



# 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  
March 5, 2024.

**BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MEETING MINUTES  
TUESDAY, FEBRUARY 20, 2024  
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 Suzanne 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 Simon, Trustee Cliff Speare and Trustee Jen Ward.

Also present: Village Administrator Cheryl Aldridge, Village Attorney Kevin Buick, Interim Police Chief Karen Clifton, Public Works Director Scot Johnson, Village Treasurer Shannon Warford 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.

Julie Little a long-time resident of Maple Park and frequent speaker addressed the Board. She discussed how her neighbors and other residents were thankful that she has been speaking up and bringing attention to the conditions of unmanaged properties in town. She also discussed how she has been noticing problem areas are cleaned up and trailers removed. Ms. Little spoke about how everything you do affects your neighbors adding how herself and others really appreciate properties being well maintained.

Debbie Schulz rose to speak and introduced herself as the treasurer for the Settlement HOA she noted Joan Bonnamy the Settlement’s secretary was also in attendance. Ms. Schultz advised the board the HOA was deeply in the red. She reported that in February of 2024

the HOA would be 20 years old and the bylaws allowed the dissolving of the HOA after 20 years. Ms. Schulz elaborated on the HOA's inability to keep up with the insurance, taxes and maintenance obligations. She noted there was no money left and advised the Board that only 19 out of the 46 residents had paid the previous year's dues.

Ms. Schultz discussed the stormwater drainage in parcel 1 and parcel 3 that they were unable to continue maintaining. She noted that if the Settlement's association could not fulfill the obligation to maintain these the by-laws stated the village would be obligated to assume the responsibly.

President Fahnestock requested a copy of the by-laws be given to the Village's Administrator to review. She reported any requests by the HOA would be placed on a future agenda before the Board and Ms. Schultz and others would be invited back.

#### **5. DISCUSSION OF PLANNING AND ZONING COMMISSION 01/24/2024 FINDINGS OF FACT**

President Fahnestock distributed her home's protective covenants and restrictions agreement and noted it applied to every home in Heritage Hills. She read the following portions out loud to the Board.

*#8 No animals, livestock or poultry shall be raised, bred or kept on this lot except that dogs, cats, or other similar household pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes. Any such permitted pets shall not be permitted to run loose, but shall be confined by village standards.*

*#9 No dual-wheel trucks, boats, trailers, motor homes, or unlicensed vehicles of any kind or nature, may be parked, stored, or situated on said lot, except when kept inside the garage.*

*#11 No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done on any lot or allowed on any lot which may be, or become an annoyance or a nuisance to the neighborhood.*

*#13 All driveways must be constructed of concrete, asphalt or paving brick.*

President Fahnestock referred to Village Attorney Buick for an explanation on how protective covenants and restrictions work with the Village's ordinances. Village Attorney Buick stated the most restrictive restrictions restrict. He added that protective covenants and restrictions were not enforced by municipalities. Buick stated they could be enforced by a homeowner's association or by private way of action.

President Fahnestock moved discussion to the Planning and Zoning Commission 01/24/2024 Findings of Fact. Administrator Aldridge briefly reviewed the recommendations. The Findings of Fact had been attached to the agenda packet for full review. Discussion ensued.

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President Fahnestock questioned the removal of Section E. A trailer can be kept in the driveways year-round. Administrator Aldridge discussed the difficulty proving that someone is living or not living in a trailer if the trailer is allowed to remain.

Discussion ensued. Attorney Buick confirmed that 11.9.3A.3.D could be omitted from the Planning and Zoning Commission's recommendations going to the full Board for approval or the Board could take action to modify 11.9.3.A.3.D. Buick added if no action is taken the village code would remain the same.

Discussion ensued on driveway surfaces. Village Attorney Buick suggested the Village work with the Village's code official.

The Board reached a consensus to approve the Planning and Zoning Commission's recommendations for sheds and pools and all other recommendations would be tabled until March.

**6. FISCAL YEAR 2025 BUDGET**

Village Treasurer Warford acknowledged the documents that had been given the Board prior to her presentation. She discussed the updated preliminary budget for the end of FY24. Warford noted both the General and the TIF District Funds were higher than budgeted. She reviewed the remaining projects that would be completed by the end of April 2024.

Village Treasurer Warford briefly discussed the preliminary FY25 Budget. Warford reported there had been no new builds and currently none were expected and briefly discussed projects for FY25.

Administrator Aldridge discussed and reported an increase to the Village's water and waste water service charges beginning on 05/01/24.

Administrator Aldridge discussed a cost of living / merit increase for the village's employees. Discussion ensued. After discussion the Board reached a consensus to give all Village employees a 4% increase and not to increase the insurance stipend.

All additional budget questions were responded to by Administrator Aldridge.

**7. OTHER BUSINESS**


Administrator Aldridge requested clarity on village code 11.2.3.F.1 not more than 1 trailer on 1 lot as she prepares for the Planning and Zoning Commission Meeting and Public Hearing. The Trustees requested the recommendation on how many trailers to be parked on 1 lot, 1, 2, or 3.

**8. ADJOURNMENT**

Having no further business before the Board, motion made by Trustee Simon with 2<sup>nd</sup> by Trustee Peloso to adjourn. Motion carried by voice vote.

Meeting adjourned at 8:26 p.m.

Respectfully Submitted,

  
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Caryn Minor, Village Clerk