



Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

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Approved by the Village Board
of Trustees on August 03, 2026

**BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING MINUTES
TUESDAY, JULY 21, 2026
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
7:00 P.M.**

1. CALL TO ORDER

Village President Chris Rebone called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

President Rebone led everyone in the Pledge of Allegiance.

3. ROLL CALL/QUORUM ESTABLISHED

Village Deputy Clerk Shannon Warford called the roll call, and the following Board Members were present: Village President Chris Rebone, Trustee Andy Bingley, Trustee Tonia Groezinger, Trustee JT Peloso, Trustee Chris Simon, Trustee Cliff Speare and Trustee Jen Ward.

Also present: Village Administrator Cheryl Aldridge and Village Deputy Clerk Shannon Warford.

Members of the public present were found on the meetings sign-in sheet.

President Rebone 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.*

None.

5. PRESENTATION BY FHS DEVELOPMENT

Feras Swis, from FHS Development, addressed the Board on behalf of a developer and presented preliminary site plans. He explained that the design is still under review with the corporate office but is intended to feature a country home-style appearance with open wood trusses, an open roof design, and open lighting. The proposed location is at the intersection of County Line Road and Route 38, across from Casey's. He noted that while discussions with the property owner are ongoing, the developer is not interested in the corner parcel

because of its cost and less favorable traffic patterns. The building would face County Line Road.

In response to questions from the Board, Feras stated that similar stores are under construction in Woodstock and Oglesby, Illinois, and Trustee Bingley noted he had visited the DG Market in Franklin Grove. President Rebone expressed the Board's preference for a DG Market rather than a traditional Dollar General, stating that a DG Market would better align with the Village's Comprehensive Plan and Strategic Plan by providing groceries and everyday necessities that enhance residents' quality of life. Feras said a DG Market would have an approximately 10,000-square-foot footprint and agreed to relay the Board's preference to the corporate office but could not guarantee approval. The Board also noted that sidewalk connectivity would be an important consideration. Board members provided additional feedback on the proposed development, including the use of fiber cement siding with stone accents, compatible screening around the dumpster enclosure, truck access and maneuverability, the condition of County Line Road, parking requirements, signage, and whether fire sprinklers would be required. Feras indicated that many of these items would be addressed during the engineering and site planning process, with some issues requiring coordination with County. He noted that signage would be handled by the company's sign contractor. Trustee Ward asked how likely corporate would be to approve a DG Market. Feras said he could not predict the outcome. Feras thanked the board for its feedback and requested the opportunity to seek additional guidance from the corporate office. President Rebone encouraged him to continue the conversation and submit any additional questions as the project progresses.

6. OTHER BUSINESS

President Rebone addressed ongoing issues related to Frontier's construction work. He acknowledged that there have been challenges with subcontractors but stated that the Village is ensuring all applicable requirements are being followed. Director Johnson, Administrator Aldridge, and Frontier representatives are working together to monitor the project and address concerns as they arise. He noted that restoration work will be completed, although some of it must occur later due to project timing. President Rebone emphasized that the Village will hold Frontier accountable to the required standards and work to ensure residents receive the restoration they deserve. He asked for residents' patience as the project progresses.

President Rebone shared that stops are being added on Main Street to help cars from going into sidewalks. Striping is done. Parking signs will be added to address best parking situations. Pickup trucks and larger vehicles will need to park in the alleyway.

He added that final IDOT approvals are submitted for the rest of the paving but will not be done before Fun Fest but will be this year potentially. Great Spirit Concrete will begin sidewalk work soon, and hydrant painting work has started.

7. ADJOURNMENT

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

Meeting adjourned at 7:33 p.m.

Respectfully Submitted,



Shannon Warford, Deputy Clerk