



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 November 5, 2024

**BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING MINUTES
TUESDAY, OCTOBER 15, 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 Administrator Cheryl Aldridge 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: Police Chief Randy Endean, Director of Public Works Scot Johnson, Fire Chief Ted Peterson, and Village Administrator Cheryl Aldridge.

Members of the public were present.

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.*

Roger Kahl of 315 Green Street in Maple Park wanted to talk about the solar farm. He brought up the tax bill for one of his properties and how much his taxes have gone up within the TIF District. He discussed how the TIF District taxes would increase due to the solar farm and the hope that it would lessen the tax burden on the rest of the residents. He mentioned the solar farm that is being built just outside of town. Being outside of Village limits, it will not benefit the residents. A solar farm within Maple Park would not only help the property taxes, it would also offer a discount on resident’s energy bills. He encouraged

the Board to consider approving a solar farm within Maple Park. President Fahnestock informed Mr. Kahl that Cenergy had not submitted an application yet.

5. DEKALB DRIVE PARKING DISCUSSION

President Fahnestock briefed the Board on the history of the DeKalb Drive parking discussion. Fire Chief Peterson mentioned that his main concern is fire hydrants; there are only three that would be impacted. Public Works will paint the curbs to properly mark the no parking area around the hydrants. Administrator Aldridge brought the recommendation of moving the allowed parking along West DeKalb Drive from the north side of the street to the south side of the street. This would be an improvement in parking for the townhomes. There will be a future date chosen to make the change, notices will be delivered to the affected residents, and a post will be on the Village's website. After a brief discussion, there was a consensus to move forward with this change.

6. PZC 24-04 ZONING MAP AMENDMENT DISCUSSION

Administrator Aldridge presented a request from Khatt Properties to complete a map amendment (change in zoning) from B-1 Central Business District to I-1 Limited Industrial District for their property. After a brief discussion, there was a consensus to move forward with the requested zoning change. The ordinance will be brought to the November Board Meeting.

7. COPIER LEASES DISCUSSION

Administrator Aldridge presented a proposal from Impact Networking for a copier for the Village Administration Office and the Police Department. The Village Administration copier lease is ending soon. After a brief discussion, there was a consensus to move forward with the combined copier lease. The resolution to approve the lease will be brought to the November Board Meeting.

8. CIVIC CENTER PARKING DISCUSSION

Administrator Aldridge distributed an aerial view of the Civic Center. There was a discussion of work that can be done to improve and define the area behind the Civic Center, near the park and McAdams Shed. The Public Works Department will continue to work on cleaning up the area. There was a consensus of the Board to keep the cost under \$5,000 for work done this fiscal year. This should allow for the addition of some signage, possibly sealcoating the asphalt, and beginning to reconfigure the park area. Additional parking improvements will be considered in the future. Trustee Groezinger brought up the possibility of the Village purchasing equipment that would allow Public Works to be able to bring more of our property maintenance work in house instead of needing outside companies, saving the Village money in the long run. Public Works Director Johnson will begin looking for the necessary equipment and bring it back to the Board at a later date.

9. OTHER BUSINESS

Administrator Aldridge updated the Board on the status of the Ashton Stormwater Project as well as the progress on the Future Link antenna lease.

President Fahnestock addressed Mr. Pham from Cenergy. She gave him 5 minutes to address the Board. Mr. Pham informed the Board that Dr. Kravitz, the property owner, was unable to attend the meeting. He had intended on being at the meeting but was in Florida and unable to travel due to the recent hurricane. Mr. Pham conveyed Dr. Kravitz's frustration for not being able to develop his land. He updated the Board that Cenergy lost their interconnection with Com Ed. They have reapplied and have their interconnection with Com Ed back in place. They would like to come back and resubmit an application to Maple Park to move forward with the solar farm in the Village. They would like to address the residents' concerns from last year. The concerns were regarding the visual appearance and the impact to property values. They will be looking at installing a berm or vegetative screening. Cenergy plans to contribute \$500,000 directly to the Village, as well as giving a 30% discount to Maple Park residents that sign up for this program (residential, businesses, and municipal customers). To contribute to the community, they will be donating \$10,000 to the Maple Park Lions Club, the Maple Park American Legion, and the Maple Park Family Fund. President Fahnestock asked Mr. Pham when they will be submitting their application. Mr. Pham informed her that they are planning to submit it soon.

10. 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 7:55 p.m.

Respectfully Submitted,


Cheryl Aldridge, Village Administrator