



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>

**PUBLIC HEARING AGENDA
WEDNESDAY, JUNE 26, 2024
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
7:00 P.M.**

1. **Call to Order Public Hearing**
2. **Roll Call**
3. **Open Public Hearing**
4. **PZC 24-03 Zoning Variance to the number of accessory structures on the property at 1100 South County Line Road, Maple Park, Illinois**
5. **Close Public Hearing**

**PLANNING AND ZONING COMMISSION MEETING AGENDA
WEDNESDAY, JUNE 26, 2024
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
IMMEDIATELY FOLLOWING THE PUBLIC HEARING**

1. **Call to order the regular meeting of the Planning & Zoning Commission**
2. **Roll Call**
3. **Approval of Meeting Minutes**
 - Planning & Zoning Public Hearing and Commission Meeting Minutes – March 6, 2024
4. **PZC 24-03 Zoning Variance to the number of accessory structures on the property at 1100 South County Line Road, Maple Park, Illinois**
5. **Other Items**
6. **Next Meeting – To be determined**
7. **Adjournment**

Planning and Zoning Commission Members:

Chair Kimberly Sutherland
Commissioner Kyle Foster
Commissioner Rusty Kubis
Commissioner Patricia Lunardon
Commissioner Cathy Mathews
Commissioner Mike Miller
Commissioner Christian Rebone



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MEMORANDUM

TO: Planning & Zoning Commission
FROM: Village Administrator Cheryl Aldridge
DATE: June 11, 2024
SUBJECT: PUBLIC HEARING REGARDING ZONING VARIANCE FOR 1100 SOUTH COUNTY LINE ROAD

BACKGROUND

The property owner for 1100 South County Line Road would like to install a ground mount solar system along the North property line. The solar system would consist of 3 arrays of modules. Per the application, the proposed improvements will not increase traffic, there will be no public access, no noise, no lights, no litter, no stormwater alteration, and this is not a residential property. The arrays will be primarily out of sight. Below is the portion of the Village Code that requires a zoning variance.

Section 11-2-3 Accessory building and uses:

H. Number of accessory uses. Only one detached accessory structure shall be permitted per lot.

Currently, there is both a generator and a garbage enclosure / shed on the property. Both of those would be considered an accessory building or use. To add the solar energy system, a zoning variance will need to be issued.

RECOMMENDATION

That the Planning & Zoning Commission hear any Public Comments regarding the above zoning variance, discuss the variance as requested, and provide to the Village Board a findings of fact regarding this zoning variance.

Attachments

Public Hearing Notice

Application for zoning appeal / zoning variation from 1100 S. County Line Road, Maple Park, IL

Site Plan showing location of solar panels

Aerial Photo showing location of solar panels

NOTICE OF PUBLIC HEARING

A public hearing before the Planning and Zoning Commission of the Village of Maple Park, Kane and DeKalb Counties, Illinois, will be held on June 26, 2024, at 7:00 p.m., at 302 Willow Street to consider the following:

Planning and Zoning Commission Case No. PZC #24-03 Zoning Variance to the number of accessory structures on the property at 1100 South County Line Road, Maple Park, Illinois. PIN: 09-36-400-009.

Information regarding the proposed zoning variance can be obtained by contacting the Village Clerk's Office at (815) 827-3309.

To submit questions or comments during the Public Comment portion of the meeting, please submit your questions prior to the start of the meeting to villageclerk@villageofmaplepark.com and your questions and/or comments will be read during the meeting and addressed, if appropriate, at that time.

Village Clerk
Village of Maple Park, Illinois

Published in the Daily Chronicle June 7, 2024



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APPLICATION FOR ZONING APPEAL/ZONING VARIATION

To have a complete application for a zoning appeal, you must submit the following to the Village Clerk:

- Signed and completed application.
- Ownership documentation (lease, deed, mortgage, etc.).
- Accurate legal description obtained from the Warranty Deed.
- Plat of Survey.
- Application fee of \$500 payable to the Village of Maple Park.
- Any other pertinent information relevant to this appeal.

Address or location of property: 1100 S. Countyline Rd. Maple Park, IL 60151

Property Tax ID (PIN) number: 0936400009 Date Acquired: 11-26-2018

Current zoning of the property: Commercial B1 Current use of the property: Office

Name of Applicant: Joe Ludwig Phone Number of Applicant: 815-762-2136

Address of Applicant: 1100 S. Countyline Rd City Maple Park State IL

Email address of Applicant: stason@roosterag.com

Owner of Property: Joe Ludwig, LLC Phone Number of Owner: 815-762-2136

Address of Owner: 5 S 500 Davis Rd. Big Rock, IL 60511

Describe the variance requested or specific decision being appealed: The number of accessory structures on the property.

Describe the reasons why the decision appealed from was inconsistent with any sections of the Zoning Code. Identify each section and the specific facts and arguments in support of your position (attach copies of notices or claims):

1. Explain in detail the manner wherein the strict application of the provisions of the Zoning Ordinance to your case would result in practical difficulties or unnecessary hardships inconsistent with its general purpose and intent. The current zoning would not allow us to install the solar array.
DO TO THE NUMBER OF ASSORY STRUCTURES

2. State fully the exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same

zone or neighborhood. The roof area of the building is not conducive for the installation of the solar array.

We would like to install a ground mount solar system along the north property line.

The solar system would consist of ~~4 table with 40 modules each~~ **3 TABLE/ARRAY 54,54,52**
MODULES

3. State fully your reasons for contending that the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.

The proposed improvements will not increase traffic, No public access, no noise, no lights, no litter, no ^{OR} stormwater alteration, and this is not a residential property. The arrays will be primarily out of sight. from Countyline Rd.

4. Do you understand and agree that if a variation is granted pursuant to this appeal the Building Permit must be issued in the name of the owner of the property, as stated in the first paragraph of this appeal?
Yes

The person signing this application is the:

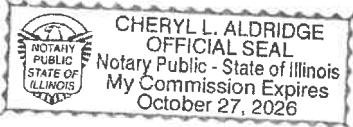
- Individual Owner
- Partner in Title
- Officer of the Corporation
- Trust Officer
- Beneficiary in Trust

The Petitioner(s) and/or Owner(s) of record of the Subject Property hereby state that the information contained in and/or attached to this Application for Variance(s) is true and correct.

Subscribed and sworn before me
This 31st day of May, 2024

Ceryll Aldridge
Notary Public

Stan Shy
Applicant (title holder/owner)



Attorney for Applicant
815 762 2136
Phone number

Request for Variance Criteria

The questions in this section must be answered and submitted with the application.

Property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district

Will the property lose value if the requested variation is not granted? Yes ___ No X

Plight of the owner is due to unique circumstances.

What are the unique circumstances? _____

We are asking for a variance of the accessory structures, to install a 60KW solar array.

Variation, if granted will not alter the essential character of the locality.

How will the variation impact the neighborhood? There should be no impact. No noise, no additional traffic, no impact on storm water, etc...

The particular physical surroundings, shape or topography of the property involved would bring a particular hardship other than a mere inconvenience on the owner.

Particular physical surroundings are generally defined as topography issues such as a step hill or body of water within the lot, or a unique lot shape.

Are there any physical surroundings, shape or topography of the property involved? Yes X No ___

If so, describe the condition _____

The small berm on the property may be modified.

The conditions upon which the variation is based on will not be applicable to other properties in the same zoning district.

Are there other lots with the same zoning that have the same or similar conditions to which the variance could be applied if the property owner of the lot were to seek a variance? Yes ___ No ___

The purpose of the variation is not based on a desire to make more money out of the property.

Will the property realize a profitable value? Yes X No ___

The person or applicant presently having an interest in the property has not created the difficulty or hardship.

Was there a reconfiguration to the lot such as road widening or utility encroachment?

Yes ___ No X

Was there a change in the zoning code that created more restrictive lot coverage or setbacks?

Yes ___ No X

Is the variation request the minimum variation necessary to make possible use of the land or structure? Yes X No ___





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**PUBLIC HEARING MINUTES
WEDNESDAY, MARCH 6, 2024
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
7:00 P.M.**

1. Call to Order Public Hearing

Planning and Zoning Commission Chair Kimberly Sutherland called the Public Hearing to order at 7:00 p.m.

2. Roll Call

Village Administrator Cheryl Aldridge called the roll call and the following Commissioners were present: Commission Chair Kimberly Sutherland, Commissioner Kyle Foster, Commissioner Russell Kubis, Commissioner Pat Lunardon, and Commissioner Catherine Mathews. Commissioner Chris Rebone was absent.

3. Open Public Hearing

Chairperson Kimberly Sutherland opened the Public Hearing at 7:00 p.m. There were no public comments during the Public Hearing.

4. Title 11 “Zoning Regulations”, Chapter 2, “General Provisions”, Section 3, “Accessory Buildings and Uses”, Subsection F, “Prohibited Accessory Buildings”

5. Close Public Hearing

Commissioner Mathews made a motion to close the public hearing, seconded by Commissioner Foster. Motion Carried by a voice vote.

Public Hearing was closed at 7:00 p.m.

Respectfully Submitted,

Cheryl Aldridge, Village Administrator

**PLANNING AND ZONING COMMISSION MEETING MINUTES
WEDNESDAY, MARCH 6, 2024
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK
IMMEDIATELY FOLLOWING THE PUBLIC HEARING**

1. Call to order the regular meeting of the Planning & Zoning Commission

Planning and Zoning Commission Chair Kimberly Sutherland called the meeting to order at 7:01 p.m.

2. Roll Call

Village Administrator Cheryl Aldridge called the roll call and the following Commissioners were present: Commission Chair Kimberly Sutherland, Commissioner Kyle Foster, Commissioner Russell Kubis, Commissioner Pat Lunardon, and Commissioner Catherine Mathews. Commissioner Chris Rebone was absent.

3. Approval of Meeting Minutes

- Planning & Zoning Public Hearing and Commission Meeting Minutes – January 24, 2024

Commissioner Lunardon made a motion to approve the meeting minutes from January 24, 2024 seconded by Commissioner Mathews. Motion carried by a voice vote.

4. Title 11 “Zoning Regulations”, Chapter 2, “General Provisions”, Section 3, “Accessory Buildings and Uses”, Subsection F, “Prohibited Accessory Buildings”

Chair Sutherland reviewed the changes in Title 11 “Zoning Regulations”, Chapter 2, “General Provisions”, Section 3, “Accessory Buildings and Uses”, Subsection F, “Prohibited Accessory Buildings”. The current language is not more than one trailer, recreational vehicle, or other similar vehicle shall be parked on any one lot. The Board has discussed how many trailers or other similar vehicles they would like to see, with a mixed response. They would like to see this number as something between one and three. Trustee JT Peloso was in attendance and discussed the recommendation.

Commissioner Lunardon made a motion to leave the language in 11-2-3-Subsection F as “Not more than one trailer, recreational vehicle, or other similar vehicle shall be parked on any one lot.”, seconded by Commissioner Foster. Motion moved on a 5-0-1 vote.

5. Other Items

None.

6. Next Meeting – To be determined

No meeting is scheduled

7. Adjournment

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

Meeting adjourned at 7:20 p.m.

Respectfully submitted,

Cheryl Aldridge, Village Administrator

Planning and Zoning Commission Members:
Chair Kimberly Sutherland
Commissioner Kyle Foster
Commissioner Rusty Kubis
Commissioner Patricia Lunardon
Commissioner Cathy Mathews
Commissioner Christian Rebone