



# 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  
September 25, 2024

Received & Filed by the Board of  
Trustees on October 1, 2024

**PUBLIC HEARING MINUTES  
WEDNESDAY, JULY 24, 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 and Commissioner Mike Miller. Commissioner Chris Rebone was absent.

Others present: Village Board Member Hillary Joy, Village Attorney Tait Lundgren, Village Administrator Cheryl Aldridge, and Village Clerk Caryn Minor.

**3. Open Public Hearing**

No Public speakers.

**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 asked if there were any questions for the petitioner. No questions were heard.

**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 7:01 p.m.

Respectfully Submitted,

  
Caryn Minor, Village Clerk

**PLANNING AND ZONING COMMISSION MEETING MINUTES  
WEDNESDAY, JULY 24, 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 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 and Commissioner Mike Miller. Commissioner Chris Rebone was absent.

Others present: Village Board Member Hillary Joy, 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 – June 26, 2024

Commissioner Lunardon made a motion to approve the meeting minutes from June 26, 2024, seconded by Commissioner Miller. 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**

Chair Sutherland introduces the second review for PZC 24-03 regarding the number of accessory structures on the property at 1100 South County Line Road, Maple Park.

The Petitioner Reed Elliot reported two Saturdays ago the grades were shot on the property. He reviewed the property line along the north side and reported the grades that were taken and the locations of those grades. Using a diagram, he explained exactly where the grades were shot and reported that there are no issues concerning the stormwater flow leaving the property. He also reviewed a diagram of the array and the height of the posts showing them as 6 feet above ground.

Reed Elliot discusses the Commission's request for a fence and comments that the property owner believes the area would look better without a fence, but he then says that if a fence could be added to only the north and west sides that it would keep it fenced off from the back and it would look cleaner to the south and the east. The owner would prefer not to do a fence. He also discussed how to keep the components of the solar panels out of reach and contained.

Commissioner Miller questioned Village Attorney Lundgren about the fence requirements and if the petitioner would be liable for people injured climbing the fence. Village Attorney Lundgren stated he tells his clients you are never liable for people trespassing on your land.

Discussion ensued on whether there was a need for a fence around the property.

Commissioner Lunardon made a motion to recommend a zoning variance to the number of accessory structures on the property at 1100 South County Line Road, Maple Park, Illinois, without the requirement of a fence, seconded by Commissioner Mathews. Motion moved on a 4-0-1 vote.

**5. Other Items**

None.

**6. Next Meeting**

Not needed at this time.

**7. Adjournment**

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

Meeting adjourned at 7:20 p.m.

Respectfully submitted,



Caryn Minor, Village Clerk

**Planning and Zoning Commission Members:**

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