

# Village of Big Rock



## Regular Board Meeting/Committee of the Whole

Tuesday, February 13, 2024 at 7:00 PM  
Park District Building  
7 SOUTH 405 MADISON AVE  
BIG ROCK, IL 60511

### CALL TO ORDER

*President Matt Fitzpatrick called the meeting to order at 7:00 PM.*

### ROLL CALL

PRESENT: *President MATT FITZPATRICK*  
*Trustee TIM MAY, Trustee TED MCCANNON, Trustee MARK LYNCH,*  
*Trustee JOE WALSH, Trustee KELLY MAY*

ALSO PRESENT: *Village Treasurer BRIAN PHILLIPS, Village Clerk LINDSEY ZAMBRANO,*  
*Village Attorney JOHN ZEMENEK*

ABSENT: *Trustee KATHY METZGER*

### PLEDGE OF ALLEGIANCE

*President Fitzpatrick led the group in the Pledge of Allegiance.*

### MOMENT OF SILENCE

*President Fitzpatrick asked for a moment of silence in honor of our Armed Forces and their Allies.*

### PUBLIC PARTICIPATION

*Gene Nehring, Big Rock Park District President, gave a report of a recent meeting he had with the Big Rock Fire Department regarding the MADISON STREET extension to 2<sup>nd</sup> STREET. They discussed multiple options that could be proposed. Gene said the meeting was constructive. The next steps will be to meet with the Village, Fire Department and the Park District as a committee to explore the many challenges and possibilities of this potential project.*

*Josh Rodgers, resident, asked about the main goal for the new MADISON/ 2<sup>nd</sup> STREET road project. President Fitzpatrick stated that the main goal is an alternative traffic egress option at minimum during events that are at capacity. Josh Rodgers asked if there were any less invasive options being considered like rescheduling the busy event days in a more spread out way before the Village endures a major expense like building a new road. Josh Rodgers volunteered to speak to the Hinckley-Big Rock Youth Soccer League to see if there can be any scheduling changes to alleviate this congestion.*

*Judy and Tom Blincoe, residents, wanted to add that even though their property endures the brunt of the congestion issues, they tolerate it because it is only 4 hours a day 6 days a year. They hope the Board will consider the cost/ benefit ratio of building a road for an inconvenience that only lasts a short time.*

*Gary Peterson, resident, remarked that he appreciated that the Village's website was being updated with the minutes and the upcoming agenda.*

*Dennis Flanagan, resident, expressed concern that the Village is allowing more and more “storage unit businesses” along ROUTE 30, and in his opinion is detracting from the rural beauty of our Village. He discussed the recent **Planning and Zoning Committee** meeting he had attended and expressed that he believes the Village could be doing more to discourage large warehouse or storage type businesses. There was a discussion detailing the current issues from the recent **Planning and Zoning Committee Meeting**. **Attorney Zemenak** and the **President** advised that the businesses are within their permitted use rights under the current zoning laws. **Attorney Zemenak** informed the board that they have already placed restrictions on outdoor storage. He remarked that if the **Board** wants to change what type of businesses are allowed in this zone, the **Board** will need to issue an ordinance prohibiting the specific uses, and that this application would only be allowable on future businesses only. **Attorney Zemenak** proposed a public hearing with **Planning and Zoning** and the Village Board to have a collective discussion to go through uses and procedural requirements to see what additional changes are desired to amend the zoning ordinance. **President Fitzpatrick** suggested we can also consider this issue when we update our comprehensive plan in the near future.*

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

*NONE*

## **CONSENT AGENDA**

Approval of Bills for February 13, 2024

## **Approval of the January 9, 2024 Village Board Minutes**

*Motion to approve Consent Agenda: **Trustee Joe Walsh**; Second: **Trustee Kelly May***

***Role Call Vote 5-0** (Y= Yay, N= Nay, A= Absent)*

***Tim May- Y Ted McCannon- Y Mark Lynch- Y Joe Walsh- Y Kelly May- Y Kathy Metzger- A***

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

*Motion to recess to the Committee of the Whole:*

*Motion: **Trustee Kelly May**, Second: **Trustee Joe Walsh** Voice Vote: 5-0, Time: 7:36 pm*

## **PRESIDENT FITZPATRICK**

***President Fitzpatrick** reported that he is budgeting in new tablets for Board members to upgrade function.*

## **COMMITTEE OF THE WHOLE CONSIDERATIONS**

### **DRAINAGE COMMITTEE REPORT**

*Final Draft Plans for ROUTE 30 Drainage Project*

*The engineers for this project updated that additional surveying will be needed to update the project. The county received a permit from the **Army Corps of Engineers** in 2019, but since then there have been revisions to what is required to update everything to the new standards. When the **Army Corps** revisions are set, **President Fitzpatrick** will bring a small packet of information to a Village Board meeting and have a presentation about the project details.*

### **STREET MAINTENANCE REPORT**

2024 Paving projects- MARIE STREET

***President Fitzpatrick** stated that **MARIE STREET** is in dire need of being paved. He said that he will survey other village streets to see if there are any others in need of patching or work. **JEFFERSON ST** is one of the streets that will receive patching work.*

*Trustee K. May inquired if the grass would be reseeded where it was torn up by the patching work done on LINCOLN AVE. **President Fitzpatrick** confirmed it would be replanted.*

**DEPT. OF BUILDING/SAFETY/ZONING REPORT**  
**CMOM**

*Water treatment plant - final draft was sent to the **IEPA**, holding for approval. They did locate all the sewers on **GIS** for us. When approved it will be made available to the **Clerk** as a reference. **Darrin Boyer, Sewer Plant manager** had encouraged the Village to purchase the private sewer **GIS** because it is easy to use. **President Fitzpatrick** will get prices to see if its feasible.*

*Update on Zoning/Development Submissions:*

*(A) Proposed indoor mini-warehouse storage at 46W695 ROUTE 30*

*Recently the **Planning and Zoning Committee** voted to approve the recommendation on both the site plan request and variance request. **President Fitzpatrick** encouraged the owner to attend the meeting, and he encourages anyone who has an opinion to attend. There are violations on the property, and the Board discussed if the Village should add a condition of issuance of a building permit- no violations on the lot. In this case, there is a tenant that is doing the violating, but Board Members voiced that their approval may depend on whether Village rules and ordinances for building and maintaining a property are being followed. A discussion ensued regarding different aspects of this particular business variances, and nuances.*

*(B) Soto-Mayn Phase II indoor and outdoor storage use proposal at 47W305 ROUTE 30*

***Attorney Zemenak** and **President Fitzpatrick** have been in communication with **Soto-Mayn, LLC** about site plan and storage. They both gave an update on the details of the plan submitted. The plan no longer needs any variances after responding to initial rounds of comments. The board discussed details about the amount of area graveled lot, instead of a paved lot. Trustee **McCannon** asked if the Village could create or amend an ordinance to require paved, not gravel parking lots of a certain size.*

***Attorney Zemenak** asked if Village permits are reviewed by the **Fire District** for approval? The Board affirmed that- No, permits are not submitted to the **Big Rock Fire Department**. The Village does not currently require any oversight on commercial projects. **Attorney Zemenak** proposed that this could also be added to our joint discussion with the **Planning and Zoning Commission**, as it was recently inquired about in the last PZC meeting.*

*(C) Vacationland new dealership at 47W444 ROUTE 30 and adjacent properties*

***President Fitzpatrick** gave a report on a recent meeting he had with the Owner of **Vacationland, David Shrader**, his general contractor and the architect. **Attorney Zemenak** said the plans are very conceptual right now. Many open questions remain, including what will happen with the existing property. The Village expects them to make revisions to the plans as the months go on. The Board discussed the rough details of what is currently planned, but it is clear that the plan is in an early stage and many things are still to be determined.*

***Jessica Sonntag, Hinckley-Big Rock Superintendent** updated **President Fitzpatrick** with the revised plan that the school mitigating the stormwater issues of the new parking lot by building in the northside and creating about 60 more spots. They went this route because it was most easy, cost effective.*

**FINANCIAL REPORT**

**COMMUNITY REPORT**

Community donation request from **HBRYS**  
**Soccer nets donation \$575**

Community donation request from **Big Rock Park District** for  
Annual Easter Egg Hunt at **Plowman's Park**  
**\$250-300 dollars donation**

## COUNCIL MEMBER COMMENTS

**Trustee Lynch** informed the Board that landscaping work is needed by Gazebo. He also noticed that the silo properties near the tracks had gravel covering the storm sewers, probably due to snowplowing.

**Trustee McCannon** reiterated that "No Parking" signs are well needed, as DUGAN ROAD has lots of parking on the side of the road everyday. **President Fitzpatrick** updated that the new signs are close to being installed. **Trustee McCannon** inquired if we can add more **Kane County Sherriff** speed enforcement hours, because the speed data recently returned continues to be outrageous. **President Fitzpatrick** agreed that we will add more patrol hours.

## VILLAGE EMPLOYEES

**Clerk Zambrano** reported that Sewer bills recently went out, and that she was able to collect a portion or total payment for nearly all accounts that were accruing.

**Attorney Zemenak** reported that **Clerk Zambrano** is already working with **Kane County** to create new zoning maps. When new map is received, the Village will request 12 copies and digital copy of new maps for reference. He reminded the Board that a MFT resolution is due by April. **Attorney Zemenak** clarified if the Board would like him to work on adding wording to the Zoning Ordinance Text Amendment for the B-1 district adding large storage warehouse restrictions. The board verbally agreed that this was desired. **Attorney Zemenak** reminded the Board that the budget will be added for discussion on the next agenda.

## RECONVENE THE REGULAR VILLAGE BOARD MEETING

Motion to reconvene the Regular Board Meeting:

Motion: **Trustee Joe Walsh**, Second: **Trustee Tim May** Voice Vote: 5-0

An updated IGA for the rent increase. terms are the same as the original IGA- except the \$100 rent increase.

MOTION TO APPROVE **ORDINANCE NO. 2024-01**, AN ORDINANCE APPROVING AN AMENDED INTERGOVERNMENTAL AGREEMENT WITH THE **BIG ROCK PARK DISTRICT** REGARDING USE OF OFFICE SPACE

Motion to approve Ordinance No. 2024-01:

Motion: **Trustee Joe Walsh**, Second: **Trustee Tim May**

Role Call Vote: 5-0 (Y= Yay, N= Nay, A= Absent)

**Tim May-Y** **Ted McCannon-Y** **Mark Lynch-Y** **Joe Walsh-Y** **Kelly May-Y** **Kathy Metzger-A**

MOTION TO APPROVE A COMMUNITY DONATION GRANT TO HINCKLEY-BIG ROCK YOUTH SOCCER LEAGUE IN THE AMOUNT OF \$575.00 TO ASSIST WITH THE PURCHASE OF NEW SOCCER NETS AT THE ELEMENTARY SCHOOL

Motion to approve donation to HBRYSL for new soccer nets:

Motion: **Trustee Mark Lynch**, Second: **Trustee Tim May**

Role Call Vote: 5-0 (Y= Yay, N= Nay, A= Absent)

**Tim May-Y** **Ted McCannon-Y** **Mark Lynch-Y** **Joe Walsh-Y** **Kelly May-Y** **Kathy Metzger-A**

## EXECUTIVE SESSION

None.

## ADJOURNMENT

Motion to adjourn: **Trustee Joe Walsh**, Second: **Trustee Kelly May** Voice vote: 5-0

Time: 8:13 pm