIVISION

Dr. Steve Glasgow, Mr. Dave Grant and their engineer made a presentation regarding the proposed subdivision.

Dr. Glasgow went over other developments where he has rental properties. He discussed the rents they charge, amenities included, and security provided for those rental properties. He also went over the application process for perspective tenants.

Dr. Glasgow presented the concept plan, as amended. He explained that the new plan has three rental properties, one of which will have some retail on the first floor. The rest of the plan will be commercial.

A question was asked about furnished apartments. Dr. Glasgow said that this development would not include furnished apartments. Trustee Ward asked what the total PE would be for the project. Dr. Glasgow said that he believes it is 180 was approved for the entire 10.4-acre project. Dr. Glasgow said that he is willing to look at changing the plan to make it more accessible. Dr. Glasgow's engineer said that IDOT controls the intersection and so they are in control of whether or not it is a right-in-right-out.

Trustees asked more questions about the residential. Dr. Glasgow stated that the concept plan will include a bike path. Trees asked if Dr. Glasgow's team considered building homes instead of rental properties.

Dr. Glasgow invited Board members to tour one of his other rental properties.

Mr. Grant discussed leasing and managing properties and he said that if approved would be a high-quality, low-density project.

Trustees agreed that the Board in general is okay with the retail on County Line Road.

Consensus was to send this concept plan to the Planning & Zoning Commission for review and approval.

7. DISCUSSION OF SPECIAL EVENTS ORDINANCE

The following changes were discussed: Correct the number of weeks to four on page 1, paragraph 2 of Section 1. On page 2, remove number D. 4. On page 2, E. 6., remove sign

permit, banner permit and, temporary structure permits. Also on page 2, remove E. 10. Add a paragraph that says that Maple Park Fun Fest is exempt from getting a Special Events permit.

Consensus was to move the amended Ordinance to the Board meeting on October 4, 2022, for approval.

8. VILLAGE PRESIDENT REPORT

President Fahnestock advised the Board that Election Petitions can start being distributed as of September 20, she added that petitions are available in the office or online. President Fahnestock advised that there are three seats available, which are all four year terms.

9. EXECUTIVE SESSION – ILCS 120/2 (c) 11 LITIGATION

Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

Trustee Speare made a motion to go into closed session, seconded by Trustee Groezinger. Motion carried by voice vote.

Closed the meeting at 8:30 p.m.

Opened the meeting at 8:38 p.m.

Open session roll call: Village Clerk Liz Peerboom called the roll call and the following Board members were present: Village President Suzanne Fahnestock, Trustee Tonia Groezinger, Trustee Cliff Speare, Trustee Jen Ward, and Trustee JT Peloso. Absent: Trustees Hillary Joy and Chris Simon.

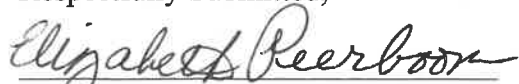
Others present: Village Administrator Darin Girdler, and Village Clerk Liz Peerboom.

10. ADJOURNMENT

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

Meeting adjourned at 8:39 p.m.

Respectfully Submitted,


Elizabeth Peerboom, Village Clerk