

# Village of Capron

## **Business Meeting Minutes**

July 11, 2016 – 7 PM @ Capron Village Hall  
250 W. Main Street, Capron, IL 61012

**Pledge** 7:00 PM

**Call to Order** by Village President JoAnn Cavaliere

**Roll Call** – Nancy Jones, Ken Hawes, Kim Gazda, Elizabeth Kopacz, Steve Cavaliere, Linda Nelson, JoAnn Cavaliere, Laura Pisarcik, Aaron Szeto present. Anna Kuzmiak absent.

**Approval of Agenda-** Motion to approve by Ken Hawes, 2<sup>nd</sup> by Kim Gazda. Voice vote: all ayes.

**Approval of Minutes** – Approval of Business Meeting Minutes for June 13, 2016 – Motion by Ken Hawes, 2<sup>nd</sup> by Steve Cavaliere. Voice vote: all ayes.

Approval of Committee Meeting Minutes for June 27, 2016 – Motion by Nancy Jones, 2<sup>nd</sup> by Steve Cavaliere. Voice vote: all ayes.

**Approval of Bills-** Motion by Ken Hawes, 2<sup>nd</sup> by Kim Gazda. Discussion: Ken Hawes inquired about McMahon Engineering. Laura Pisarcik explained that McMahon Engineering worked on audit from IDOT as they were the engineering firm at the time of past street repairs using MFT funds. Roll call vote to approve the bills: Ken Hawes, Elizabeth Kopacz, Kim Gazda, Nancy Jones, Steve Cavaliere voted aye. Motion approved.

**Audience Comments** – Those who wish to address the board must sign in at the beginning of the meeting and will have **5 minutes** to speak.

JASON KRUCKENBERG – Asked when the street light is going to be repaired on Rainbow Drive. Said it's been out a long time and the neighborhood has had a couple break-ins. It's a safety issue and would like it fixed asap. Also inquired about contract with MDC. Poor service. The board explained they have sat down with MDC recently regarding complaints and issues. They were to send a supervisor out to keep an eye on things this week. The board is letting residents know they should be calling MDC with their complaints so they are aware of the problem.

CHARLIE FRANK – Stated that Anna Kuzmiak has been absent a very long time and asked if the board could remove her. Aaron explained that she is an elected official.

**Capron Code Enforcer** – Bob Lukes

- Approve allowing Lion's Club to place a sign on village owned triangle property on IL State 173 by Surface Mfg. and bike trail. Motion to approve Lion's Club sign by Ken Hawes, 2<sup>nd</sup> by Kim Gazda. Steve Cavaliere, Elizabeth Kopacz, Nancy Jones, Ken Hawes, Kim Gazda vote aye. Motion approved.

**Community Relations** – Kim Gazda

**Health** – Anna Kuzmiak (Absent)

**Maintenance & Streets/Sidewalks** – Nancy Jones

**Planning & Development** – Elizabeth Kopacz

**Treasurer-** Laura Pisarcik

**Water & Sewer** - Ken Hawes

**Zoning & Ordinance** – Steve Cavaliere

- Approve Ordinance allowing Code Enforcer to do basic inspections for building permits. Motion to approve by Steve Cavaliere, 2<sup>nd</sup> by Nancy Jones. Discussion: Ken Hawes asked to table this until he had a chance to read over ordinance as he was absent last meeting. The board explained that this has been discussed at other committee meetings in which he was present. Motion to table ordinance by Ken Hawes, 2<sup>nd</sup> by Elizabeth Kopacz. Kim Gazda, Nancy Jones, Steve Cavaliere voted no, Ken Hawes and Elizabeth Kopacz voted aye. Anna Kuzmiak absent. Motion failed 3-2. Motion to approve Ordinance 16-10 by Steve Cavaliere, 2<sup>nd</sup> by Nancy Jones. Steve Cavaliere, Nancy Jones, Kim Gazda voted aye, Elizabeth Kopacz and Ken Hawes voted no. Anna Kuzmiak absent. Motion passed 3-2.

**Village Engineer-**Strand Engineering (not present)

## Village Attorney - Aaron Szeto

- Discuss/Approve Ordinance regarding a variance request in the Commercial District (C2) zoning classification from the required 30 foot front yard setback to 16 feet and from the required 30 foot side yard setback to 21 feet (on the west side of the property) for the property with PIN NO.: 04-11-106-015 and commonly known as 145 E. Ogden Street, Capron, IL 61012. Filed by Belvidere/Boone County Food Pantry, Inc.

Aaron explained the ZBA board did not recommend a variance for building a storage building on 145 W. Ogden. Parking, visibility issues. Suggested putting building up next to existing building and fitting it within the required setbacks. Motion to approve the variance by village board by Nancy Jones, 2<sup>nd</sup> by Kim Gazda. Elizabeth Kopacz, Kim Gazda, Nancy Jones, Steve Cavaliere, Ken Hawes voted no. Anna Kuzmiak absent. Motion failed 5-0.

- Discuss/Approve Ordinance regarding a variance request for a variance in the Mobile/Manufactured Home (MMH) zoning classification to remove the requirement of a 5,000 square foot recreational building per Section 10-13-8 of the Village Code and remove the requirement of a landscape maintenance garage/building per Section 10-13-12 of the Village Code for the properties with PIN NO.: 04-02-400-016; 04-02-400-017; and 04-11-201-002 and commonly known as 10700 and 10506 Illinois Route 173, Capron, IL 61012. Filed by Low-Vol Enterprises, Inc. and Real-Opp Enterprise, LLC.

Aaron explained the ZBA board discussion and findings regarding the requirement for 5,000 sq. ft. recreational building. This 5,000 sq. ft. was determined to mean 5,000 sq. ft. of recreation space – indoor and outdoor. This meant the need for a 5,000 sq. ft. building wasn't the case. A smaller building and park area would meet the requirement. Tim Carlin stated that was better. ZBA recommended to not allow a variance on this requirement. Motion to grant a variance regarding the 5,000 sq. ft. building by Nancy Jones, 2<sup>nd</sup> by Kim Gazda. Ken Hawes, Kim Gazda, Nancy Jones, Steve Cavaliere, Elizabeth Kopacz for no. Anna Kuzmiak absent. Motion failed 5-0. Aaron explained the ZBA board discussion regarding the need for a storage garage for maintenance equipment. Providing the developer hires a licensed/bonded commercial company to maintain the property, there is no need for a building for maintenance equipment. Motion to grant ordinance 16-11 that grants a variance from the requirement of a landscape maintenance garage/building for the property located at 10700 and 10506 IL Rte. 173 by Nancy Jones, 2<sup>nd</sup> by Steve Cavaliere. Elizabeth Kopacz, Nancy Jones, Steve Cavaliere, Kim Gazda, Ken Hawes voted aye. Anna Kuzmiak absent. Motion passed 5-0.

## Village President – JoAnn Cavaliere

**Audience Comments** – Those who wish to address the board regarding the material discussed at this meeting will have **5 minutes** to speak. JASON KRUCKENBERG asked what if Bob approves an inspection, but Phil disapproves. Aaron stated that Phil will not be inspecting any of the jobs Bob is handling. Also, if Bob is unsure of anything, he will ask Phil. Bob will handle “basic” inspections.

## Unfinished Business – New Business-

**Adjournment** – Motion to adjourn by Ken Hawes, 2<sup>nd</sup> by Steve Cavaliere. Voice vote: all ayes. Meeting adjourned at 7:43 pm