



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 July 24, 2024

Received & Filed by the Board of
Trustees on August 20, 2024

**PUBLIC HEARING MINUTES
WEDNESDAY, JUNE 26, 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 Clerk Caryn Minor called the roll call and the following Commissioners were present: Commission Chair Kimberly Sutherland, Commissioner Kyle Foster, Commissioner Pat Lunardon, Commissioner Catherine Mathews, Commissioner Mike Miller, and Commissioner Chris Rebone. Commissioner Russell Kubis was absent.

Others present: Village Board Members Tonia Groezinger, JT Peloso & Cliff Speare, Village Attorney Tait Lundgren, Village Administrator Cheryl Aldridge, and Village Clerk Caryn Minor.

3. Open Public Hearing

Chair Sutherland reported all speakers must be sworn in. No in person speakers requested to speak.

Chair Sutherland read a public comment sent in by Bart Shaver. (*attached*)

4. PZC 24-03 Zoning Variance to the number of accessory structures on the property at 1100 South County Line Road, Maple Park, Illinois

Chair Sutherland reported the petition PZC 24-03 was a petition requesting a variance to install another accessory structure on the property at 1100 South County Line Road. She noted currently only 1 was allowed.

The questioning portion of the Hearing began.

Commissioner Miller questioned if there would be a fence around the solar panels? Petitioner responded no.

Commissioner Rebone questioned if roof installation was possible? Petitioner noted the challenges with the angles on the roof.

Commissioner Rebone confirmed with the petitioner the property would also house a backup generator and garbage corral. Rebone questioned if the garbage corral was necessary? Petitioner responded that the corral was not necessary. It existed on the property when purchased.

Administrator Aldridge confirmed the current village code allows for 1 detached accessory building. The Planning and Zoning and Commission could recommend to send it to the Board with an additional detached accessory building allowed.

Commissioner Rebone questioned if there would be a fence around the solar panels? Petitioner stated no, noting a fence did not currently exist in the back north corner of the property. Commissioner Rebone noted nothing stops access to the area on the property and that was a safety concern. He reiterated there was no stop gap to the property.

Village Attorney Lundgren stated the hearing allowed questions and that comments would be allowed during the Planning and Zoning Commission Meeting.

Commissioner Rebone asked why the solar panels were not conducive for the installation to be on the roof. The petitioner stated it would not generate the same amount of electricity.

Commissioner Rebone requested the petitioner be more specific as to what berm and the changes. The petitioner responded changes to the berm would just be to make the installation easier and would not alter any water flow on the property. Rebone questioned if there had been any studies done? The petitioner answered no, noting it was based on their visual opinion.

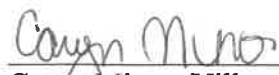
Commissioner Miller gave a historical recollection of the properties flooding and purpose for the berm and questioned if the berm was removed how it would affect adjacent properties. The presenter responded it would be minimal and noted it was farmland behind the northwest area. Discussion continued on the modification of the berm and changes to water flow on the property.

5. Close Public Hearing

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

Public Hearing was closed at 7:13 p.m.

Respectfully Submitted,


Caryn Minor, Village Clerk

**PLANNING AND ZONING COMMISSION MEETING MINUTES
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

Planning and Zoning Commission Chair Kimberly Sutherland called the meeting to order at 7:13 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 Pat Lunardon, Commissioner Catherine Mathews, Commissioner Mike Miller, and Commissioner Chris Rebone. Commissioner Russell Kubis was absent.

Others present: Village Board Members Tonia Groezinger, JT Peloso & Cliff Speare, Village Attorney Tait Lundgren, Village Administrator Cheryl Aldridge, and Village Clerk Caryn Minor

3. Approval of Meeting Minutes

- Planning & Zoning Public Hearing and Commission Meeting Minutes – March 6, 2024

Commissioner Miller made a motion to approve the meeting minutes from March 6, 2024, seconded by Commissioner Rebone. Motion carried by a voice vote.

4. PZC 24-03 Zoning Variance to the number of accessory structures on the property at 1100 South County Line Road, Maple Park, Illinois

Commissioner Rebone acknowledged the property was currently zoned as B1 and discussed the current strategic plan and pattern down County Line Road was B1, B2, B1, B2. Village Attorney Lundgren noted he was not aware of any restrictions that would prohibit the petitioner's request. He added this was simply an application to add an additional accessory structure on the property.

Commissioner Rebone discussed historical flooding that occurred on Ashton causing the water to run predominantly in the storm catch basin. He expressed his concerns with the reconstructing of the berm that may change the water flow down Ashton to the storm catch basin. He continued discussing stormwater flooding issues. He noted no topography or site study had been done by the petitioner.

Village Attorney Lundgren reported this Commission could vote not to recommend, vote to recommend and vote to recommend with conditions.

The petitioner discussed options that would alleviate this Commission's concerns. Discussion ensued. Commissioner Rebone requested the petitioners resubmit with the new conditions included. Village Attorney Lundgren acknowledged a new petition was an option but conditions could be placed on the current petition before it moved forward to the full Board for approval. Commissioner Rebone requested the modified petition include a fence, pilings and a study shooting grade on all 5 corners of the property. He noted this would enable the Board and Village to use their prudence ensuring safety and prevent stormwater flooding. The Commission reached a consensus to adjourn till the petitioner included the discussed conditions.

The Commission recommended these conditions be included in the modified petition:

1. Shooting grade study for all 5 corners of the property,
2. Inclusion of the height of the pilings and solar panels.
3. A six-foot fence around the solar site.

5. Other Items

None.

6. Next Meeting

The Commission reached a consensus to readjourn on July 24, 2024 @ 7:00 p.m. Village Attorney Lundgren reported another public hearing would be necessary.

Chairman Sutherland confirmed there would be no action tonight by the committee.

7. Adjournment

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

Meeting adjourned at 8:00 p.m.

Respectfully submitted,



Caryn Minor, Village Clerk

<p><u>Planning and Zoning Commission Members:</u> Chair Kimberly Sutherland Commissioner Kyle Foster Commissioner Rusty Kubis Commissioner Patricia Lunardon Commissioner Cathy Mathews Commissioner Mike Miller Commissioner Christian Rebone</p>

Cheryl Aldridge

From:
Sent: Wednesday, June 26, 2024 6:01 PM
To: Cheryl Aldridge
Subject: On ground solar panels

I am opposed to allowing solar panels on the ground at the Rooster AG building, they are mostly an eyesore and everyone coming to our town that will be the first thing they see. I see no reason they can't go on the roof like everyone else in town. I feel that with all the technology coming they will be obsolete in 3-5 years then they would need to be removed Thank you Bart Shaver

410 S Inverness St
Sent from my iPhone