

Village of Big Rock



Regular Board Meeting/Committee of the Whole

Tuesday, July 23rd, 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 7:01 PM.

ROLL CALL

PRESENT: President **MATT FITZPATRICK**

Trustee **TED MCCANNON**, Trustee **MARK LYNCH**, Trustee **TIM MAY**
Trustee **JOE WALSH**, Trustee **KELLY MAY**, Trustee **KATHY METZGER**

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

ABSENT:

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

John Rogerson gave a report about the flags he installed on ROUTE 30. Some flagpoles broke in recent storms, but they are working on replacing them. The Village has offered to pay for the flagpole replacements. Trustee Metzger communicated that there is a volunteer to help take down the flags when the time comes.

Michelle Hansen, President of HBR PTO and Kari Rogerson, owner of White Stone Events came to discuss an event that is upcoming on August 23rd, for fundraising for HBR Elementary and Middle Schools. They have raised a lot of money for the schools in collaboration in the last two years. They asked the Village for a donation for the upcoming Casino Night PTO fundraiser. White Stone Events has donated the space as well as the cost of staffing. \$12,000 was raised at the first Casino Night, the second year called Flannel and Fizz earned \$10,000, contributing massively to the school and its teacher supplies in numerous ways. The goal this year is to raise \$15,000 to bring many extras for the schools.

Bill Holton, resident, spoke regarding his neighbor's newly laid asphalt that he feels may have changed the grade affecting the drainage into the sewer storm drain on his property. President Fitzpatrick reiterated that after Mr. Holton notified him of the issue, he and Highway Commissioner Wade Thompson visited the site during the rain to check the drainage runoff was draining properly. President Fitzpatrick stated that he saw the water moving as it should be properly draining. President Fitzpatrick's opinion was that the new asphalt did

not effect the rainwater on his property. He reminded **Mr. Holton** that the Village doesn't issue asphalt permits, and that the Village would not be pursuing the matter. **Mr. Holton** reports that the area that has been raised is causing back flooding into the building before it can get to the other second storm sewer. **President Fitzpatrick** recommended that the owner contact Kane County to check grade. **Wade Thompson** offered to add gravel to properties low drainage area, but the owner has elected to wait for it to be checked out by his own experts.

Bill White, Owners of Patriot Plumbing, gave a report of his lighting issues with the Village, and how he tried to mitigate them. He felt that the Village was focusing on his business due to one vocal neighbor's complaints. He insisted that his property is 24 hours a day and needs to keep their outdoor lighting and sign on at all times, as well as for the safety of his staff and equipment. The property owner says he has attempted to comply with the lighting standards, and by using his own light reader himself he is in disagreement with the **Village's Code Inspector** that recently found him still in violation. He wanted to file an official complaint by supplying Board members with a packet of information that he says details 20 other local businesses that also keep their signs on 24 hours, even though they may or may not be a 24-hour business. Mr. White notified the Board that he has hired an attorney.

ITEMS REMOVED FROM THE CONSENT AGENDA

CONSENT AGENDA

Approval of Bills for July 23rd, 2024

Approval of the July 9th, 2024

Village Board Minutes

Motion to approve Consent Agenda: Mark Lynch; Second: Kelly May

Roll Call Vote 6-0 (Y= Yay, N= Nay, A= Absent)

Tim May- Y Ted McCannon-Y 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: Kathy Metzger, Second: Kelly May Voice Vote: 6-0, Time: 7:24 p.m.

PRESIDENT FITZPATRICK

The ROUTE 30 Stormwater project is moving slow, IDOT has updated the Village that we will have to pay for a stoplight and 24-hour flaggers for as long as it is under construction. The Illinois Grant may be extended for 6 months to cover the additional time and permitting. **Scott Berger**, Kane County liaison, is working on it and reports it should be able to be extended.

Bill McMahon, Progressive Energy, will investigate the electricity supply of the village's other properties and streetlamps to see if there can be issued a better rate, as he has for the sewer plant facility. The company does not deal with residential supplies.

President Fitzpatrick gave an update about **Darrin Boyer's** work on a recent sewer plant issue. **Mr. Boyer** brought in **Kolt O'Donnell** to facilitate and reported that a PVC pipe has deteriorated massively. The nitrification readings are now half of what they were when the problem was discovered. They will continue to work to replace the second bed.

COMMITTEE OF THE WHOLE CONSIDERATIONS

DRAINAGE COMMITTEE REPORT

STREET MAINTENANCE REPORT

President Fitzpatrick was recently informed of the estimate for repaving the JONES ROAD entrance would be \$54,000 from one company and up to \$94,000 from another. **President Fitzpatrick** said this will knock it out of the Village budget for this year, but he is hoping to give the triangle section patches to make it safer. He

reported that Kane County is planning to repave the apron onto JERICHO RD when the work on JERICHO RD commences. The Village will revisit paving the JONES RD triangle next year.

DEPT. OF BUILDING/SAFETY/ZONING REPORT

Attorney Zemenak gave a report of his recent communications with the attorney of Patriot Plumbing. Board members discussed the factors involved with the light readings such as property line placement, streetlamps, number of points that exceeded the limits, and number of complaints received by different residents. The Village Board hopes that the lighting can be further amended so adjudication is no longer necessary.

Attorney Zemenak gave a report of the recent Big Rock Planning and Zoning Committee meeting. He detailed the first conceptual plans presented by a resident of DAUBERMAN ROAD, **Schollmeyer Landscaping**, requesting to rezone the property from RE to B-1 so they can go forward with retail plans for their landscaping business. They would like to build a commercial office and showroom building containing landscaping materials and plants that people can purchase at retail. They will store some things for retail in accessory buildings, and those are on property outside of the village limits. The Planning and Zoning Committee decided to move forward with a public hearing.

The second conceptual drawing presented was from another owner on DAUBERMAN ROAD, **MJ Junnasid**. They presented an auto repair and vehicle storage business on the property, but the plan lacked details. The Planning and Zoning Committee felt that they needed more clarity about their plans before approval could go forward.

FINANCIAL REPORT

President Fitzpatrick has a scheduled remote meeting with 811-JULIE to discuss the map boundaries of the Villages responsibility for USIC locates and exactly where JULIE is responsible. He will try to get clarification on the reason there have been so many repeated locates for the same location, why it is occurring, as well as who is responsible for covering thousands of repeated locates.

COMMUNITY REPORT

Eagle scout, **Nathan Schachter** is planning a project to build a life size chess board in the Big Rock Park and is seeking a donation from the Village of Big Rock. The board had a discussion and \$350 was verbally agreed.

COUNCIL MEMBER COMMENTS

None

VILLAGE EMPLOYEES

Treasurer Phillips gave context to checks that were lost in the mail, and that he applied stop payments. **Clerk Zambrano** reported that she will be issuing sewer bills for the end of quarter on July 31.

RECONVENE THE REGULAR VILLAGE BOARD MEETING

Motion to reconvene the Regular Board Meeting:

Motion: Joe Walsh, Second: Kathy Metzger Voice Vote: 6-0

Motion to Approve Ordinance No. 2024-15, an Ordinance Approving a Commodity Master Agreement with Direct Energy Business, LLC for the Purchase of Electricity

Motion to approve ORD NO. 2024-15:

Motion: Tim May Second: Joe Walsh

Roll Call Vote 6-0 (Y= Yay, N= Nay, A= Absent)

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

Motion to Approve a Community Donation in the amount \$350.00 to Nathan Schachter, for an Eagle Scout Project located in the Big Rock

Motion to approve a Community Donation to Nathan Schachter for Eagle Scout Project:

Motion: Joe Walsh Second: Kathy Metzger

Roll Call Vote 6-0 (Y= Yay, N= Nay, A= Absent)

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

EXECUTIVE SESSION

None.

ADJOURNMENT

Motion to adjourn: Kathy Metzger, Second: Joe Walsh Voice vote: 6-0 Time: 8:14 pm