

VILLAGE OF BIG ROCK

Regular Board Meeting/Committee of the Whole



Tuesday March 9th, 2021

7:00 PM

Park District Building

7S 405 Madison

Big Rock, Illinois

*** IMPORTANT NOTE ***

THIS MEETING IS OPEN TO THE PUBLIC. ANY MEMBER OF THE PUBLIC WHO WISHES TO ATTEND MUST WEAR A FACE MASK DURING THE MEETING AND MUST MAINTAIN AT LEAST 6 FEET OF SOCIAL DISTANCE FROM OTHERS

CALL TO ORDER

DEAN HUMMELL CALLED THE MARCH 9TH, 2021 REGULAR/COMMITTEE OF THE WHOLE (428TH) MEETING TO ORDER AT 7:03 PM

ROLL CALL

Clay Hanninen H, Ted McCannon H, Kelly May H, Kathy Metzger H, Mark Lynch H, Matt Fitzpatrick H
Dean Hummell H

Also Present: Pat Anderson H, John Zemenak H, Tim May H

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

PUBLIC PARTICIPATION

-Gary Peterson from Welton subdivision was in attendance this evening to discuss the recent PZC meeting regarding land use of the old Cottonwood Farms. He would like to make sure what's being proposed for this land is well publicized so people are aware of what might occur at this location. John Z. explained this was simply a concept meeting that was requested by the people looking to purchase the property to explain what they might want to utilize the land for. There will be ALLOT more discussion to come about this location and proposed use(s) being researched.

-Bob Raymond whom is a business owner along US Rte 30 was also in attendance to emphasize being kept abreast of anything happening pertaining to the old Cottonwood Farms land. He agrees with Gary that there are allot of concerns.

-Jason Murphy at 404 Rhodes Rd. was inquiring about possibly separating his lot. John Z. explained a few things that seemed to help the resident.

ITEMS REMOVED FROM THE CONSENT AGENDA

None

CONSENT AGENDA

APPROVAL OF BILLS FOR MARCH 9TH 2021

APPROVAL OF THE JANUARY 2021 BANK P & L'S / RECONCILIATIONS

APPROVAL OF THE FEBRUARY 9TH, 2021 VILLAGE BOARD MINUTES

MOTION: KATHY METZGER, SECOND: MATT FITZPATRICK

CLAY HANNINEN-Y TED MCCANNON-Y KELLY MAY-Y KATHY METZGER-Y MARK LYNCH-Y MATT FITZPATRICK-Y

RECESS TO THE COMMITTEE OF THE WHOLE

MOTION: MATT FITZPATRICK, SECOND: CLAY HANNINEN, VOTE: 6 – 0, TIME: 7:18 PM

PRESIDENT HUMMELL

-Dean brought to the board's attention that a specific lot on US Rte 30 was split without the villages consent. The property that was split is now landlocked with no access. John Z. explained how this might have occurred at the county level. Dean will notify county to see about possibly getting this document unrecorded. More information to follow.....

COMMITTEE OF THE WHOLE CONSIDERATIONS

DRAINAGE COMMITTEE REPORT

STREET MAINTENANCE REPORT

-A tree fell down on the corner of Third St. and Rhodes Ave. damaging a resident's car, trailer, and gutters on the home. The village insurance company was notified immediately and has denied the claim because there was no inclement weather, no wood rotting, and/or no specific reason to this incident. The village did get the fallen tree cleaned up right away and will have the remaining limb(s) removed soon.

DEPT. OF BUILDING/SAFETY/ZONING REPORT

Scepurek Variances for pole barn
Update on P.U.D. for 6S706 Dauberman Road
Zoning Map

-John gave a brief description of the Scepurek variance request which was given a unanimous recommended approval by the pzc board on 3/1/21. More details were shared with a few comments from residents that were in attendance for this meeting and concerned about drainage. The board will vote on this tonight and update the ordinance to include a review from Kane County Water Resources with its approval.

-John gave a lengthy description of the PZC meeting that was held on 3/1/21 regarding the proposed use(s) of this land/property at 6S706 Dauberman Rd. (a.k.a. the old Cottonwood Farms) The folks looking to purchase would like to have a slaughter house, truck repair, grocery store, butcher shop, and storage facility onsite. They have ALLOT of work to still do to include providing a formal site plan. Many unanswered questions remain however more details will follow about this proposal.

FINANCIAL REPORT

COMMUNITY REPORT

COUNCIL MEMBER COMMENTS

-Matt mentioned Raymond Rd needs tree trimming along with Rhodes Rd. Also Oak St. needs widening and resurfacing.

-Kelly mentioned to Matt his property clean-up is looking great at his new commercial property along US Rte 30.

-Clay mentioned he phoned Groot about placing a large item in the garbage and was reminded you can put out one big item a week. He asked that this be placed in the next crier article. Also he would like to see any resident that wants to be put on a list held at the village office be made aware of any communication(s) regarding the P.U.D. at 6S706 Dauberman Rd.

VILLAGE EMPLOYEES

-John mentioned the approval of the updated zoning map. The village office did already receive the official zoning map which is on display on the office wall. Also a reminder to the village of its annual budget that needs to be approved by end of April.

RECONVENE THE REGULAR VILLAGE BOARD MEETING

MOTION: KATHY METZGER, SECOND: CLAY HANNINEN VOTE: 6 – 0, TIME: 8:08 PM

MOTION TO APPROVE ORDINANCE NO. 2021-1, AN ORDINANCE APPROVING (A) A VARIANCE TO ALLOW AN ACCESSORY STRUCTURE IN THE FRONT YARD SETBACK, AND ~~(B) A VARIANCE TO ALLOW AN ACCESSORY STRUCTURE WITHIN THE 10' SIDE YARD SETBACK,~~ FOR GABRIEL AND CARLA SCEPUREK AT 48W562 U.S. HWY. 30

MOTION: MATT FITZPATRICK, SECOND: KATHY METZGER

CLAY HANNINEN-**Y** TED McCANNON-**Y** KELLY MAY-**Y** KATHY METZGER-**Y** MARK LYNCH-**Y** MATT FITZPATRICK-**Y**

MOTION TO APPROVE ORDINANCE NO. 2021-1, AN ORDINANCE APPROVING ~~(A) A VARIANCE TO ALLOW AN ACCESSORY STRUCTURE IN THE FRONT YARD SETBACK,~~ AND (B) A VARIANCE TO ALLOW AN

ACCESSORY STRUCTURE WITHIN THE 10' SIDE YARD SETBACK, FOR GABRIEL AND CARLA SCEPUREK
AT 48W562 U.S. HWY. 30

MOTION: MATT FITZPATRICK, SECOND: KELLY MAY

CLAY HANNINEN-N TED McCANNON-N KELLY MAY-N KATHY METZGER-N MARK LYNCH-N MATT FITZPATRICK-Y

MOTION TO APPROVE ORDINANCE NO. 2021-2, AN ORDINANCE APPROVING THE YEAR 2021 ZONING
MAP FOR THE VILLAG OF BIG ROCK

MOTION: MATT FITZPATRICK, SECOND: CLAY HANNINEN

CLAY HANNINEN-Y TED McCANNON-Y KELLY MAY-Y KATHY METZGER-Y MARK LYNCH-Y MATT FITZPATRICK-Y

EXECUTIVE SESSION

Adjournment

MOTION: CLAY HANNINEN, SECOND: MATT FITZPATRICK