



# 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>

**BOARD OF TRUSTEES  
SPECIAL BOARD MEETING AGENDA  
TUESDAY, JULY 18, 2023  
MAPLE PARK CIVIC CENTER  
302 WILLOW STREET, MAPLE PARK  
IMMEDIATELY FOLLOWING THE COMMITTEE OF THE WHOLE MEETING**

**1. CALL TO ORDER**

**2. ROLL CALL/QUORUM ESTABLISHED**

- 3. 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 e-mail 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. Time Limit: 5 minutes per speaker.*

**4. ORDINANCES**

**A. 2023-09 AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A SOLAR FARM ON PROPERTY LOCATED AT 19500 PRITCHARD ROAD, MAPLE PARK, ILLINOIS**

*This Ordinance approves a special use permit to allow the construction of a solar farm on property located at 19500 Pritchard Road, Maple Park, IL.*

**B. 2023-10 AN ORDINANCE GRANTING A VARIATION FOR THE PROPERTY LOCATED AT 19500 PRITCHARD ROAD, IN THE VILLAGE OF MAPLE PARK, ILLINOIS**

*This Ordinance grants a variation for the property located at 19500 Pritchard Road, in the Village of Maple Park, IL.*

**5. OTHER BUSINESS**

**6. ADJOURNMENT**

**VILLAGE OF MAPLE PARK**

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**ORDINANCE NO. 2023-09**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT  
TO ALLOW THE CONSTRUCTION OF A SOLAR FARM  
ON PROPERTY LOCATED AT 19500 PRITCHARD ROAD,  
MAPLE PARK, IL**

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**ADOPTED BY  
THE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF MAPLE PARK**

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Published in pamphlet form by authority of the Board of Trustees of the Village of Maple Park,  
Kane and DeKalb Counties, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2023.

**ORDINANCE NO. 2023-09**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT  
TO ALLOW THE CONSTRUCTION OF A SOLAR FARM  
ON PROPERTY LOCATED AT 19500 PRITCHARD ROAD,  
MAPLE PARK, IL**

**WHEREAS**, a petition was filed by BAP Power Corporation, d/b/a Cenergy, for property located at 19500 Pritchard Road, Maple Park, Illinois, PIN: 09-25-300-013, seeking a special use permit to allow for the construction of a solar farm at said property; and

**WHEREAS**, the petition of BAP Power Corporation for said special use was made in accordance with the provisions of Section 11-11-7.D. of the Zoning Ordinance of the Village of Maple Park, Illinois; and

**WHEREAS**, proper publication of a notice as required by Section 11-11-3-A. occurred in the Daily Chronicle on April 28, 2023; and

**WHEREAS**, notice to adjacent property owners was provided as required in Section 11-11-3-B.; and

**WHEREAS**, a public hearing before the Planning & Zoning Commission took place on May 17, 2023, at which time the Planning & Zoning Commission issued a written finding of fact and favorable recommendation that said special use permit be approved with certain conditions.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Trustees of the Village of Maple Park as follows:

**SECTION 1.** That a special use permit for the construction of a solar farm is approved subject to the following conditions:

- 1) That final engineering plans shall be submitted to the Village staff for approval;
- 2) That proposed fencing details be submitted to the Village staff for approval;
- 3) That roadway plans be submitted for Village staff for approval, including provision of interior asphalt roadways if deemed necessary by the Village Engineer;
- 4) That a storm water report including information regarding drain tile be submitted for review and approval by Village staff prior to building permit issuance;
- 5) That a landscaping plan be submitted for review and approval by Village staff prior to building permit issuance;
- 6) That fire training be provided by Petitioner; and
- 7) That, alternatively, battery storage be excluded from the site.

**SECTION 2.** This ordinance shall take effect immediately upon its passage, approval and publication as required by law.

**SECTION 3.** That all Ordinances and parts of Ordinances in conflict with or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency.

**SECTION 4.** That if any part or portion of this Ordinance shall be declared invalid by a court of competent jurisdiction, such partial invalidity shall not affect the remainder of this Ordinance.

**PRESENTED** to the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** by the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2023, as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**SIGNED** by the President of the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2023.

SEAL

\_\_\_\_\_  
Suzanne Fahnestock, Village President

ATTEST:

\_\_\_\_\_  
Caryn Minor, Village Clerk

STATE OF ILLINOIS )  
 ) SS  
COUNTIES OF DEKALB AND KANE )

I further certify that on the \_\_\_\_ day of \_\_\_\_\_, 2023, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2023-\_\_\_\_, “**AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A SOLAR FARM ON PROPERTY LOCATED AT 19500 PRITCHARD ROAD, MAPLE PARK, IL.**”

(SEAL)

Caryn Minor, Village Clerk

**VILLAGE OF MAPLE PARK**

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**ORDINANCE NO. 2023-10**

**AN ORDINANCE GRANTING A VARIATION FOR THE  
PROPERTY LOCATED AT 19500 PRITCHARD ROAD, IN  
THE VILLAGE OF MAPLE PARK, ILLINOIS**

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**ADOPTED BY  
THE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF MAPLE PARK**

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Published in pamphlet form by authority of the Board of Trustees of the Village of Maple Park,  
Kane and DeKalb Counties, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2023.

**ORDINANCE NO. 2023-10**

**AN ORDINANCE GRANTING A VARIATION FOR THE  
PROPERTY LOCATED AT 19500 PRITCHARD ROAD, IN  
THE VILLAGE OF MAPLE PARK, ILLINOIS**

**WHEREAS**, the corporate authorities of the Village of Maple Park are authorized by the Illinois Municipal Code, 65 ILCS 5/11-13-5, to vary the application of zoning regulations relating to setback distances within the Village; and

**WHEREAS**, BAP Power Corporation, d/b/a Cenergy, has applied for a variation from the setback distances under Section 11-14-6(b) from 100 feet to 50 feet for property located at 19500 Pritchard Road, Maple Park, Illinois, PIN: 09-25-300-013; and

**WHEREAS**, the property is located in the A-1 Agricultural District; and

**WHEREAS**, a public hearing was held on May 17, 2023, pursuant to proper notice and in compliance with the laws of the State of Illinois and the ordinances of the Village; and

**WHEREAS**, the Planning & Zoning Commission recommended approval of the variation to reduce the setback from 100 feet to 50 feet; and

**WHEREAS**, the Board of Trustees accepts and adopts the Findings of Fact and Recommendation of the Planning and Zoning Commission concerning the requested variation; and

**WHEREAS**, the Board of Trustees finds that the Applicant has met its burden of demonstrating practical difficulties and particular hardship concerning a variation.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Maple Park, Illinois:

**SECTION 1.** That the foregoing preambles are incorporated into this Section as if fully set forth herein.

**SECTION 2.** A variation to allow the decreased setback is hereby granted to reduce the the setback distance from 100 feet to 50 feet for the property located at 19500 Pritchard Road, Maple Park, Illinois, PIN: 09-25-300-013.

**SECTION 3.** This Ordinance shall be in full force and take effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**PRESENTED** to the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** by the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2023, as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**SIGNED** by the President of the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

SEAL

\_\_\_\_\_  
Suzanne Fahnestock, Village President

ATTEST:

\_\_\_\_\_  
Caryn Minor, Village Clerk



STATE OF ILLINOIS )  
 ) SS  
COUNTIES OF DEKALB AND KANE )

I further certify that on the \_\_\_\_ day of \_\_\_\_\_, 2023, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2023-\_\_\_\_, **“AN ORDINANCE GRANTING A VARIATION FOR THE PROPERTY LOCATED AT 19500 PRITCHARD ROAD, IN THE VILLAGE OF MAPLE PARK, ILLINOIS”**.

(SEAL)

Caryn Minor, Village Clerk