



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 April 2, 2024.

**BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING MINUTES
TUESDAY, MARCH 19, 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, Interim Police Chief Karen Clifton, Public Works Director Scot Johnson, Village Building Official Lou Larson, 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 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 resident of Maple Park, made a brief statement about upcoming votes of the Village Board.

5. PRESENTATION BY FERAS SWEIS

President Fahnestock Introduced Feras Sweis from FHS Development and Tiffany Flynn a realtor working with the Dollar Store Corporation on a parcel purchase in Maple Park. Mr. Sweis introduced himself and continued briefly reviewing his experience as an architect and developer. He advised the Board of his interest in constructing a Dollar General Store on the parcel located at County Line Road and Ashton in Maple Park.

Ms. Flynn spoke to the Board and reported the process was in the very early stages. Mr. Sweis reviewed the plan to build a 10,000 square foot retail building that would house the Dollar General Store. He acknowledged he would work with the Village and comply with all the requirements. An overhead presentation was displayed for the Board that enabled them to view a similar building inside and out that would be constructed. The Trustees voiced their concerns and discussion ensued. President Fahnestock advised the Board that the property being discussed was zoned for B1 purposes.

Mr. Sweis advised the Board he was here to hear and discuss their concerns, he reiterated this was in the preliminary stages gathering information and the intention would be to work with the Village and obtain additional feedback from both the Village and the residents. Discussion ensued on the hours of operation and the delivery schedule for the proposed store.

President Fahnestock thanked both presenters for their time and requested they contact the Village if they decided to move forward.

6. FISCAL YEAR 2025 BUDGET

Treasurer Warford noted the Trustees had a packet in front of them with all the FY24 modifications and FY25 updates from previous discussions. Administrator Aldridge briefly reported on a change to a large infrastructure project that would repair and pave many Village Streets pending County support and approval.

7. HOA DISCUSSION – THE SETTLEMENT

President Fahnestock introduced Alan McPhee, President, Joan Bonnamy, Secretary and Debbie Schulz, Treasurer from the Settlement HOA. Mr. McPhee advised the Board the HOA's Bylaws stated that after 20 years the HOA could be dissolved or be reinstated. He reported on the 20-year mark, and that the HOA's desire was to be dissolved. The Bylaws also stated if the HOA was to dissolve, its responsibilities would be turned over to the Village. Mr. McPhee gave a historical timeline of the HOA's decline due to lack of funds. He reviewed the HOA's unsuccessful efforts collecting enough dues to pay the HOA's maintenance, taxes and insurance. Discussion ensued. President Fahnestock will discuss the Village's options with the Village's legal counsel.

8. DISCUSSION OF PLANNING AND ZONING COMMISSION 01/24/24 FINDINGS OF FACT

President Fahnestock reported that a copy of the findings of fact was in front of the Trustees for review. Administrator Aldridge reviewed the recommendations of the Planning and Zoning Commission. She noted their recommendations would be forwarded and voted on at the next full Board Meeting.

The Trustees discussed the inclusion of stone, crushed stone or gravel. Village Building Official Larson gave his recommendations for compaction and containment for stone, crushed stone or gravel. He discussed concerns that these surfaces could cause issues when

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pushed into yards and the Village's storm drains during snow removal by the Village and residents. Discussion ensued. President Fahnestock confirmed the discussion was pertaining to driveways specifically to park trailers and recreational vehicles not for primary driveways. Discussion ensued on language to be added to modify the code for approved surfaces requiring how these surfaces are to be compacted and maintained.

9. DISCUSSION OF PLANNING AND ZONING COMMISSION 03/06/24 FINDINGS OF FACT

Administrator Aldridge reviewed the Planning and Zoning Commission's recommendation to not allow more than one trailer, recreational vehicle, or other similar vehicles parked on any one lot. Discussion ensued. The Board recommended changing the recommendation sent to the Board for approval to 2 trailers or recreational vehicles allowed per lot.

10. OTHER BUSINESS


President Fahnestock reported the Village would be working with the Beautification Committee planting flowers at the Civic Center and on Main Street in the Village.

11. ADJOURNMENT

Having no further business before the Board, motion made by Trustee Simon with 2nd by Trustee Speare to adjourn. Motion carried by voice vote.

Meeting adjourned at 8:40 p.m.

Respectfully Submitted,


Caryn Minor, Village Clerk