



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>

PLANNING & ZONING COMMISSION MEETING AGENDA

WEDNESDAY, OCTOBER 12, 2022

MAPLE PARK CIVIC CENTER

302 WILLOW STREET, MAPLE PARK

7:00 P.M.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL/QUORUM ESTABLISHED**
- 4. 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. You may also send an email to villageclerk@villageofmaplepark.com in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting.*
- 5. APPROVAL OF MEETING MINUTES**
 - Planning & Zoning Commission Minutes – August 10, 2022
- 6. DISCUSSION OF THE MAPLES SUBDIVISION**
- 7. NEXT MEETING** – Possible Public Hearing on 11-2-22
- 8. ADJOURNMENT**

Planning and Zoning Commission Members:

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



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PLANNING & ZONING COMMISSION
PUBLIC HEARING MINUTES
WEDNESDAY, AUGUST 10, 2022
MAPLE PARK CIVIC CENTER
7:00 P.M.

1. OPEN PUBLIC HEARING

Planning & Zoning Chair Kimberly Sutherland opened the public hearing at 7:00 p.m.

2. ROLL CALL

Acting Village Clerk Liz Peerboom called the roll call and the following Commissioners were present: Chairwoman Kimberly Sutherland, Commissioner Cathy Mathews, Commissioner Chris Rebone, Commissioner Russell Kubis. Absent: Commissioner Kyle Foster.

Also present: Ryan Magnoni, US Solar, Steve Edwards, Rooster Ag, Village President Suzanne Fahnestock, Trustee Chris Simon, Trustee Jen Ward, Village Attorney Kevin Buick, Village Engineer Jeremy Lin, Village Accountant Cheryl Aldridge, Police Chief Dave Krull, and Acting Village Clerk Liz Peerboom.

3. PUBLIC DISCUSSION OF PROPOSED SOLAR FARM

Chairwoman Sutherland explained the reason for the Public Hearing and acknowledged that the public hearing was published in the Daily Chronicle on July 27, 2022, notices were sent to property owners in the area of the project and a sign was put on the property regarding the public hearing.

Chairwoman Sutherland administered the oath to the people that requested to give testimony at the public hearing. Mr. Magnoni was the only person that the oath was administered to.

Mr. Magnoni, Project Developer, US Solar, gave a presentation about the potential solar garden. There was a short video shown to the commissioners and attendees. Mr. Magnoni advised that for most of the day the panels will be about six feet from the ground and they will move, following the sun. He added that, once the village approves the project, the state application will be submitted for approval. He then advised that the company will be paying approximately \$30,000 to \$40,000 in taxes, over and above the property tax paid by the landowner. He also added that they will plant a pollinator habitat.

Mr. Magnoni then walked through the site plan. He said that the project is about 25 acres, with a 100-foot setback for the project. Mr. Magnoni then addressed run-off and the flood plain. He said that the project is about 4.2 mega watts and can support about 950 homes,

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and the exterior of the site can be farmed. He also said that this project meets all set-back and zoning requirements for the Village of Maple Park.

He asked that the application be recommended for approval.

Chairwoman Sutherland asked for any questions from the Commission.

Commissioner Kubis asked about drainage or tiles and who would be replacing those if something happened. Mr. Magnoni said that US Solar is leasing the property and the liability is 100% on US Solar.

Commissioner Rebone said that it appears that the data presented isn't relevant to the last 3-5 years. Mr. Magnoni agreed that there would need to be a site study done and there is some incorrect data in the packet. Commissioner Rebone asked about the Fire Department tax portion and asked if there would be a separate agreement with the Fire District, as opposed to the Fire Department. Mr. Magnoni said that there will not be a separate agreement, it will be how the current taxes are broken out. Commissioner Rebone said there are seven non-compliances listed in the packet. Why were those non-compliant issues addressed tonight. Mr. Magnoni focused on the cost. Commissioner Rebone asked why they would wait to become non-compliant until after the Village approves the permit. Mr. Magnoni said that they will get the special use and then get approved by the State of Illinois; at that point the Village will approve or deny a building permit. Commissioner Rebone asked about a development agreement in place that expires in 2026, and why this has not on anyone's radar. Mr. Magnoni said that he was not aware of this. Village Attorney Kevin Buick advised Commissioner Rebone that this can be discussed during deliberation.

Chairwoman Sutherland asked if the company would be willing to change the plan in order to be in compliance with the Village's fence ordinance. Mr. Magnoni said that they would be willing to change the plan.

Chairwoman Sutherland asked if there any questions from the

James Atten asked about the size of the project and if it is regulated by the government. Mr. Magnoni said that it is regulated by the size of the power that the project produces. Mr. Atten asked if the Village would regulate the number of acres that are restricted for this project. Mr. Magnoni did not know of any restrictions. Mr. Atten asked if the tax money assessed would come from the Solar Company, Mr. Magnoni said that any additional taxes assessed would be paid by US Solar. Mr. Atten asked if the state has other projects of this type that they will be permitting in this area. Mr. Magnoni said that this information is not public knowledge until the state awards the permit.

Kate Wiltse asked about the impact on property value in the area of the project. Mr. Magnoni advised that there is not any evidence of property values being lowered because of solar farms.

Bridget Christopher asked about the single lane road and the impact the construction may have on that. Mr. Magnoni said that there will only be a month or so that it will be impacted.

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Mr. Atten asked if they are committed to stay with the project for the entire lease time or could they back out early. Mr. Magnoni advised that the minimum lease period is twenty years, and they are committed to stay throughout that lease time, at twenty years, that is re-evaluated.

Chairwoman Sutherland asked if there anyone that would like to make a statement in favor. There were no statements in favor. She then asked if there was anyone that would like to speak in opposition. There were no statements in opposition. Chairwoman Sutherland asked Mr. Magnoni if he had any final words. There were no final words from Mr. Magnoni.

4. PUBLIC DISCUSSION OF SIGN ORDINANCE TEXT AMENDMENT

Chairwoman Sutherland explained the reason for this public hearing. She then asked if anyone wanted to speak. She then administered the oath to Rick Brunton, JNB Signs.

Village Attorney Buick advised that the previous village administrator submitted a memorandum with information on the how the process might go. He then asked if anyone had any questions about the memorandum. There were no questions.

5. CLOSE PUBLIC HEARING

Chair Sutherland closed the public hearing at 7:53 p.m.

Respectfully Submitted,

Elizabeth Peerboom, Acting Village Clerk

LUXURY LIVING

BY PAPPAS DEVELOPMENT

PAPPAS-GLASGOW DEVELOPMENT



Cornerstone DeKalb

124 E Lincoln Hwy, DeKalb

- Built in 2018
- 4 Stories
- 51 Fully Furnished Apartments

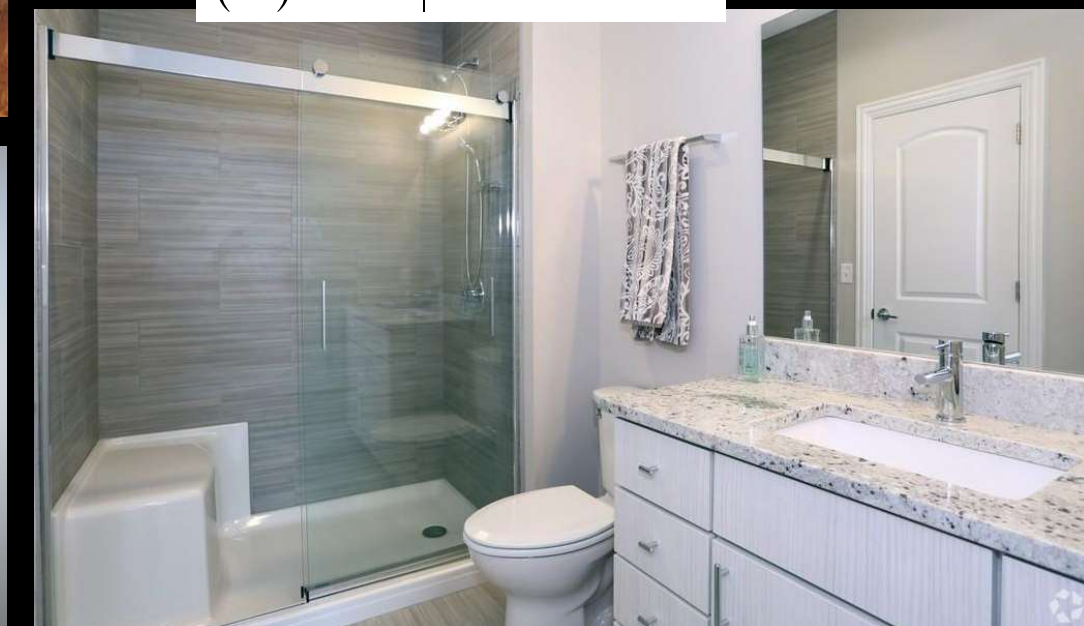


One bedrooms starting at \$1500/month

Rent includes all utilities + high speed wifi



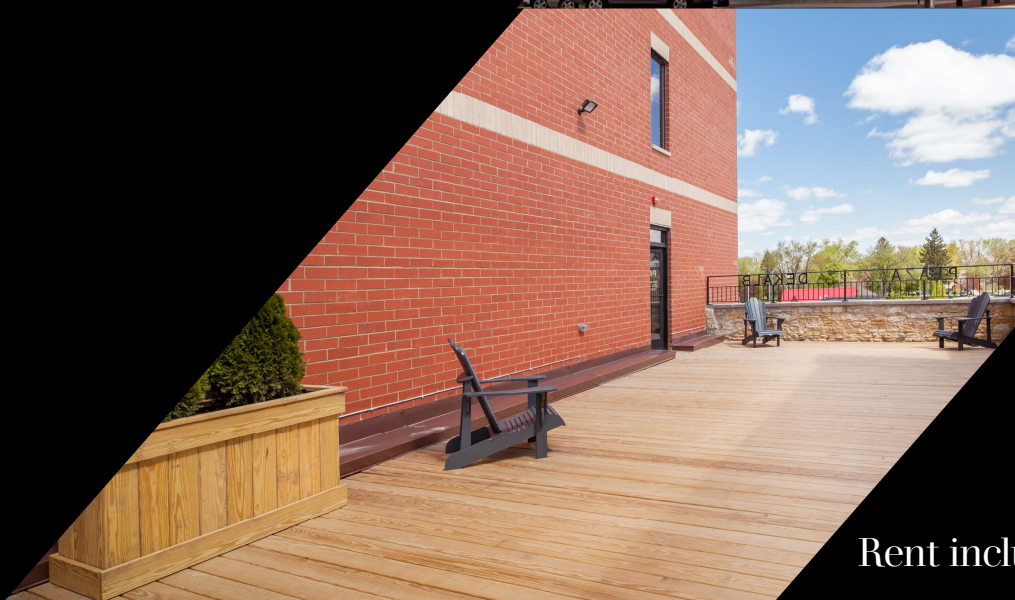
(51) 1 BD | 1 BA UNITS



Plaza DeKalb

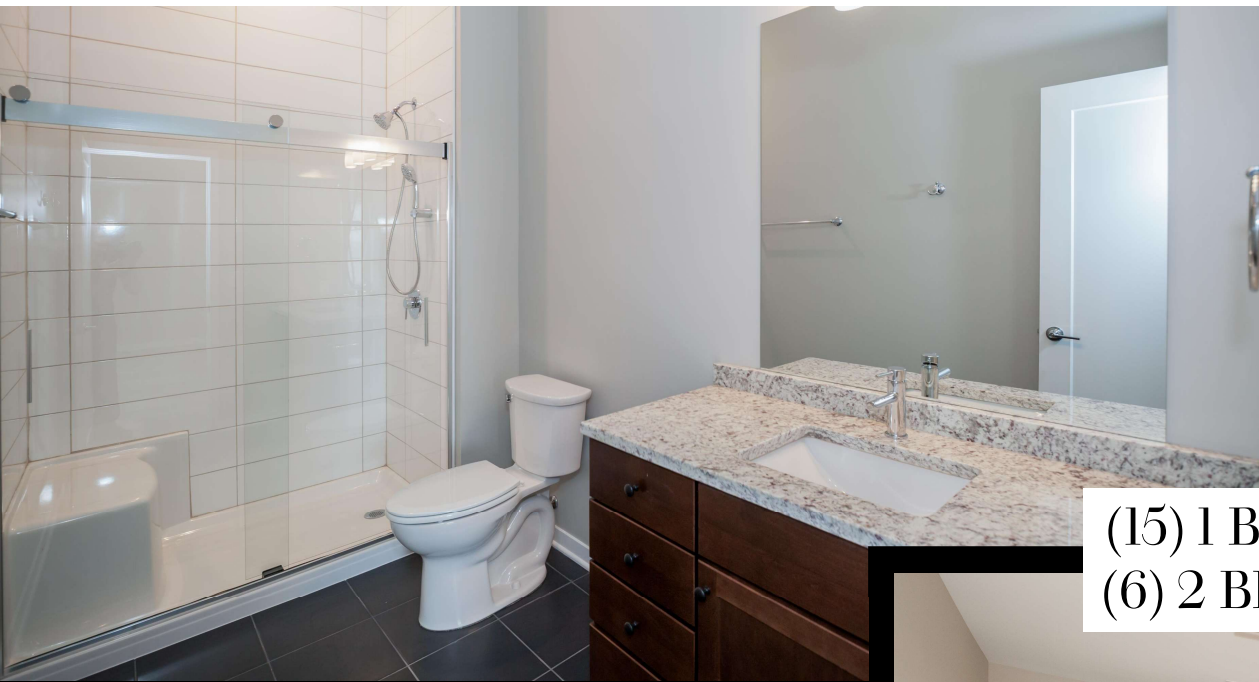
203 E Lincoln Hwy, DeKalb

- Built in 2020
- 4 Stories
- 21 Open-Concept Apartments



One bedrooms starting at \$1400/month
Two bedrooms starting at \$1550/month

Rent includes all utilities (except electricity) + high speed wifi



(15) 1 BD | 1 BA UNITS
(6) 2 BD | 2 BA UNITS



Isaac Executive Suites

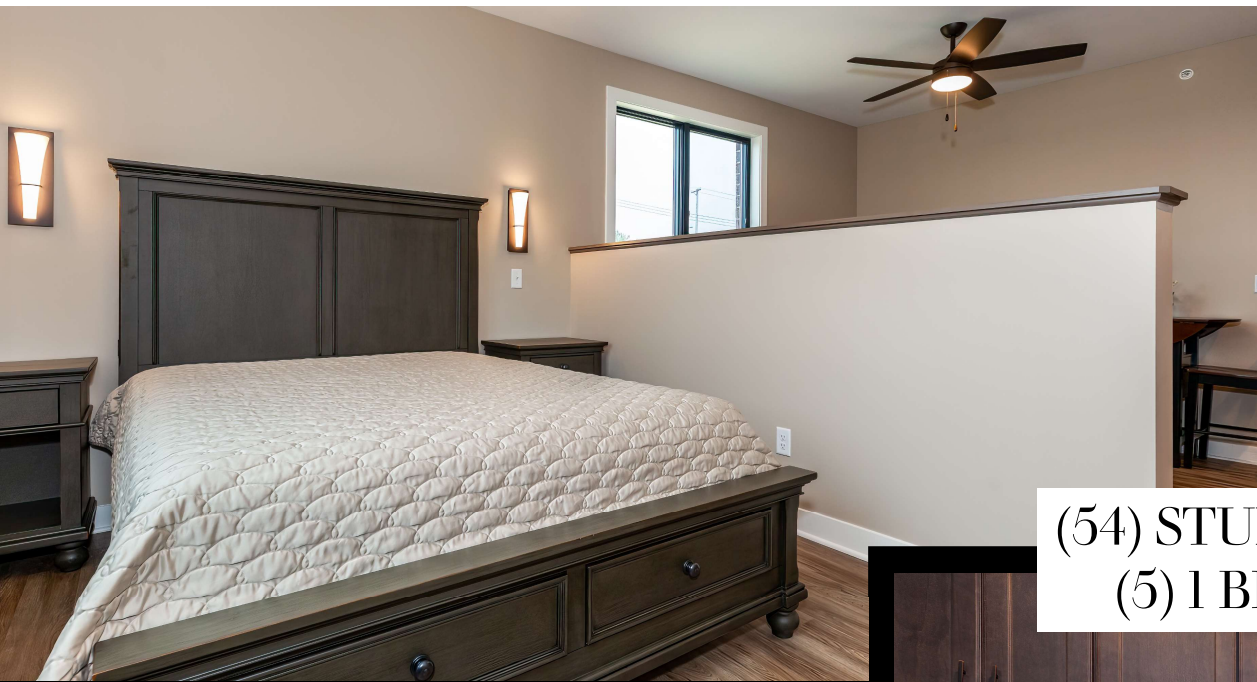
2675 Sycamore Rd, DeKalb

- Built in 2021
- 4 Stories
- 59 Fully Furnished Apartments



Studios starting at \$1400/month
One bedrooms starting at \$1550/month

Rent includes all utilities + high speed wifi



(54) STUDIO | 1 BA UNITS
(5) 1 BD | 1 BA UNITS



Agora Tower

200 N 4th St, DeKalb

- Built in 2022
- 4 Stories
- 94 Open-Concept Apartments



One bedrooms starting at \$1425/month
Two bedrooms starting at \$1625/month

Rent includes all utilities + high speed wifi



(63) 1 BD | 1 BA UNITS
(31) 2 BD | 2 BA UNITS



City Hall Suites
200 S 4th St, DeKalb



FUTURE DEVELOPMENT
Anticipated Completion 2023
Rates and utilities to be determined

Type of Building Amenities:

- Patio with outdoor seating and propane grills
- Exercise rooms with machines, weights, yoga mats
- Business/Work-Study cubicles and conference rooms
- Hospitality room with café tables, flatscreens, kitchenette
- Lounge with flatscreens, games, beverage refrigerator

Added Features:

- Fully secure buildings with 24-hour video surveillance
- Buzzer systems
- Key fob entry
- Indoor mail and package rooms
- Assigned parking spaces
- Elevators
- EV Charging Stations

Application Processing Criteria:

- Criminal Background Screening
- Credit Check Screening
 - 600 minimum score, but all content is taken into consideration
- Income Requirement
 - Proof of current employment meeting or exceeding 3x the monthly rent

Relocation:

A recent influx of new residents have relocated from surrounding areas (Naperville, Aurora, St. Charles, Batavia, Geneva) for new or existing employment in the local area.

Density Per Unit:

1.2 Persons per One Bedroom
1.8 Persons per Two Bedroom

Breakdown by Demographics:

65% Working Professionals

20% Retirees

8% Graduate/Doctoral Level Students

Top Employers:

FaceBook (Meta), Mortensen, Northwestern Medicine, Northern Illinois University, Kishwaukee College, MetroNet, Nicor Gas, and more.

Top Professions/Position Titles:

Department Heads, Doctors/Surgeons, Nurses/Traveling Nurses, Supervisors, CEO's/Presidents, Head Coaches/Assistant Coaches, Project Managers, and more.

Connecting “The Maples” to The Village of Maple Park





MAPLES JOHN CLARE

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A. OFFSITE SANITARY	100%	0%
B. OFFSITE WATERMAIN	8.92%	91.08%
C. OFFSITE STORM	13.06%	86.94%
D. ROUTE 38 IMPROVEMENTS	8.92%	91.08%
E. STORMWATER MANAGEMENT	0%	100%
NORTH CATCHMENT		= 14.7 ACRES
SOUTH CATCHMENT		= 66.6 ACRES
RESIDENTIAL AND COMMERCIAL SITE		= 216.0 ACRES
COMMERCIAL SITE		= 18.28 ACRES
RESIDENTIAL SITE		= 196.77 ACRES



REMPE-SHARPE
CONSULTING ENGINEERS
P.E. LICENSE NO. 1164-000168

324 WEST STATE STREET - GENEVA, ILLINOIS 60135
Telephone (800) 232-0827 - Fax (800) 232-1608

No.	Date	Revisions
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By

RECAPTURE EXHIBIT

0 1 2 IN

NONE

MP-08	No.
DATE	

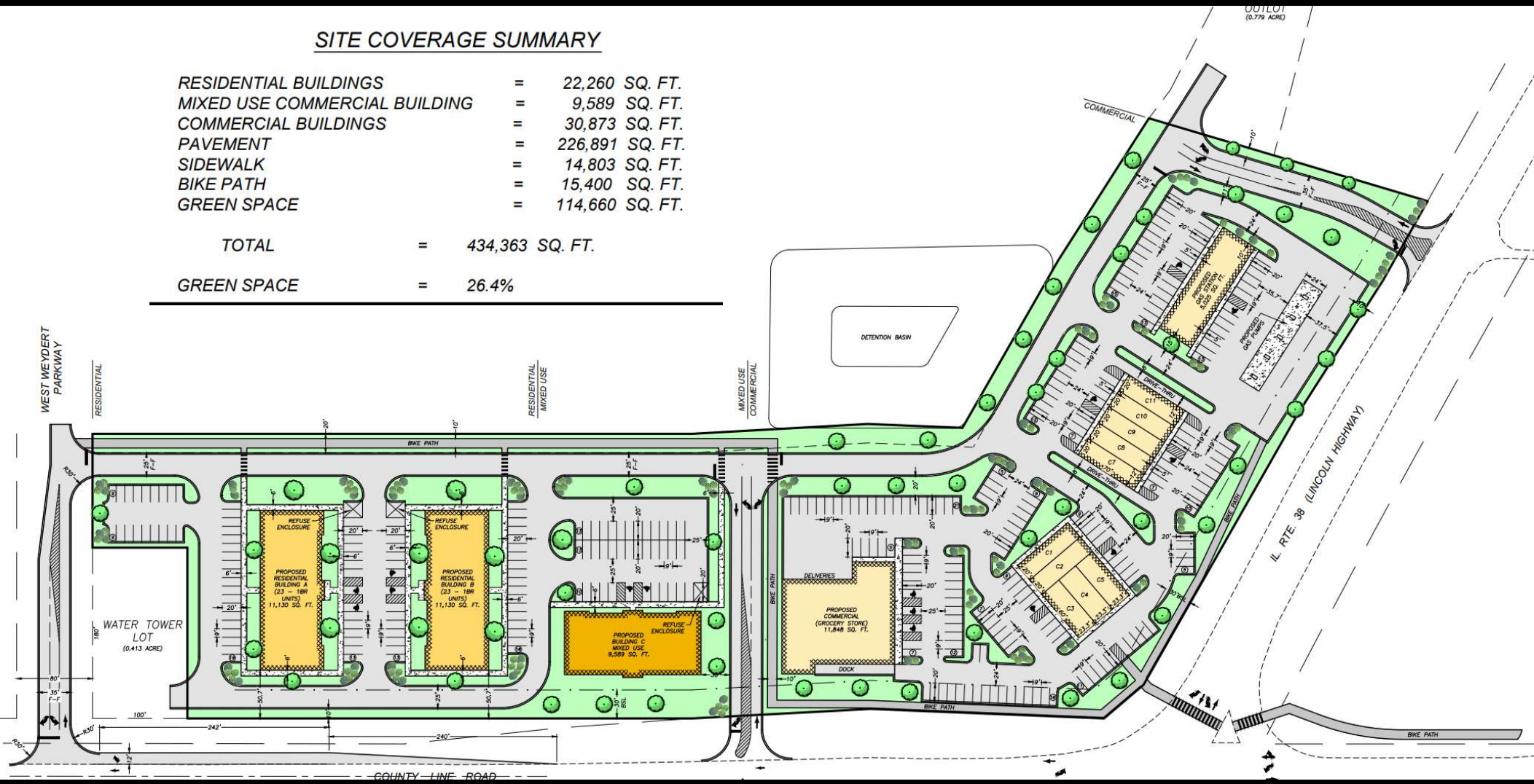
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SITE COVERAGE SUMMARY

RESIDENTIAL BUILDINGS	=	22,260 SQ. FT.
MIXED USE COMMERCIAL BUILDING	=	9,589 SQ. FT.
COMMERCIAL BUILDINGS	=	30,873 SQ. FT.
PAVEMENT	=	226,891 SQ. FT.
SIDEWALK	=	14,803 SQ. FT.
BIKE PATH	=	15,400 SQ. FT.
GREEN SPACE	=	114,660 SQ. FT.

TOTAL = 434,363 SQ. FT.

GREEN SPACE = 26.4%



Thank you for your consideration!

Any questions?