



# 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  
the Trustees on July 5, 2023

**BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MEETING MINUTES  
TUESDAY, JUNE 20, 2023  
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**

Village President Fahnestock led everyone in the Pledge of Allegiance.

**3. ROLL CALL/QUORUM ESTABLISHED**

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

Also present: Police Chief Dave Krull, Village Administrator Cheryl Aldridge, Village Engineer Jeremy Lin, Village Attorney Tait Lundgren and Village Clerk Caryn Minor.

Members of the public present are found on the meeting sign in sheet.

President Fahnestock confirmed a quorum was established.

- 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. Time Limit: 5 minutes per speaker.*

None

**5. DISCUSSION OF RENAMING WASHINGTON PARK TO MAPLE PARK LIONS PARK**

President Fahnestock requested a consensus to rename Washington Park to Maple Park Lions Park. The Board consented and item 5 will move before the Board in July for approval.

**6. DISCUSSION OF ESTABLISHING THE CITIZENS’ ADVISORY COMMISSION FOR MAPLE PARK FOUNDERS’ DAY**

President Fahnestock discussed establishing a citizens' advisory commission for Maple Park Founders' Day. This advisory commission would help gather information to help establish Maple Park Founders' Day date, and compile record on Maple Park history and heritage. On Founders' Day, President Fahnestock stated the Village would celebrate its heritage and all those that have served the community before us. The Board consented and item 6 would move before the Board in July for approval.

**7. REVIEW LENSLOCK QUOTE PROPOSAL AND THE RATIFYING OF CHIEF DAVID KRULL'S SIGNATURE**

President Fahnestock discussed the proposal and a paper copy of the proposal was distributed to the Trustees for review. Fahnestock reported that a resolution approving Lenslock and ratifying Chief David Krull's signature would be presented to the Board in July for approval. A brief discussion ensued. The Board consented and item 7 would move before the Board in July for approval.

**8. REVIEW THE CONSTRUCTION OF WATER TREATMENT PLANT EMERGENCY GENERATOR AND SITE FENCING IMPROVEMENTS BIDS**

Village Engineer Jeremy Lin acknowledged the Village had received 2 bids for the construction of a water treatment plant emergency generator and site fencing improvements. Due to the elevated cost associated with the project Lin recommended approving the portion that included the water treatment plant emergency generator and reported the site fencing improvement portion could be put on hold. Lin's recommendations would be available for the July Board Meeting.

**9. REVIEW AND DISCUSS RECEIVED HVAC CONTRACTOR PROPOSALS FOR CIVIC CENTER'S BOILER AND HEATING SYSTEM REPLACEMENT AND FINANCING**

President Fahnestock reviewed the process the Village used to obtain bids from HVAC contractors for replacement of the Civic Center's Heating System. She reported the process had produced 2 quotes. Fahnestock advised the Board that after reviewing the proposals with Public Works Director Lou Larson and Village Administrator Cheryl Aldridge the Village's recommendation was to hire ISource Mechanical, Inc. She added they were out of Dekalb and had been vetted and used by Kane County. Brief discussion ensued and the Board consented. Item 9 would move before the Board in July for approval.

**10. DISCUSSION OF SPECIAL USE PERMIT #2023-01 SOLAR FARM AS FORWARDED FROM THE PLANNING & ZONING COMMISSION**

President Fahnestock reported the Planning & Zoning Commission forwarded the finding facts for Special Use Permits #2023-01 and 2023-02 for a Solar Farm to the Board for review. The permit's petitioner BAP Power Corporation's representatives Stephen Barrett and Chad Chabazi were introduced. Using a power point representation, they reviewed BAP's track record and financial position. They gave specific detail on the project developed for Maple Park. Reporting Maple Park's community solar farm project was a single access solar facility that would cover 25 leased acres. These acres were zoned for agricultural use. The solar farm's life would have a useful life of 30-35 years and it was reported after that point all the equipment could easily be removed and the land could return to agricultural use. Petitioner Barrett reported if approved and partnership with the Village was established the project would begin in 1 year.

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Petitioners Barrett and Chabazi reviewed the concerns and questions they were presented at the Planning and Zoning Committee Public Hearing/Meeting on May 17, 2023 when the project was introduced.

Petitioner Barrett discussed the effects the solar farm would have on bees specifically honey bees. He reported a pollinator garden would be planted to increase and improve the habitat for honey bees at the project's site. He advised the Board that these solar panels did not get as hot as other surfaces bee's encounter.

Petitioner Barrett reviewed the sites battery and the concerns that were issued. Reporting that the project would include a lithium-ion phosphate battery that was much safer than the already safe batteries BAP has used at other solar farms. Barrett reported the battery's container that would be equipped with sensors to report any issues or risks immediately to a BAP representative. Barrett also confirmed BAP would provide any necessary training to the Village's fire fighters.

The petitioners reported the fence would be updated to a slatted fence that would improve the visual effects and the landscaping would be in accordance with the Village's ordinances.

The petitioners reported the solar project would produce little noise.

The petitioners reported Maple Park residents could enroll in a power subscription and would receive a discount.

The petitioners reported they would commit to all stormwater and drainage recommendations.

The petitioners reviewed the project's gravel road. They reported it would have limited use and BAP would commit to a 5-year inspection condition that required the Village's approval.

In conclusion the petitioners discussed the project's benefits that included \$30-35K in taxes, a five-acre donation of land to the Village for a possible waste water treatment plant expansion, a \$80K donation directly to the Village of Maple and the use of local labor and resources.

Village Attorney Tait Lundgren reported that since 2017 the Illinois Solar Act has been amended yearly. The trend is removing municipalities' abilities to regulate such solar farms. The trend is to eventually mandate these projects. Lundgren concluded it is would be beneficial for municipalities to work with developers while they can to establish their needs and wants before these types of energy projects are mandated.

Resident Roy Christopher requested the ability to speak. Mr. Christopher stated he still had concerns and his property is in close proximity to the solar project. He discussed the visual effects and the damage to his bee farm. He is a registered honey farmer and stated his bees would be damaged.

Engineer Lin recommended an asphalt driveway up to the gate. The petitioners agreed.

**11. DISCUSSION OF VARIATION #2023-02 AS FORWARDED FROM THE PLANNING & ZONING COMMISSION**

The variation and reason it was needed was reviewed and discussed.

**12. REVIEW ORDINANCES**

- **Ordinance 2023-08 An ordinance amending Title 6 “Police Regulations”, Chapter 2 “Animal Control”, Section 9 “Livestock and Poultry” from Village Code 6-2-9 : Livestock and Poultry (1982 Code § 6-12; and. 2004 Code)**

President Fahnestock asked the Board to provide feedback and suggestions on amending ordinance 2023-08. Trustee Joy suggested adding chickens to the ordinance with specific guidelines. Discussion ensued on limitations. The Board recommended adding the following restrictions: a required coupe, that was fenced with setbacks, not allowing roosters and a maximum number of chickens allowed. The consensus was to amend the ordinance and bring to the July COW for review.

- **Ordinance 2023-09 An ordinance amending Title 8 “Public Ways and Property”, Chapter 3 “Driveways”, Section 5 “Gravel Furnished By Village” from original Ordinance 1991-05**

The Board recommended and consented to removing ordinance Title 8, Chapter 3, Section 5 gravel furnished by village. This item will move reviewed by legal and go before the Board in July for approval.

**13. OTHER BUSINESS**

President Fahnestock advised the Board the Village would be proceeding with the replacement of its salt enclosure.

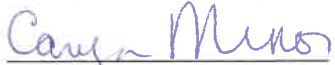
Administrator Aldridge reported a donation request for an American flag at Memorial Park. Discussion on location, concerns on upkeep and specifics ensued.

**14. ADJOURNMENT**

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

Meeting adjourned at 8:40 p.m.

Respectfully Submitted,



Caryn Minor, Village Clerk