



# 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 P&Z Commission on  
03/06/24

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Trustees on 04/02/24

**PUBLIC HEARING**  
**Wednesday, January 24, 2024**  
**Maple Park Civic Center**  
**302 Willow Street, Maple Park**  
**7:00 p.m.**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Village Clerk Caryn Minor called the roll call and the following Commissioners were present: Commission Chair Kimberly Sutherland, Commissioner Kyle Foster, Commissioner Chris Rebone, Commissioner Russell Kubis, Commissioner Catherine Mathews and Commissioner Pat Lunardon

**3. OPEN PUBLIC HEARING**

Chairperson Kimberly Sutherland opened the Public Hearing at 7:02 p.m.

Julie Little stood to speak stated she lives on High Street in Maple Park and was sworn in by Chair Sutherland.

Ms. Little advised the Commission she has recently been attending meetings at the Village to speak to the Board about the conditions on the east side of town. She noted the same problems do not exist on the west side of town. She elaborated on the junk stacking up in properties and how poorly several properties are maintained. Ms. Little reported many other residents are unhappy because of the situation. She also discussed property value and challenges the conditions are causing to even sell properties.

Ms. Little discussed the Boards intentions to change or modify village ordinances that were put in place to control the current issues. She stated her concerns if the proposed modifications pass the conditions of properties around town would decrease even more. Especially if the code permits the parking of additional trailers and vehicles on each lot. In closing she requested the Commission consider these issues before making any modifications to the current village code.

**4. TITLE 11, “ZONING REGULATIONS”, CHAPTER 2, “GENERAL PROVISIONS” – SHEDS, COLOR/FAÇADE OF SHEDS, LOCATION OF SHEDS**

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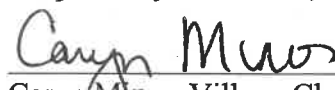
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5. **TITLE 10, “BUILDING AND DEVELOPMENT REGULATIONS”, CHAPTER 1, “BUILDING AND CONSTRUCTION CODES” AND TITLE 11, “ZONING REGULATIONS”, CHAPTER 2, “GENERAL PROVISIONS” – REGULATIONS REGARDING SWIMMING POOLS**
6. **TITLE 7, “MOTOR VEHICLE AND TRAFFIC”, CHAPTER 4, “PARKING REGULATIONS”; TITLE 10, “BUILDING AND DEVELOPMENT REGULATIONS”, CHAPTER 5, “TRAILERS AND TRAILER PARKS”; TITLE 11 “ZONING REGULATIONS”, CHAPTER 9, “SPECIAL REGULATIONS”- APPROVED SURFACES / TRAILER PARKING**
7. **CLOSE PUBLIC HEARING**

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

Public Hearing was closed at 7:08 p.m.

Respectfully Submitted,

  
Caryn Minor, Village Clerk

**PLANNING AND ZONING COMMISSION MEETING MINUTES**  
**IMMEDIATELY FOLLOWING THE PUBLIC HEARING**  
**JANUARY 24, 2024**

**1. CALL TO ORDER**

Planning and Zoning Commission Chair Kimberly Sutherland called the meeting to order at 7:08 p.m.

**2. ROLL CALL**

Village Clerk Caryn Minor called the roll call and the following Commissioners were present: Commission Chair Kimberly Sutherland, Commissioner Kyle Foster, Commissioner Chris Rebone, Commissioner Russell Kubis, Commissioner Catherine Matthews and Commissioner Pat Lunardon

**3. APPROVAL OF MEETING MINUTES**

- Planning & Zoning Commission Minutes – May 17, 2023

Commissioner Rebone made a motion to approve the meeting minutes from May 17, 2023 seconded by Commissioner Foster. Motion carried by a voice vote.

**4. TITLE 11, “ZONING REGULATIONS”, CHAPTER 2, “GENERAL PROVISIONS” – SHEDS, COLOR/FAÇADE OF SHEDS, LOCATION OF SHEDS**

Chair Sutherland reviewed the current language in the code that pertained to sheds. She reported the Board’s recommendation to remove the language that pertained to the color and façade. Village Attorney Buick advised the Commission to focus on the current language and give their recommendation to the Board on what language should be deleted or changed. Discussion ensued. Chair Sutherland confirmed after discussion in regard to the color and façade of sheds the Commission’s recommendation to delete all the language in the code of ordinance after the word pursuit in the section of 11-2-3A should be removed to then read only as follows: Garden/household storage sheds/buildings and buildings/structures customarily incidental to agricultural pursuits.

Chair Sutherland advised the Commission the Board is recommending the allowance of a shed’s location to be modified in the code to be permitted closer to the principal building. Discussion ensued on the hazards and current reasoning of the current language and restrictions of shed’s locations to the principal building.

The Commission continued discussion and agreed to recommend the language in the code of ordinances that pertained to the distance of sheds from the primary building be changed to allow the distance from sheds to the primary building be modified to 3 feet (36 inches). Village Attorney advised the Commission to be precise when recommending language changes.

**TITLE 10, “BUILDING AND DEVELOPMENT REGULATIONS”, CHAPTER 1, “BUILDING AND CONSTRUCTION CODES” AND TITLE 11, “ZONING REGULATIONS”, CHAPTER 2, “GENERAL PROVISIONS” – REGULATIONS REGARDING SWIMMING POOLS**

Administrator Aldridge and Trustee Joy provided a summary of the past code changes in the general provisions and regulations regarding swimming pools. Trustee Joy requested the clarification between temporary and permanent pools be included in the village code and the provisions that only allowed a licensed electrician in the installment of swimming pools.

Village Attorney Buick requested confirmation from the Commission that the Board is requesting certain installations are exempt from inspection by changing the language pertaining to pool depth from 24” to 48” and above. Buick asked the Commission if it was the desire of the Commission to change the current language in the code of ordinances pertaining to pools that discussed water levels at 24” to 48”. This would close loop holes that currently included temporary or blue pools from the permitting process. Buick confirmed the Commission would be essentially supporting making modifications to the village code in Section 105.2 and R105.2. Chair Sutherland confirmed the Commission’s recommendation to modify the village code in Section 105.2 and R105.2 to increase the water levels in pools that required a permit before installation from 24” to 48”.

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Discussion ensued on changing the language that required a licensed electrician during the installation of pools in the village code to a qualified provider. The Commission agreed to forward their recommendation after discussion to the Board.

**5. TITLE 7, “MOTOR VEHICLE AND TRAFFIC”, CHAPTER 4, “PARKING REGULATIONS”; TITLE 10, “BUILDING AND DEVELOPMENT REGULATIONS”, CHAPTER 5, “TRAILERS AND TRAILER PARKS”; TITLE 11 “ZONING REGULATIONS”, CHAPTER 9, “SPECIAL REGULATIONS”- APPROVED SURFACES / TRAILER PARKING**

Administrator Aldridge reviewed the Board’s recommendations for modifications to Title 7, “Motor Vehicle and Traffic”, Chapter 4, “Parking Regulations”; Title 10, “Building and Development Regulations”, Chapter 9, “Special Regulations” – Approved Surfaces / Trailer Parking. The Commission reviewed the language in the village code that pertained to item 5 and discussion ensued on requested changes from the Board.

Chair Sutherland reported that 3.B was put on the agenda in error and tonight the Commission would only be discussing recommendations for Chapter 4 Parking Regulations. The Commission recommended removing the 7-day time limit. Village Attorney Buick confirmed the Commission’s recommendation for 11.9.3 that would enable modifications and removal of language.

The Commission reviewed and discussed the Board’s recommendations for approved driveway surfaces. The Commission agreed to recommend the parking surfaces language to include stone, crushed stone or gravel and remove the language that these surfaces were unapproved in the village code.

Chair Sutherland requested motions to approve the below listed Commission recommendations. Motions are as follows.

Commissioner Rebone moved, seconded by Commissioner Foster, to forward the removal of language from 11-2-3.A pertaining to style requirements to the Board of Trustees. Motion moved by a voice vote.

Commissioner Rebone moved, seconded by Commissioner Lunardon to forward the modification of language for 11-2-3.B that pertained to the distance a shed can be from the primary building from ten to three feet to the Board of Trustees. Motion moved by a voice vote.

Commissioner Kubis moved, seconded by Commissioner Lunardon the recommendation for a modification pertaining to 10-1A-1 and 10-1F-1 to modify the exemption from work permitting requirements from 24” to 48” to the Board of Trustees. Motion moved by a voice vote.

Commissioner Kubis moved, seconded by Commissioner Lunardon the recommendation to modify the language in 11-2-4 from licensed electrician to qualified provider to the Board of Trustees. Motion moved by a voice vote.

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Commissioner Rebone moved, seconded by Commissioner Kubis the recommendation to modify 7-4-3 approved surfaces to include language in approved surfaces for stone, crushed stone or gravel and remove language from non-approved surfaces for stone, crushed stone, gravel, or any other stone product to the Board of Trustees. Motion moved on a 5-1 vote.

Commissioner Rebone moved, seconded by Commissioner Mathews the recommendation to amend 11-2-3 pertaining to approved surfaces of parking areas to the Board of Trustees. Motion moved on a 5-1 vote.

Commissioner Rebone moved, seconded by Commissioner Foster the recommendation to amend 11-9-3.A.3.c pertaining to the parking areas allowed for recreational vehicles and trailers to include language in approved surfaces for stone, crushed stone or gravel and remove language from non-approved surfaces for stone, crushed stone, gravel, or any other stone product to the Board of Trustees. Motion moved on a 5-1 vote.

Commissioner Rebone moved, seconded by Commissioner Kubis the recommendation to amend 11-9-3.A.3.g. by deleting the language “exceeding 30 feet in length may be parked in a driveway and no recreational vehicle or trailer” and adding “street or parkway” at the end to the Board of Trustees. Motion moved on a 4-2 vote.

Commissioner Rebone moved, seconded by Commissioner Foster the recommendation to amend 11-9-3.A.3.d by deleting the language in d in its entirety to the Board of Trustees. Motion moved on a 4-2 vote.

**6. OTHER ITEMS**

**7. NEXT MEETING**

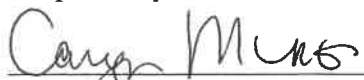
The next meeting will be scheduled for March 6, 2024.

**8. ADJOURNMENT**

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

Meeting adjourned at 8:51 p.m.

Respectfully submitted,

  
Caryn Minor, Village Clerk

**Planning and Zoning Commission Members:**

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