

# VILLAGE OF BIG ROCK

## Regular Board Meeting/Committee of the Whole



Tuesday, December 13, 2022

7:00 PM

Park District Building

7S 405 Madison

Big Rock, Illinois

### ***CALL TO ORDER***

PRESIDENT HUMMELL CALL THE MEETING TO ORDER AT 7:04 P.M.

### ***ROLL CALL***

PRESENT: VILLAGE PRESIDENT DEAN HUMMELL, VILLAGE TRUSTEES TED McCANNON, KATHY METZGER, MARK LYNCH, MATT FITZPATRICK, JOE WALSH

ALSO PRESENT: BRIAN PHILLIPS, TREASURER; JOHN ZEMENAK; VILLAGE ATTORNEY

ABSENT: TRUSTEE KELLY MAY; ANGELA CAREY, VILLAGE CLERK

### ***PLEDGE OF ALLEGIANCE***

PRESIDENT HUMMELL LED THE PLEDGE OF ALLIANCE.

### ***MOMENT OF SILENCE***

PRESIDENT HUMMELL ASKED FOR A MOMENT OF SILENCE FOR OUR ARMED FORCES AND ALLIES.

### ***PUBLIC PARTICIPATION***

Gary Peterson spoke about the Greyer property and the recent zoning approvals. His question on this development and all developments is what benefit to the Village does this development provide. He also wishes that the Village would better publicize public hearings, including making sure that signs are posted on the property for public hearings. The Village President and several Trustees agreed that it should ensure that signs are posted for all public hearings, even though not required by State statute. The Board discussed the public benefits of the Greyer development and the improvements to the property. President Hummell noted that he posted notice of the public hearing on the Village website. Gary also pointed out a recent Tribune newspaper article where the mayor called for a moratorium on trucking repair businesses.

Chad Ford Sr. was also present and repeated his request to annex his property to the Village. He stated that he is willing to make the road private from the bridge to his property. President Hummell said he had heard that Sugar Grove had concerns over wear and tear to their roads and whether his business would maintain the road. He also mentioned that the property is in litigation with Kane County due to storm water management

violations. Chad Ford said that he wasn't sure if his use was allowed by the County. President Hummell questioned whether there would be any benefit to the Village from annexing this property. The use would be operating a concrete contracting business from the property, and RV and vehicle storage. He also thought that the Village was a taxing entity, but now realizes that it is not. Trustee McCannon noted that the storm water requirements would remain even with annexation. The property is 18 acres. Chad Ford noted that Fassell informed him that they brought heavy trucks down that road for years without issue. He has agreed to take over the bridge on Camp Dean as well. He is also planning to place a berm out front. President Hummell noted that the PZC may impose a screening requirement adjacent to the Forest Preserve. Trustee Walsh asked why would he want to take over the roads and bridge, given the expense. Mr. Ford responded that he fears the costs of roadway permits that Sugar Grove would charge, so this was a trade-off. The Village Board asked for a copy of his site plan for the property, and he said that he would email it.

### ***ITEMS REMOVED FROM THE CONSENT AGENDA***

President Hummell stated that the Minutes had to be removed from Consent Agenda because the Clerk was unable to prepare them due to an injury.

Motion to postpone minutes: Trustee McCannon; Second: Trustee Metzger. Voice Vote: 6-0

### ***CONSENT AGENDA***

APPROVAL OF BILLS FOR DECEMBER 13, 2022

APPROVAL OF THE NOVEMBER 8, 2022 VILLAGE BOARD MINUTES – (THIS ITEM WAS POSTPONED)

MOTION TO APPROVE: TRUSTEE FITZPATRICK; SECOND: TRUSTEE WALSH; ROLL CALL VOTE: 6-0

### ***RECESS TO THE COMMITTEE OF THE WHOLE***

MOTION TO RECESS: TRUSTEE METZGER; SECOND: TRUSTEE LYNCH; VOICE VOTE: 6-0

### ***PRESIDENT HUMMELL***

President Hummell said that approval of the BLA, Inc. engineering agreement has to be postponed as we are waiting for the State grant to be finalized.

### ***COMMITTEE OF THE WHOLE CONSIDERATIONS***

DRAINAGE COMMITTEE REPORT

No report.

STREET MAINTENANCE REPORT

President Hummell said that all paving work for the 2022 paving project is complete, but there is a problem with the paving next to the Park because there is a large drop-off from the pavement on one side. The Village should install a new storm water drain pipe where this drop-off is to help with storm water flow because the elevation change has affected the flow. There was a discussion whether the berming of the edge of the pavement (at least 8") was too much.

President Hummell said that he continuing to get complaints about speeding and questioned whether the Village should pull Kane County Sheriff back out to patrol. Trustee Metzger was told by a specific officer from Kane County that he would be patrolling the area generally. President Hummell noted that the Sheriff is still short-staffed, but the Village is still on their roll call and can request additional traffic control for a cost.

President Hummell stated that a property owner stopped in and complained about the use of his neighbor's property. There are vehicles and junk being stored, which is technically blocking an unfinished Village alley. President Hummell suggested that the Village Attorney send a violation notice to the property owner that they cannot store trailers, vehicles, etc. in a public alley.

#### DEPT. OF BUILDING/SAFETY/ZONING REPORT

THE VILLAGE ATTORNEY MENTIONED THAT HE EMAILED RECENT VIOLATION LETTERS TO THE BOARD, AND THERE WAS A DISCUSSION ABOUT THE DAUBERMAN ROAD PROPERTY. PRESIDENT HUMMELL SPOKE WITH THE OWNER, MJ, WHO STATED THAT HE IS WORKING ON REMOVING THE SEMI-TRUCKS AND THE BOARD AGREED TO EXTEND THE COMPLIANCE DEADLINE UNTIL JANUARY 31, 2023.

TRUSTEE LYNCH ALSO NOTED THAT THE VIOLATION FOR STORING JUNK VEHICLES OUTSIDE IS RESOLVED -- ALL VEHICLES ARE NOW INSIDE. BUT HE QUESTIONED WHETHER AN AUTOMOBILE REPAIR BUSINESS IS ALLOWED, AND HE QUESTIONED WHETHER THIS WAS VEHICLE REPAIRS FOR PERSONAL USE AS STATED BY THE OWNER.

THE BOARD ALSO DISCUSSED THE FENCE ON THE GREYER PROPERTY. TRUSTEE LYNCH NOTED THAT THE FENCE WAS POORLY INSTALLED.

#### FINANCIAL REPORT

NO REPORT.

#### COMMUNITY REPORT

PRESIDENT HUMMELL NOTED THAT THE AGENDA INCLUDES THE CREATION AND APPOINTMENT OF A DEPUTY CLERK. HE PROPOSES THAT THE VILLAGE TREASURER SERVE AS THE DEPUTY CLERK, WHO WOULD ACT ONLY IN THE ABSENCE OF THE CLERK. THE ATTORNEY NOTED THAT HE WOULD NEED TO AMEND THE DRAFT ORDINANCE TO NAME THE TREASURER AS THE DEPUTY CLERK.

PRESIDENT HUMMELL STATED THAT THERE APPEAR TO BE 7 PEOPLE RUNNING FOR ELECTION FOR 4 VILLAGE POSITIONS. TRUSTEE FITZPATRICK QUESTIONED WHETHER TRUSTEE WALSH, WHO WAS APPOINTED, NEEDED TO RUN THIS YEAR. THE ATTORNEY SAID HE WOULD CHECK THE STATE STATUTE BECAUSE THERE WAS MORE THAN 2 YEARS REMAINING IN HIS TERM WHEN APPOINTED AND WHEN THE ELECTION PETITION DEADLINE FALLS.

#### *COUNCIL MEMBER COMMENTS*

No comments.

#### *VILLAGE EMPLOYEES*

No comments.

***RECONVENE THE REGULAR VILLAGE BOARD MEETING***

MOTION TO RECONVENE: TRUSTEE MCCANNON; SECOND: TRUSTEE METZGER; VOICE VOTE: 6-0

MOTION TO POSTPONE AN ORDINANCE APPROVING AN ENGINEERING SERVICES AGREEMENT WITH BLA, INC. FOR THE ROUTE 30 STORM SEWER PROJECT

MOTION TO POSTPONE: TRUSTEE METZGER; SECOND: TRUSTEE WALSH\_; ROLL CALL VOTE: 6-0

MOTION TO APPROVE ORDINANCE No. 2022-\_\_\_\_, AN ORDINANCE ADOPTING A TAX LEVY FOR THE VILLAGE OF BIG ROCK'S SSA No. 1 AND SSA No. 2

MOTION TO APPROVE: TRUSTEE FITZPATRICK; SECOND: TRUSTEE WALSH; ROLL CALL VOTE: 6-0

MOTION TO APPROVE ORDINANCE No. 2022-\_\_\_\_, AN ORDINANCE APPOINTING A DEPUTY VILLAGE CLERK

MOTION TO APPROVE: TRUSTEE METZGER; SECOND: TRUSTEE WALSH; ROLL CALL VOTE: 6-0

***EXECUTIVE SESSION***

None.

**Adjournment**

MOTION TO ADJOURN: TRUSTEE METZGER; SECOND: TRUSTEE FITZPATRICK VOICE VOTE: 6-0

THE MEETING WAS ADJOURNED AT 8:19 P.M.