

Village of Big Rock



Regular Board Meeting/Committee of the Whole

Tuesday, June 10th, 2025 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 **MARK LYNCH**, Trustee **KATHY METZGER**, Trustee **CORY SCHOLLMAYER**,
Trustee **HALEY MASON**

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

ABSENT: Trustee **TED MCCANNON**, Trustee **TIM MAY**

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

CONSENT AGENDA

Approval of Bills for June 10th, 2025

Approval of May 27th, 2025 Village Board Minutes

Motion to approve Consent Agenda: Mark Lynch; Second: Kathy Metzger;

Roll Call Vote 4-0 (Y= Yay, N= Nay, A= Absent)

Tim May-A Ted McCannon-A Mark Lynch-Y Cory Schollmeyer-Y Haley Mason-Y Kathy Metzger-Y

RECESS TO THE COMMITTEE OF THE WHOLE

Motion to recess to the Committee of the Whole:

Motion: Mark Lynch, Second: Cory Schollmeyer

Voice Vote: 4-0, Time: 7:02 p.m.

PRESIDENT FITZPATRICK

COMMITTEE OF THE WHOLE CONSIDERATIONS

President Fitzpatrick gave an update on the bid opening for the ROUTE 30 Storm Sewer Drainage Project that came in recent weeks. There were multiple bids received, and all were very high. President Fitzpatrick laid bare the position of this project. He will be working with Kane County and the State to see if they can help bridge the funding gap. He is also attempting to negotiate an extension for the grant's finish date, as the project is underway and in its final phase of engineering.

*President Fitzpatrick relayed that the **Big Rock Fire Department** will be updating the tornado siren at the fire department. They are upgrading to a mobile device that can activate the tornado siren remotely. Before, if they were on a call, there was no one at the station to activate the siren. With the new device, they will be able to activate without delay.*

DRAINAGE COMMITTEE REPORT

*RHODES AVE has a sinkhole in the catch basin. President Fitzpatrick is talking to **CamVac** to add these to the scope of work.*

STREET MAINTENANCE REPORT

DEPT. OF BUILDING/SAFETY/ZONING REPORT

Code Enforcement has not been out recently due to a scheduling issue.

Middle Mile Infrastructure, LLC Zoning Requests

***Todd Bobeng, Middle Mile Infrastructure.** 46W795 W RT 30. It is a signal amplification building. He described the site specifications, a potential future structure of similar stature, stormwater requirements, and access. It will be a permanent easement. The building will not require over ground lines, it is not a tall or large structure. Public comment was opened.*

***Bob Raymond** asked for an exploded map, one was not provided by Middle Mile at the meeting. **Trustee Metzger** asked for names of other towns that host Middle Mile Infrastructure, she would like to reach out to those communities and find out if they have any complaints. **Trustee Walsh** asked how will it benefit our community? It was replied that it is a private use fiber line, that can be potentially sold to the public utility if they had excess capacity. The public utility can save money in some cases because fiber doesn't have to be installed. **Mr. Bobeng** could not guarantee that the Village would be allowed to buy the usage. Other site details were discussed by board members including fence height, and the proposed barbed wire variance. Audience attendee **Township Supervisor Dean Hummell** asked "why was Big Rock chosen?" The response was they have calculated that Big Rock is in the range of where a structure was needed. **Resident Gary Petersen** asked "what company **Middle Mile Infrastructure** was affiliated with?" **Attorney Zemenak** said that this gentleman is under a non-disclosure agreement, but that he was able to share that **Middle Mile Infrastructure** is associated with **Meta** and **Facebook**, and that the fiber center looks like it will be to power Meta AI. The Board discussed some of the other details regarding the project site address, which recently went to adjudication with the Village and agreed to pay a fine and make some updates. **President Fitzpatrick** expressed his concern that the property already had a lot going on, between the storage unit, rental home, multiple buildings as well as other businesses being hosted on the property. He was also concerned that the business was not benefiting the Village in any way. The owner of the property was not present at this public forum. The Board decided to postpone the vote to gather more information on the project, wait for responses from **Middle Mile Infrastructure**, and allow all trustees to vote as some were absent on this day.*

FINANCIAL REPORT

This week, an auditor from the State of Illinois will be coming to do a random audit of the Village's MFT Fund for a specific unit of time. The Village has gathered the documents required and hope the meeting goes well.

COMMUNITY REPORT

COUNCIL MEMBER COMMENTS

***Trustee Metzger** had a few clarifications about the bills list. She reviewed details about an issue with USIC and a resident who tampered with the sewer system, and coincidentally USIC didn't locate it properly. She also asked if we can add striping the crosswalk near the post office as it is fading heavily.*

***Trustee Schollmeyer** cleaned up the landscaping at the gazebo.*

VILLAGE EMPLOYEES

Treasurer Phillips sent info on updating the bank accounts, he outlined some of the details it may entail.

RECONVENE THE REGULAR VILLAGE BOARD MEETING

Motion to reconvene the Regular Board Meeting:

Motion: Mark Lynch , Second: Cory Schollmeyer Voice Vote: 4-0 , Time: 7:45 p.m.

MOTIONS:

Motion to POSTPONE Ordinance No. 2025- 11, an Ordinance Granting the Following Approvals for Middle Mile Infrastructure, LLC for the Property Located at 46W795 U.S. Route 30:

- (A) A Zoning Ordinance special use permit to allow a public utility facility (in-line amplifying hut for fiber optic lines) in the B-1 General Business District;
- (B) A Zoning Ordinance variance to allow two principle structures on a lot;
- (C) Site Plan approval;
- (D) Waiver of the Fence Regulations to Allow an 8 Foot High Fence (Chain Link) Rather Than the Required 6 Foot High Fence.
- (E) Waiver of the Fence Regulations to Allow Barbed Wire on the Proposed Fence for Security Reasons.

Motion to Postpone: Mark Lynch Second: Kathy Metzger

Roll Call Vote 4-0 (Y= Yay, N= Nay, A= Absent)

Tim May-A Ted McCannon-A Mark Lynch-Y Cory Schollmeyer-Y Haley Mason-Y Kathy Metzger-Y

EXECUTIVE SESSION

None.

ADJOURNMENT

Motion to adjourn: Kathy Metzger, Second: Haley Mason Voice vote: 4-0 Time: 7:46 pm