PLANNING COMMISSION MEETING MINUTES

Thursday, April 18, 2019
Maple Park Civic Center
302 Willow Street, Maple Park
7:00 P.M.

1. CALL TO ORDER

Chairman Chuck Miller called the meeting to order at 7:00 p.m.

2. ROLL CALL

Village Clerk Liz Peerboom called the roll call and the following Commissioners were present: Chairman Chuck Miller, Commissioner Kimberly Sutherland

Others present: Trustee Chris Higgins, and Village Clerk Liz Peerboom.

3. 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.

None.

4. APPROVAL OF MEETING MINUTES

a. Planning Commission Meeting – March 7, 2019, March 21, 2019

Commissioner Sutherland made a motion to approve the minutes from the March 7, 2019 meeting, seconded by Commissioner Catanaag. Motion carried by voice vote.

5. REVIEW OF MAPLE PARK STRATEGIC PLAN

Trustee Higgins went over the Strategic Plan. He said that parts of the zoning code have not been updated since the 1970s. Trustee Higgins advised that to come up with the final plan, there was input from the public, staff and the Board of Trustees. He pointed out that the phrase that came out of the strategic plan was “Progress with Purpose.”

Trustee Higgins added that the strategic plan has an emphasis on agriculture, and it says that the Board would like to protect the citizens of Maple Park. Trustee Higgins also talked about special use permits and updating the code to include businesses that did not exist in 1970.
He spoke briefly about small cell, but identified items that needed to be changed in the code. He said he feels that this could be a 3-4-month process.

6. DISCUSSION OF FUTURE PLANNING COMMISSION AGENDA

Chairman Miller went over what Commissioners could expect in the next several meetings. He advised that they would be discussing the strategic plan, small cell ordinance, zoning code changes, and many other things.

Trustee Higgins advised that some of the things in the Comprehensive Plan were included in the strategic plan, and there are also items in the plan that never happened.

Trustee Higgins also said that the village desperately needs a new water tower. He added that, at this time, the village does not have funds for a new water tower, but the Board is working diligently on finding funds for this project.

Trustee Higgins then showed the Commissioners a map of the business “corridor.” Trustee Higgins said that he would like to protect the village on Route 38, with sidewalks. He also spoke about much needed street projects, and parking/lighting for downtown.

7. SMALL CELL INTRODUCTORY DISCUSSION

Trustee Higgins advised that Illinois passed a law that companies can add small cellular stations at the street level, and there have been horrible and ugly installations. He added that the village still has control over aesthetic appeal. He also spoke about the TIF and potential façade grant programs.

Trustee Higgins also spoke about the possibility of taking over County Line Road. Commissioners then briefly discussed a possible agreement with DeKalb County for taking over County Line Road, he also mentioned asking DeKalb County to pay for our quiet zone. Trustee Higgins also suggested putting in diagonal parking all the way down County Line Road.

The Commissioners then discussed possible rules for small cell installation. Trustee Higgins then showed a picture of a light pole with wires and boxes on the outside of the pole. He suggested not offering wooden pole cantennas, and requiring all wires being inside the metal, hollow, pole. Trustee Higgins then showed a picture of a pole with all the wires hidden, adding that the difference in the cost of installation is approximately $700.

Trustee Higgins suggested changing the code so that wooden power poles can’t be replaced, but only metal poles. Commissioners agreed that the hidden wires are the best way to go.

Commissioner Sutherland asked about smalls cells on buildings. Trustee Higgins advised that the law only covers smalls cells in rights-of-way, and prohibits them on buildings.
Trustee Higgins then spoke about changing zoning on certain properties. Chairman Miller said he would like to see the Planning Commission discuss sign regulations.

Trustee Higgins said that he will send out the small cell document from Denver for the Commissioners to review.

8. ADJOURNMENT

Commissioner Sutherland made a motion to adjourn the meeting, seconded by Commissioner Catanag. Motion carried by voice vote.

Meeting adjourned at 8:37 p.m.

Liz Peerboom, CMC
Village Clerk

Planning Commission Members:
Chuck Miller, Chair
Lorenzo Catanag
George (Nick) Davidson
Robert Rowlett
Jeff Ramirez
Kimberly Sutherland
Chris Higgins (ex-officio member)