

VILLAGE OF BIG ROCK

Regular Board Meeting/Committee of the Whole



Tuesday September 28th, 2021

7:00 PM

Park District Building

7S 405 Madison

Big Rock, Illinois

CALL TO ORDER

DEAN HUMMELL CALLED THE SEPTEMBER 28TH, 2021 REGULAR/COMMITTEE OF THE WHOLE MEETING TO ORDER AT 7:02 PM

ROLL CALL

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

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

PLEDGE OF ALLEGIANCE ***MOMENT OF SILENCE***

PUBLIC PARTICIPATION

-Alejandro was issued a cease/assist letter recently from the village. This is his new property on Jericho Rd. and he was not aware that he was not able to host large events. He wanted to address the board and ask if there were any other options. Dean explained that at this time they are in violation of the zoning ordinance and they would need to apply for zoning review and the village will discuss. They are again looking for some consideration in what they are looking to do with their property to host parties are typically for family and friends and possibly some venues. Alejandro also explained he is looking to generate revenue and also generate some tax dollars.

Ted McCannon arrived at 7:08 p.m.

-Mary Stola asked for a couple clarification(s) regarding the voting item this evening. "How is this going to monetarily benefit the village?" "What is the advantage of having this business in our village?" "How will the village make sure everything stays in compliance because after all this will cost the village money correct?"

-Gary Peterson sent a list of questions/comments to the village board via email that he has gathered from various neighbors/Big Rock residents. He explained having conversation(s) with Dean recently and that this approach was suggested of him. Gary went through his list in attempt to list all pro's/cons of such a use for the property in question on Dauberman Rd. He was very hard pressed to come up with any positives. Gary proceeded to go through the list in detail.

-Bob Raymond spoke and assisted Gary with the lengthy list of questions/comments. He also voiced he is not in favor of this special use and does not believe this is a good fit for the community of Big Rock. Bob has environmental concerns for this location & business use. Bob is asking for board's utmost attention to all these details that should go into such an approval of this magnitude. "How is the board going to look at other locations in the same area that would like to do this same type of business?"

-Danielle wanted to say thanks for a great plowing match weekend and all those that volunteered. She also asks that when the board does in fact vote on the special use listed on tonight's agenda that things be VERY well thought out. Also she and the public would like to see the website updated more frequently which the board agreed with.

ITEMS REMOVED FROM THE CONSENT AGENDA

None

CONSENT AGENDA

APPROVAL OF BILLS FOR SEPTEMBER 28TH, 2021

APPROVAL OF THE SEPTEMBER 14TH, 2021 VILLAGE BOARD MINUTES

MOTION: MARK LYNCH, SECOND: KELLY MAY

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: KATHY METZGER, SECOND: CLAY HANNINEN, VOTE: 6 – 0, TIME: 7:51 PM

PRESIDENT HUMMELL

-Matt will be in attendance for bid openings at 10 a.m. on this Thursday at the park district building.

COMMITTEE OF THE WHOLE CONSIDERATIONS

DRAINAGE COMMITTEE REPORT

STREET MAINTENANCE REPORT

DEPT. OF BUILDING/SAFETY/ZONING REPORT

BOUNDARY LINE AGREEMENT WITH SUGAR GROVE, DAUBERMAN ROAD PUD REQUESTS

-Dean has not heard anything from Sugar Grove yet about the boundary agreement.

-John mentioned he prepared a document (preliminary ordinance) that had a number of conditions and protections for the village regarding the special use potential approval. At this point “it’s a simple road map for continued discussion” about this applicants request for a formal voting item at some point. The board members precede forward with several comments as well as members of the public chimed in. The applicant and his attorney finally had some remarks for the various items being discussed and that were in question. The board and the public agreed it was nice to hear them speak directly to the board and all those in attendance about proposed plans. It would also be of great benefit to have a sight plan that was easily viewable by all. Lots of discussion took place regarding the special use(s) for this planned unit development! Ultimately more discussion needs to take place and the applicants were encouraged to discuss their plans with Kane County water resources first.

FINANCIAL REPORT

COMMUNITY REPORT MEETING W/ AURORA AIRPORT UPDATE

-Clay has not heard anything back but will try and follow-up soon on this.

COUNCIL MEMBER COMMENTS

VILLAGE EMPLOYEES

-John mentioned again about the IGA with the Big Rock road commissioner that needs to renewed asap. He will add this to the next board agenda.

-Tim mentioned to the board that Pat is still waiting on a check from the Dauberman Rd. applicants in order to pay outstanding village attorney bills relating to this request.

RECONVENE THE REGULAR VILLAGE BOARD MEETING

MOTION: TED McCANNON, SECOND: CLAY HANNINEN VOTE: 6 – 0, TIME: 9:27 PM

Motion to Remove: Approve Ordinance No. 2021-____, an ordinance approving zoning requests from Dauberman Property LLC for property located at 6S706 Dauberman Road, Big Rock, Illinois 60511, which is zoned MCU District, as follows:

A. A Zoning Ordinance special use for a Planned Unit Development for the property to allow the following uses in existing buildings and to allow the following exceptions from the Zoning Ordinance:

- i. Grocery Store/Butcher Shop.
- ii. Metal Work Shop (existing use on the property).
- iii. Storage Uses (for proposed uses on the property).
- iv. Residential Apartment Use (existing use on the property).
- v. See Item B below for truck and vehicle service, repair and body shop facility (to be voted on separately).
- vi. Exception to allow drive aisles and parking lots to be gravel instead of hard surface.
- vii. Exception to waive the landscape requirements.

B. Truck and Vehicle Service, Repair and Body Shop Facility, as a special use, along with associated outdoor storage of materials and/or vehicles, as a special use, to be part of the Planned Unit Development

C. Preliminary Site Plan approval.

MOTION: CLAY HANNINEN, SECOND: KATHY METZGER

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

EXECUTIVE SESSION

Adjournment

MOTION: MATT FITZPATRICK, SECOND: KELLY MAY