



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
September 5, 2023

**BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING MINUTES
TUESDAY, AUGUST 15, 2023
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
7:00 P.M.**

1. CALL TO ORDER

Village President Suzanne Fahnstock called the meeting to order at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE

Village President Fahnstock 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 Fahnstock, 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, Director of Public Works Lou Larson, Village Attorney Kevin Buick, Village Clerk Caryn Minor and Cenergy Representative Bill Pham.

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

President Fahnstock 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 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.

Caryn Minor, Village Clerk read a statement from resident Jeff Mathews who resides on Maple Avenue he supported the solar farm petition. Mr. Mathews statement will be attached to the approved minutes.

Chris Rebone a resident who resides on Ashton Drive addressed the Board. Mr. Rebone stated he is a no for the solar farm. He based this on principal. Mr. Rebone reported the changes to the agreement that have been brought forth since the solar

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farm was first proposed made him suspicious. He does not feel it is good for the Village and appears to be a buyout. He reminded the community of his experience working as a trustee and negotiating as a union representative.

Mr. Rebone reported the Village does need improvements to the infrastructure he suggested these upgrades could be funded with proper budgeting. He requested the Village Trustees listen to the residents and noted enough have said no and don't support the solar farm petition.

Kimberly Martin resident and Maple Park's Librarian of 16 years discussed air leaks in the Civic Center where the Maple Park Library is located. The air leaks have caused uncomfortable conditions during the summer and winter months. Ms. Martin expressed her gratitude to the Trustees for approving the new HVAC system that will be installed at the Civic Center. This upgrade would produce improved heat and air conditioning conditions for the library's patrons. Ms. Martin advised the Trustees the new sidewalk and crosswalk has permitted her children and other children to walk across County Line Road safely.

Resident, Angelika Necka addressed the Board and reported the solar petitioners had called her but never followed up regarding her concerns and questions. Cenergy representative Bill Pham responded that an attempt had been made unsuccessfully to contact her and requested she provide an email. Pham stated he would personally respond to her questions and concerns.

Cenergy representative Bill Pham responded to questions regarding the project's government funding and Cenergy's profit if the solar farm was approved. He noted the 30 percent tax credit Cenergy would receive from the government but added the project would cost Cenergy \$10M dollars to build and that would not be governmentally funded.

5. FUN FEST UPDATE VILLAGE'S PREPARATION BY PUBLIC WORK'S DIRECTOR AND POLICE CHIEF

President Fahnestock asked Public Work's Director Lou Larson to update the Trustees on the Village's planned support for the Fun Fest. Mr. Larson reported dumpsters and porta potties were scheduled to be delivered and dispersed. He advised the Board the banners would be lifted as soon as A & P Grain System's lift was available for the Village to use. Mr. Larson reported all the Village's barricades and cones would be used during the Fest and additional ones had been purchased.

Maple Park Police Chief David Krull advised the Board the scheduling of officers to work during the Fest was set and he anticipated no problems.

6. RENEWAL OF THE MAPLE PARK LIBRARY LEASE

President Fahnestock acknowledged the Maple Park Library Lease had been distributed to the Trustees for their review. Discussion ensued. The lease amount was specifically discussed and reviewed. The Board approved adjustments to the lease and item 6, will move before the Board in September for approval.

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7. RENEWAL OF THE WASTE MANAGEMENT CONTRACT

President Fahnestock acknowledged the Waste Management Contract had been distributed to the Trustees for their review. Village Administrator Aldridge briefly discussed the contract. Further discussion ensued. Aldridge confirmed the porta potties and dumpsters supplied for Maple Park's Fun Fest were included in the agreement. Trustee Speare requested the Village ask Waste Management to provide 1 additional porta potty. Village Administrator Aldridge would discuss and confirm the locations of the porta potties and request one additional. The Board consented and item 7, will move before the Board in September for approval.

8. DISCUSS SENDING 7-4-3 TRAILER PARKING PROHIBITED AND 11-9-3 ADDITIONAL PARKING REGULATIONS TO THE PLANNING & ZONING COMMISSION FOR REVIEW

President Fahnestock asked for a consensus to send item 8 to the Planning & Zoning Commission for review. Trustee Joy requested additional discussion occur at the September Committee of the Whole Meeting prior to having the PZC review. The Board consented and 7-4-3 Trailer Parking Prohibited and 11-9-3 additional parking regulation will be deferred to September's Committee of the Whole Meeting for further discussion.

9. DISCUSSION OF THE SOLAR FARM PROJECT

President Fahnestock opened the floor to the Trustees to speak and present questions to Cenergy Representative Bill Pham. Trustee Groezinger presented questions pertaining to the agreement between Cenergy and the Village. Attorney Buick noted that the Village would be moving into a Special Board Meeting this evening and the agreement would be discussed at that time. Buick noted if the special use petition was approved it would be granted with conditions created by the Village and the land use determination would include those conditions that were imposed.

Trustee Ward questioned Cenergy's profit margin. Cenergy Representative Pham estimated Cenergy's profit margins would be at most 2 times what is being donated to the Village. Ward discussed the deprivation of Village property values and reported a published study done by the Federal Government that determined the effects as negative within a mile of such solar projects. She advised the Board all the Village's homes are within a mile of the proposed solar farm. Ward gave examples of property decline and how it affected selling and upgrading properties. Discussion Ensued.

Trustee Simon acknowledged his personal concern for the residents that would be directly affected by the solar farm. But stated it would not affect the value of other homes located in the village.

Trustee Joy shared her realtor's perspective.

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Trustee Peloso acknowledged the government is supportive of alternative energy options. He added the future must be considered.

Attorney Buick reported the Village is empowered to include conditions with the petition and noted the petition would also include suggestions from the village's engineer. He confirmed a land use determination could not be determined or based on a monetary donation. The \$600K donation proposed to the Village was a promise.

The Trustees discussed deferring the vote for further review. President Fahnestock urged the trustees to vote this evening on the solar and variance petition.

Trustee Simon reported he has spoken to a lot of people in town and most people don't have an opinion and don't care. Simon shared his extensive research with the Board and reported that the project's battery would be safe and there would be no harmful chemicals used.

Cenergy representative Pham confirmed the location was ideal for Cenergy to build a solar farm because of the nearby power station.

Ms. Necka requested her questions be answered. Cenergy representative Pham would respond to all Necka's questions he has obtained her email.

10. CDL TRAINING OF STAFF

President Fahnestock acknowledged a willingness by staff to obtain a cdl license. Administrator Aldridge reported a plan in place that registered Public Works employee Mike Miller who had a CDL license to be a certified CDL trainer. Ms. Aldridge explained how the time commitment for public work's employee Scot Johnson to attend the Kishwaukee program would take him away from his regular work and be a strain on the public work's department. She reported the Village would purchase the training materials if approved to assist Mr. Miller train Scot Johnson. The Board consented.

11. DISCUSS WHETHER TO SELL OR KEEP THE DUMP TRUCK

The dump truck will be kept.

12. OTHER BUSINESS

Trustee Peloso reported a request by the American Legion Post 312 for a temporary liquor license that would enable the Legion to serve alcohol during the Sunday Morning Breakfast on September 3, 2023 during Maple Park's Fun Fest. President Fahnestock will review the liquor ordinance, consult with legal to make necessary modifications and then schedule the modified ordinance to be approved by the Board at a Special Board Meeting.

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13. ADJOURNMENT

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

Meeting adjourned at 8:25 p.m. and President Fahnestock advised the Board would take a 5-minute break and then go into the Special Board Meeting.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Caryn Minor", written over a horizontal line.

Caryn Minor, Village Clerk



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PUBLIC COMMENT FORM

TODAY'S DATE:	8-14-2023
NAME:	JEFF MATHEWS
ADDRESS: (OPTIONAL)	MAPLE AVE
SUBJECT:	SOLAR FARM (I AM FOR THE FARM)

Speakers will be called in the order in which they signed up on the form. All remarks will be addressed to the Village Board (or Committee) as a whole and not to any member thereof. Comments shall not exceed five minutes per speaker, unless limited to a shorter duration by the Presiding Officer if numerous people wish to speak.

In order to avoid repetitive presentations, it shall be in order for the Presiding Officer to encourage that a spokesperson be chosen for individuals wishing to speak about the same subject matter.

Each speaker shall maintain civility and decorum. The Presiding Officer retains the right to stop or remove any speaker who uses profanity, makes threats, or is otherwise abusive or disruptive.

SAVE ON ELECTRIC BILL!
GET MONEY FOR UPGRADES FOR
MAPLE PARK. (WATER TOWER, STREETS, ETC.)