



# Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

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Approved by the Village of Maple  
Park Board of Trustees on 12/07/21.

**BOARD OF TRUSTEES SPECIAL MEETING MINUTES  
TUESDAY, NOVEMBER 9, 2021  
7:00 p.m.  
MAPLE PARK CIVIC CENTER  
302 WILLOW STREET, MAPLE PARK**

**1. CALL TO ORDER**

President Fahnestock called the Special Meeting of the Board of Trustees to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

President Fahnestock led everyone in the Pledge of Allegiance.

**3. ROLL CALL/QUORUM ESTABLISHED**

President Fahnestock asked for a roll call to establish a quorum.

Members answering present were President Fahnestock, Trustee Groezinger, Trustee Rebone, Trustee Speare, and Trustee Ward. Trustee Peloso and Trustee Simon were absent.

Also present were Village Administrator Dawn Wucki-Rossbach and Deputy Clerk Cheryl Aldridge.

Members of the public present are found on the meeting sign in sheet.

President Fahnestock confirmed a quorum was 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](mailto:villageclerk@villageofmaplepark.com) in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting.*

None

**5. VILLAGE ADMINISTRATOR REPORT**

Administrator Wucki-Rossbach updated the Board on recent requests that have come to the Village. KaneComm is looking construct a radio tower for better reception at the Maple Park Fire Department. There will need to be amendments to the code to allow the tower on that parcel. The Fire Department is also looking to add a training area on their property. There is additional research being done on this project and a text amendment may be needed.

**6. NEW BUSINESS**

**A. CONSIDERATIONS**

None

**B. MOTIONS**

None

**7. RESOLUTIONS**

None

**8. ORDINANCES**

**A. ORDINANCE 2021-15 AMENDING TITLE 11, “ZONING REGULATIONS”**

*This Ordinance replaces the existing Title 11, Zoning Regulations, with an updated version that removes Plan/Planning Commission and Zoning Code Official language and replaces it with Planning and Zoning Commission language since the Board created a Planning and Zoning Commission in June 2021, by Ordinance 2021-12.*

**Motion by Trustee Rebone with 2<sup>nd</sup> by Trustee Ward to approve Ordinance 2021-15 amending Title 11, “Zoning Regulations”. On a roll call vote Trustee Groezinger, Trustee Rebone, Trustee Speare, and Trustee Ward voted yes. Trustee Peloso and Trustee Simon were absent. Motion carried.**

**B. ORDINANCE 2021-16 AMENDING TITLE 12, “SUBDIVISION REGULATIONS”**

*This Ordinance replaces the existing Title 12, Subdivision Regulations with an updated version that removes Plan/Planning Commission and Zoning Code Official language and replaces it with Planning and Zoning Commission language since the Board created a Planning and Zoning Commission in June 2021, by Ordinance 2021-12.*

**Motion by Trustee Groezinger with 2<sup>nd</sup> by Trustee Speare to approve Ordinance 2021-16 amending Title 12, “Subdivision Regulations”. On a roll call vote Trustee Groezinger, Trustee Rebone, Trustee Speare, and Trustee Ward voted yes. Trustee Peloso and Trustee Simon were absent. Motion carried.**

**C. ORDINANCE 2021-17 APPROVING A PLAT OF CONSOLIDATION FOR BOKAMP’S PROPERTY AT 505 MAIN STREET, IN THE VILLAGE OF MAPLE PARK, ILLINOIS**

*This Ordinance approves a Plat of Consolidation of 110 Summer Street and 505 Main Street. The property will be known as 505 main Street, Maple Park, Illinois.*

Village Administrator reviewed the application, there were no questions.

**Motion by Trustee Rebone with 2<sup>nd</sup> by Trustee Speare to approve Ordinance 2021-17 approving a plat of consolidation for Bokamp's property at 505 Main Street, in the Village of Maple Park, Illinois. On a roll call vote Trustee Groezinger, Trustee Rebone, Trustee Speare, and Trustee Ward voted yes. Trustee Peloso and Trustee Simon were absent. Motion carried.**

**D. ORDINANCE 2021-18 AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR A .25 ACRE PARCEL LOCATED AT 505 MAIN STREET, IN THE VILLAGE OF MAPLE PARK, ILLINOIS**

*This Ordinance approves a map amendment for 505 Main Street. The ordinance rezones the property from B-1 Central Business District to R-1 Single-Family Residential District.*

Village Administrator reviewed the map amendment from B-1 to R-1 and that in order for the parcel to be a legal non-conforming lot R-1 variations are needed.

**Motion by Trustee Speare with 2<sup>nd</sup> by Trustee Ward to approve Ordinance 2021-18 approving a zoning map amendment for a .25 acre parcel located at 505 Main Street, in the Village of Maple Park, Illinois. On a roll call vote Trustee Groezinger, Trustee Rebone, Trustee Speare, and Trustee Ward voted yes. Trustee Peloso and Trustee Simon were absent. Motion carried.**

**E. ORDINANCE 2021-19 AN ORDINANCE GRANTING VARIANCES FOR THE PROPERTY LOCATED AT 505 MAIN STREET, IN THE VILLAGE OF MAPLE PARK, ILLINOIS**

*This Ordinance approves variations to the front, side and rear yard setbacks; building height and lot coverage for the property located at 505 Main Street.*

There was a brief discussion with Administrator Wucki-Rossbach walking through the variances that are being requested by Mr. Bokamp for 505 Main Street, in the Village of Maple Park, Illinois.

**Motion by Trustee Rebone with 2<sup>nd</sup> by Trustee Speare to approve Ordinance 2021-19 granting variances for the property located at 505 Main Street, in the Village of Maple Park, Illinois.**

**On a roll call vote Trustee Groezinger, Trustee Rebone, Trustee Speare, and Trustee Ward voted yes. Trustee Peloso and Trustee Simon were absent. Motion carried.**

## 9. EXECUTIVE SESSION

### **Purchase or Lease of Real Property 5ILCS 120/2 (C) 5**

*“The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired”*

**Motion by Trustee Rebone with 2<sup>nd</sup> by Trustee Speare to move to Executive Session to discuss Purchase or Lease of Real Property under 5ILCS 120/2 (C) 5. On a roll call vote Trustee Groezinger, Trustee Rebone, Trustee Speare, and Trustee Ward voted yes. Trustee Peloso and Trustee Simon were absent. Motion carried.**

Moved to Executive Session at 7:11 p.m.

**Motion by Trustee Rebone with 2<sup>nd</sup> by Trustee Speare to return to Regular Session. On a roll call vote Trustee Groezinger, Trustee Rebone, Trustee Speare, and Trustee Ward voted yes. Trustee Peloso and Trustee Simon were absent. Motion carried.**

Return to Regular Session at 7:26 p.m.

## 10. ACTIONS FROM EXECUTIVE SESSION

**Motion by Trustee Rebone with 2<sup>nd</sup> by Trustee Speare to equate a minimum of \$10,501 to the one-half acre of land on The Maples Development Agreement for the Water Tower location. On a roll call vote Trustee Groezinger, Trustee Rebone, Trustee Speare, and Trustee Ward voted yes. Trustee Peloso and Trustee Simon were absent. Motion carried.**

## 11. ADJOURNMENT

Having no further business before the Board, motion by Trustee Groezinger with 2<sup>nd</sup> by Trustee Speare to adjourn. Motion carried by voice vote.

Meeting adjourned at 7:27 p.m.

Respectfully submitted,

Cheryl Aldridge  
Deputy Clerk