

# Village of Big Rock



## Minutes of the Regular Board Meeting/Committee of the Whole

Tuesday, March 26, 2024 at 7:00 PM

Park District Building  
7 SOUTH 405 MADISON AVE  
BIG ROCK, IL 60511

### CALL TO ORDER

Village President Fitzpatrick called the meeting to order at 7:00 p.m.

### ROLL CALL

Present: Village President Fitzpatrick, Trustee Ted McCannon, Trustee Kathy Metzger, Trustee Mark Lynch, Trustee Joe Walsh

Also present: Village Attorney John Zemenak, Village Treasurer Brian Phillips

Absent: Trustee Kelly May; Trustee Tim May; Village Clerk Lindsey Zambrano

### PLEDGE OF ALLEGIANCE

Village President Fitzpatrick led the Board of Trustees and the public in the Pledge of Allegiance.

### MOMENT OF SILENCE

Village President Fitzpatrick asked for a moment of silence to honor our armed forces and allies.

### PUBLIC PARTICIPATION

Robert Dawidiuk, attorney for Soto-Mayn, LLC, stated that his client is seeking Site Plan approval, which is on tonight's agenda, and which received a positive recommendation from the Planning and Zoning Commission. Ray Soto of Soto-Mayn, LLC described the Site Plan and the proposed use of the property at 47W305 U.S. Route 30. He also stated that detailed building elevations are to come in the future.

Eric Mancke and Forbes Adam, from Big Rock Land Partners, LLC, spoke about their project at 46W795 U.S. Route 30, which is also on tonight's agenda for a vote. Forbe Adams described the project and stated that plans have been submitted to Water Resources and IDOT. He described the variances and the hardship which supports the variance requests. He stated that they plan to continue leasing the residential house to the west, and they have no plans for the lot to be created to the east. Trustee Metzger asked for clarification whether the lot to the west could be developed for a self-storage/warehouse use, and Village Attorney Zemenak replied "no," if the Zoning Ordinance text amendment is approved which is on tonight's agenda.

John Rogerson discussed an upcoming chicken dinner fundraiser at the Middle School, and mentioned that the Big Rock Car Show is on June 2, 2024.

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

None.

## **CONSENT AGENDA**

*Approval of Bills for March 26, 2024*

*Approval of the March 12, 2024 Village Board Minutes*

Motion to Approve: Trustee Lynch; Second: Trustee Metzger; Roll Call: 4-0

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

Motion to Recess to the Committee of the Whole: Trustee Metzger; Second: Trustee Walsh;  
Voice Vote: 4-0

## **PRESIDENT FITZPATRICK**

President Fitzpatrick stated that Rich Harvest Farms is not hosting the LIV golf event this year.

## **COMMITTEE OF THE WHOLE CONSIDERATIONS**

### **DRAINAGE COMMITTEE REPORT**

President Fitzpatrick stated that BLA is moving forward with the Route 30 storm drainage project; they need to update their wetlands study. He believes their costs will be 20% less than expected due to less right-of-way acquisition than expected.

### **STREET MAINTENANCE REPORT**

President Fitzpatrick stated that Marie Street needs resurfacing.

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

*Big Rock Land Partners, LLC – Self-Storage Use at 46W795 U.S. Route 30*

*Soto-Mayn, LLC - Indoor/Outdoor Storage Use (Phase 2) at 47W305 U.S. Route 30*

*Zoning Ordinance Text Amendment to Remove Warehouse Uses as a Permitted Use in the B-1 District  
Zoning Map Approval*

President Fitzpatrick mentioned that the Zoning Ordinance text amendment is on the agenda to prohibit warehouse uses in the B-1 General Business District. Village Attorney Zemenak described the item and the recommendation of the Planning and Zoning Commission. He also mentioned that the County prepared the Village's Zoning Map, which is also on the agenda for approval.

## FINANCIAL REPORT

### *Discussion re: Annual Budget for FY 2024-25*

President Fitzpatrick stated that he has been working on the Budget with Brian. The Village has been paying BLA engineering fees, which are not part of the grant for the Route 30 stormwater project. For the upcoming MFT Resolution that is needed, he asked what type of projects should be listed. Village Attorney Zemenak noted that, in general, MFT money must be used for public works projects, such as snow plowing, tree trimming, roadway improvements, etc.

President Fitzpatrick mentioned that the Budget includes a line item for community donations, and asked whether \$10,000.00 was still appropriate for the Plow Match. He also discussed the line item for police services and the status of stop sign installation on Rhodes Avenue.

For the Hinckley bridge project, the Village has a grant that provides for an 80%-20% match. Discussed using HLR Engineering for this work since the Village has an existing relationship with them. There was a general discussion about the USIC invoices that remain unpaid and which are disputed by the Village.

There is a line item for Code Enforcement costs of \$7,500.00. He discussed ongoing lighting violations at the Bill White property. He mentioned landscaping costs, and Trustee Metzger suggested spreading out this work amongst several landscape contractors.

President Fitzpatrick suggested using the surplus of MFT money, which is approximately \$140,000.00, for Marie Street improvements. He also discussed budgeting for new sidewalks, culvert improvements, etc. He noted that there is a current deficit in the Sewer Ops budget. He also stated that he and Matt will finalize the draft Budget and the public hearing on the Budget will be held on April 23, 2024. Finally, he stated that the sewer loan is set to be repaid by Year 2029, and Village Treasurer Phillips said that people have raised the idea of lowering the SSA, but the Village is currently running at break even.

## COMMUNITY REPORT

### *Business Licensing Regulations for Solicitors*

President Fitzpatrick stated the Solicitation Regulations ordinance is on tonight's agenda. There was a general discussion about these regulations.

## COUNCIL MEMBER COMMENTS

Trustee Walsh discussed insurance costs and whether the Village can shop for more competitive rates. The Village Attorney stated that the Village currently obtains insurance through IML, and he will check on any statutory restrictions on procuring insurance.

Trustee Lynch asked whether other stop signs were needed at any other locations, and the Village Board discussed potential locations.

Trustee Walsh discussed traffic on Granart Road and new traffic patterns as a result of the overpass.

Trustee Lynch addressed Code Enforcement and noted that he has seen improvement on Jefferson Street, but the write-ups are poor. President Fitzpatrick said that the Village needs better paperwork and detail for all activities of the Code Enforcement Officer.

Trustee McCannon said that the Reynolds property on Jericho Road is interested in annexing into the Village, but they are not yet contiguous.

### **VILLAGE EMPLOYEES**

No comments.

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

Motion to Approve Ordinance No. 2024-03, an Ordinance Approving the Following Requests from Big Rock Land Partners, LLC for a proposed self-storage facility located at 46W795 U.S. Route 30, Big Rock, Illinois:

- A. A Zoning Ordinance Variance to Reduce the Required Front Yard Setback of 50 feet;
- B. A Zoning Ordinance Variance Request to Exceed the Maximum Allowable Lot Coverage of 50%; and
- C. Site and Landscape Plan.

Motion to Approve: Trustee Lynch; Second: Trustee Wals; Roll Call: 4-0

Motion to Approve Ordinance No. 2024-04, an Ordinance Granting Conditional Approval to Soto-Mayn, LLC for properties located at 47W305 and 47W247 U.S. Route 30, Big Rock, Illinois, for the following:

- A. Site and Landscape Plan for 47W305 U.S. Route 30, pursuant to previously-approved special use permit for outdoor storage, and for modifications to existing Site Plan for 47W247 U.S. Route 30, subject to later approval of building elevations for 47W305 U.S. Route 30.

Motion to Approve: Trustee Lynch; Second: Trustee Metzger; Roll Call: 4-0

Motion to Approve Ordinance No. 2024-05, an Ordinance Approving a Zoning Ordinance Text Amendment to Article VIII, "Business Districts," Section 8.02 "B-1 General Business District," to eliminate "warehousing (without distribution)" as a permitted use.

Motion to Approve: Trustee Walsh; Second: Trustee Lynch; Roll Call: 4-0

Motion to Approve Ordinance No. 2024-06, an Ordinance Approving the 2024 Zoning Map of the Village of Big Rock.

Motion to Approve: Trustee Walsh; Second: Trustee Metzger; Roll Call: 4-0

Motion to Approve Ordinance No. 2024-07, an Ordinance Approving Licensing Requirements and Regulations for Solicitors in the Village of Big Rock.

Motion to Approve: Trustee Metzger; Second: Trustee Walsh; Roll Call: 4-0

### **EXECUTIVE SESSION**

None.

### **ADJOURNMENT**

Motion to Approve: Trustee Metzger; Second: Trustee Walsh; Voice Vote: 4-0

The meeting was adjourned at 8:10 p.m.