

Village of Big Rock



Regular Board Meeting/Committee of the Whole

Tuesday, March 12, 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 **MARK LYNCH**, Trustee **JOE WALSH**,

Trustee **KELLY MAY**, Trustee **KATHY METZGER**

ALSO PRESENT:

Village Clerk **LINDSEY ZAMBRANO**, Village Attorney **JOHN ZEMENEK**

ABSENT:

Trustee **TED MCCANNON**, Village Treasurer **BRIAN PHILLIPS**

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

None

ITEMS REMOVED FROM THE CONSENT AGENDA

None

CONSENT AGENDA

Approval of Bills for March 12, 2024

Approval of the February 13, 2024 Village Board Minutes

Motion to approve Consent Agenda: Trustee Joe Walsh; Second: Trustee Mark Lynch

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

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

RECESS TO THE COMMITTEE OF THE WHOLE

Motion to recess to the Committee of the Whole:

Motion: Trustee Kathy Metzger, Second: Trustee Joe Walsh Voice Vote: 5-0, Time: 7:02 pm

PRESIDENT FITZPATRICK

The HINCKLEY ROAD bridge's condition requires it to have a 6-month inspection rotation. The **President** was recently notified that the bridge has reached the end of its lifespan. The Village was awarded grant funding in 2018, but it was never done. **President Fitzpatrick** reached out to the State of IL and has gotten confirmation from a member of the State that they will honor the funding promised for this grant. The grant would cover 80% of the costs, and the Village is responsible for 20%. **President Fitzpatrick** reported that it would be completed in three phases, and he will present a schedule of the phase plans in upcoming months. The bidding process may begin in early autumn, with an October 1 start date to prepare the ground for a spring re-build. The board discussed project details including phase one potential cost, bidding process and other preliminaries with consultation from **Attorney Zemenak**.

President Fitzpatrick received a report from **HR Green** that the Village is now compliant with **CMOM**, an **IEPA** criteria for evaluation of a collection system's management, operation, and maintenance (**CMOM**). **HR Green** has also uploaded the Village sewer system into **GIS**, a program that maps out the exact location of the sewers. Our Sewer Plant Manager, **Darrin Boyer**, has stated his preference that we subscribe to the **GIS** service, which not only provides full sewer system maps on demand, but will also be able to keep service notes on each account, and organize service proactively from the cloud. Records of service would be retained on the cloud for future sewer operator personnel to access. The fee for this program is yearly and could be as much as \$3,000. **President Fitzpatrick** asked the Board to consider if the Village would like to subscribe to **GIS**.

DRAINAGE COMMITTEE REPORT

STREET MAINTENANCE REPORT

President Fitzpatrick confirmed that **MARIE STREET** will be paved. He also commented that **JONES ROAD** is the last village street to be paved, but it has complications because it has heavy combine traffic. Some extra material considerations may be made for this kind of usage. **President Fitzpatrick** stated the remainder of the road budget will be utilized by sealing and repairing cracks around the Village streets.

Trustee Joe Walsh added that we should trim the trees on **RHODES AVENUE**.

Stop signs for **RHODES AVE** will be installed next week, weather pending. The Board verbally agreed that if weather does not cooperate, the stripes may be painted on a week or so later as weather permits.

DEPT. OF BUILDING/SAFETY/ZONING REPORT

Amendments to Village's Lighting Standards

Attorney Zemenak summarized that upon recent review of the lighting standards, the Lighting Standards were found to be not fully comprehensive, as it only specifically outlined standards for commercial uses and existing uses, not new lighting installations. Last month, the **Board** moved to fully specify the standards of all lighting situations to provide a more comprehensive code. This policy was reviewed because of a recent code violation and complaint. **President Fitzpatrick** relayed that the property owner who was cited by the **Code Enforcement Officer** has been in contact with the Village and **Attorney Zemenak** about the Village requirements. The property owner has verbally agreed to put light shields on the lighting. The **Code Enforcement Officer** will soon follow up on the property to verify all violations have been addressed by the deadline.

FINANCIAL REPORT

Preliminary discussion re: Annual Budget for FY 2024-25

The budget is due at the end of April. **President Fitzpatrick** will plan to add the **HINCKLEY ROAD** bridge into the 2024-25 budget. He will soon meet with **Treasurer Phillips** and an Auditor from **Sikich** before presenting the budget for discussion at the next meeting.

COMMUNITY REPORT

Donation to Big Rock Park District for Annual Easter Egg Hunt

*March 23rd is the annual easter egg hunt, and the Board will vote tonight on donating \$300, as we do every year. **Trustee Metzger** asked if the **Park District** does any other fundraising on its own? The consensus was that they did not.*

COUNCIL MEMBER COMMENTS

***Trustee Metzger** clarified some details about this months bills. She asked if we can ask **O'Donnell Excavating** to add addresses on invoices for clarity. She also asked about solicitor rules after noticing a plethora of solicitors after the recent tornado in the village. Solicitors are currently allowed. **Attorney Zemenak** informed the Board that they could impose some rules such as solicitation permit license thru the Village office requiring them to register with their information, apply a permit fee, impose reasonable hour limits, and require that they respect the No Solicitation signage.*

***Trustee Walsh** asked for a print out of the budget for the next meeting for review.*

***Trustee Lynch** emphasized the stormwater drainage issues on LINCOLN after the recent storm, showing pictures of full ditches 3 days after the storm to **President Fitzpatrick** and the Board. He asked if we could budget this drainage work into the budget for the coming year. **President Fitzpatrick** agreed that it should be budgeted in and added that **Darrin Boyer** would soon be reaching out to the **Village of Plano** about forming an IGA for assistance to restore and clear drainage catch basins. **Trustee Lynch** verified that the Gazebo landscaping would be done this spring.*

*The board discussed property code enforcement as they have noticed that there are multiple properties JEFFERSON STREET that are unkempt, receiving multiple resident complaints. A committee consisting of **President Fitzpatrick**, **Trustee T. May** and **Clerk Zambrano** will meet with the **Code Enforcement Officer** to discuss the Village process and standards.*

VILLAGE EMPLOYEES

***Attorney Zemenak** recounted details from the recent **Big Rock Planning and Zoning Commission (PZC)** meeting. **Vacationland** on US ROUTE 30 presented their preliminary proposal for the expansion of their facilities. They will be adding much needed stormwater detention to service the entire lot. Multiple buildings will be added and/or remodeled with fluctuating uses as the construction timeline progresses. They are in process of planned development approval, including granting a special use over their existing operations for the south side of property. After any plan revisions, it will be submitted and reviewed by PZC, then they will go to a public hearing, and lastly meet before the Village Board for vote approval. Another development project discussed was **SotoMayn, LLC**. They have met the site plan approval requirements and were recommended for approval by the **PZC**. The only stipulation was from **Commissioner Ken Rojek**, who requested that the building elevation be improved before the proposal is presented to the Village Board. Current drawings indicated that the building would look like a big shed, and the **PZC** expressed that the building style should include some enhanced architectural details. **SotoMayn's** development project will discussed on the Village Board agenda as soon as March 27, 2024. The Board had a discussion about the value in upgrading the building style from a shed to something with ornamentation such as cupolas, windows, or enhanced eaves to give the building a less industrial elevation.*

***Attorney Zemenak** is also preparing the Zoning Ordinance Text Amendment based on recent Village Board discussions concerning large warehouse developments. The amendment would limit B-1 district warehouses. The B-2 district would not allow any warehousing, with exception of a special use permit allowed for the grain elevator site which abides by 15 specific conditions. No more new outdoor storage facilities will be allowed unless it is related to a retail use. These amendments will be up for a vote by the Village Board on the March 27th agenda.*

Clerk Zambrano reported that during the recent tornado, a tree fell from a Village owned easement onto a parked vehicle. After filing an insurance claim, the Village was notified that they are able to recoup the cost of tree removal, less the deductible.

RECONVENE THE REGULAR VILLAGE BOARD MEETING

Motion to reconvene the Regular Board Meeting:

*Motion: **Trustee Lynch**, Second: **Trustee Metzger** Voice Vote: 5-0*

MOTION TO APPROVE A COMMUNITY DONATION TO THE BIG ROCK PARK DISTRICT IN THE AMOUNT OF \$300.00 FOR THEIR ANNUAL EASTER EGG HUNT AT PLOWMAN'S PARK.

Motion to approve donation to BIG ROCK PARK DISTRICT for the Annual Easter Egg Hunt:

*Motion: **Trustee Lynch**, Second: **Trustee Walsh***

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

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

**MOTION TO APPROVE ORDINANCE NO. 2024- 2
AN ORDINANCE AMENDING THE VILLAGE OF BIG ROCK LIGHTING STANDARDS**

John clarified that he added verbiage that says these standards apply to existing, commercial, industrial, manufacturing, multi-family and residential uses whenever new exterior lighting is added, or existing lighting is replaced due to damage or otherwise.

*Motion to approve **Ordinance No. 2024-02**:*

*Motion: **Trustee Kelly May**, Second: **Trustee Tim May***

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

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

EXECUTIVE SESSION

None.

ADJOURNMENT

*Motion to adjourn: **Trustee Kathy Metzger**, Second: **Trustee Joe Walsh** Voice vote: 5-0*

Time: 7:57 pm