

Village of Virgil

5N939 Meredith Road, Suite 2
Virgil, IL 60151
Phone: (630) 365-6677 Fax: (630) 365-6489

Email: clerk@villageofvirgil.net
Website: villageofvirgil.net

President: Jamie LeBlanc

Treasurer: Darlene Hanks

Clerk: Daniela LeBlanc

Trustees:

Cheryl Hackbarth

David Kosarek

Karen Kosarek

Roger Markham

Robert Neisendorf

Debbie Washburn

Zoning Enforcement: TBD

Board Meeting April 14, 2022 - 7:00 p.m.

CALL TO ORDER:

The meeting was called to order by President LeBlanc at 7:00 PM.

PLEDGE OF ALLEGIANCE:

President LeBlanc led the Pledge of Allegiance.

ROLL CALL:

President Jamie LeBlanc	Present	Trustee Cheryl Hackbarth	Absent
Trustee Debbie Washburn	Present 7:02pm	Trustee David Kosarek	Present
Trustee Karen Kosarek	Present	Trustee Robert Neisendorf	Present
Trustee Roger Markham	Present	Treasurer Darlene Hanks	Present
Clerk Daniela LeBlanc	Present		
Zoning Enforcement Officer Mike Stoffa	Absent		

All those answering "present" were physically present at the meeting unless noted above. Phone call means the trustee attended virtually via conference call.

Present also: Deputy Latham #122 (Kane County Sheriff Dept; Mae Strobel; Bridget Ruf; Lisa Clark

APPROVAL OF AGENDA:

President LeBlanc requested that the Board approve the April 14, 2022, agenda as stated.

MOTION: Trustee K Kosarek - to approve the agenda
SECOND: Trustee Hackbarth
AYES: Trustees D Kosarek, K Kosarek, Markham, Neisendorf
NAYS: None
ABSENT: Trustees Washburn
Motion Carried: 5:0:1

APPROVAL OF MINUTES:

President LeBlanc requested that the Board approve the February 10, 2022 Board minutes as stated.

MOTION: Trustee Neisendorf - to approve the minutes with a correction to bills paid
SECOND: Trustee K Kosarek
AYES: Trustees Hackbarth, D Kosarek, K Kosarek, Markham, Neisendorf
NAYS: None
ABSENT: Trustees Washburn
Motion Carried: 5:0:1

PUBLIC COMMENT:

- NONE

SHERIFF’S REPORT:

- A few small car accidents
- Noise complaint (see clerk’s report for details)
- A new unit (Criminal Intelligence Unit) was formed with the Sheriff’s Department

VILLAGE ENGINEER:

- NONE

RESOLUTIONS AND ORDINANCES:

- NONE

PRESIDENT’S REPORT:

- Mike Stoffa is no longer our zoning officer
- President LeBlanc has reached out to a few firms to handle our needs (info on SafeBuilt attached)

ATTORNEY’S REPORT: NONE

CLERK’S REPORT: see attached report

FINANCE COMMITTEE:

Clerk LeBlanc presented the March bills for approval as follows:

Schenk Custom Builders – snow plowing 3/10-11/2022	\$405.00
C N A Security	\$100.00
United States Treasury	\$964.05
Pre-Approved Bills	
BOARD COMPENSATION January – March 2022 attendance	
Jamie LeBlanc	\$150.00
Jamie LeBlanc – additional meetings	\$15.00
Cheryl Hackbarth	\$35.00
David Kosarek	\$105.00
Karen Kosarek	\$35.00
Roger Markham	\$105.00
Bob Neisendorf	\$105.00

Debbie Washburn	\$105.00
Sts Peter & Paul Church	\$300.00
AT&T	\$48.26
Illinois Department of Revenue	\$84.15
Fox Valley Internet	\$24.95
Jason Kralka Consulting Services	\$125.00
Total	\$2,706.41

MOTION: Trustee Washburn to approve the bills.
 SECOND: Trustee Markham
 AYES: Trustees Hackbarth, D Kosarek, K Kosarek, Markham, Neisendorf, Washburn
 NAYS: None
 ABSENT: None
 Motion Carried: 6:0:0 per roll call

ZONING ENFORCEMENT OFFICER:
 NONE

PLANNING and ZONING BOARD: Trustree D Kosarek (chair) - NONE

COMMITTEE OF THE WHOLE:

COMP. PLAN COMMITTEE: None

FINANCE COMMITTEE: None

OTHER BUSINESS:

- Sunset Sign – still leaning
- Check drainage ditch by Dave’s house for blockage
- Discussion of future drainage projects

PUBLIC COMMENT:

ADJOURN: at 7:36pm

MOTION: Trustee D Kosarek
 SECOND: Trustee K Kosarek
 AYES: Trustees Hackbarth, D Kosarek, K Kosarek, Markham, Neisendorf, Washburn
 NAYS: None
 ABSENT: None
 Motion Carried: 6:0:0

Respectfully Submitted,

Daniela LeBlanc
Clerk of the Village of Virgil

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Zoning Enforcement Officer TBD

Board Meeting – Clerk Report

April 14, 2022

7:00 p.m.

- Kane County emailed the Economic Interest statement forms to everyone this month, the filing deadline is 5/2/2022.
- The liquor license for St.Peter & Paul was issued.
- The liquor license for Chuck's was issued.
- The insurance renewal documents were received and reviewed.
- We received a FOIA request regarding records, utilities, plats, inspections for the property located at 46W885 Route 64 and a response was sent.
- We received an inquiry regarding noise from a resident but no official complaint has been filed. They are trying to resolve it privately at this time.
- We received an inquiry regarding the zoning on the old bank building on IC Trail.
- We received an inquiry regarding a lot located on the west side of Meredith Rd between 5N762 Meredith and 5N800 Meredith regarding building a private residence and garage, available utilities.

Daniela LeBlanc
Village Clerk

PERCENTAGE OF FEE MODEL

HOW IT WORKS

SAFEbuilt collects a percentage of the fee it costs to perform the service, with the remaining percentage collected by the municipality. As an example, we would collect 95% of a fee charged for the service performed, while the Village collects the other 5% of the fee.

**Note that these percentages will vary from contract to contract and will be dependent on the service.*

BENEFITS

By allowing SAFEbuilt to perform services outside of the constraints of a traditional flat rate model, your municipality can see numerous benefits including risk mitigation, flexibility in services, and mutually invested interests.

- ✓ **Risk Mitigation**
Building Departments naturally fluctuate in from high-to-low periods of activity. By using a Percentage of Fee model, SAFEbuilt takes on the risk of managing these fluctuations that would normally fall to the municipality. The municipality becomes insulated from the consequences of these fluctuations, whether they be economic or situational, such as a sudden increase or decrease in building activity.
- ✓ **Shared Benefits of Efficiency**
SAFEbuilt and the municipality see improvements to service speed and efficiency. In this fee model, SAFEbuilt is incentivized to increase service speed while the municipality experiences a reduction in backlogs on permits and other services.
- ✓ **Flexibility**
SAFEbuilt doesn't just provide staffing. We act as an extension of the community while pooling from our own resources. In case of a surge of activity, we can float resources to meet circumstantial demands.
- ✓ **Community Investment**
SAFEbuilt is naturally invested in all the communities we serve, but a Percentage of Fee model allows us to be placed on the same side of the table as the community. Investments in training, technology and personnel both become mutual benefits to both parties. We become an integrated partner in the community, invested in your infrastructure, economy, and welfare.

COSTS SAVINGS

Under a Flat Rate Fee or In-House model, Building Department revenue goes to the contractor. With a Percentage of Fee model, municipalities will retain a percentage of the costs paid for services, assuring that your costs never exceed your revenue. Why? Because a Percentage of Fee model eliminates expenses from the equation, resulting in revenue always being retained.

Contact us for more details:

Steve Nero | snero@safebuilt.com | (312) 339-0436

SAFEbuilt.com

CASE STUDY

Hampshire, IL

SAFEbuilt Implements a Digital Solution and Enables Next-Day Inspections



GOAL

Streamline the permitting process with a flexible team and scalable cloud platform.



RESULTS-AT-A-GLANCE

- ✓ Next-day inspections within a two-hour window
- ✓ Cloud platform with real-time visibility
- ✓ Scalable, flexible staffing
- ✓ Remote inspections and CDC-approved practices



SERVICE LINES USED

- ✓ [Full-service building department services](#)
- ✓ [Building officials](#)
- ✓ [Inspection services](#)
- ✓ [Plan review](#)
- ✓ [Code compliance](#)

COMMUNITY SPOTLIGHT

Hampshire, Illinois is a village in Kane County with a population of more than 8,000. Located about an hour from Chicago, Hampshire's affordability and charm make it an increasingly desirable destination for families to move and developers to build.

Challenge

Prior to enlisting SAFEbuilt's help, Hampshire's permitting and inspection process entirely relied on manual processes, requiring paper applications and in-person drop-offs.

As Hampshire's permit volume grew, this paper-based approach – along with inconsistent staffing coverage – created scheduling delays and complaints. The COVID-19 pandemic compounded these challenges.

To streamline permitting and enable growth, Hampshire sought a partner to help gain more digital solutions and overhaul their approach.

Solution

SAFEbuilt, a community development services provider with a national reach, started by modernizing Hampshire's approach to permitting with outside-the-box solutions.

SAFEbuilt's ability to supply a full-time team of experts enabled Hampshire to reduce approval times and quickly scale. Hampshire went from experiencing scheduling delays and staffing inconsistencies to offering next-day inspections within a two-hour window.

In addition, SAFEbuilt set up CommunityCore Solutions, a cloud platform specifically designed for building department services. With SAFEbuilt's training and support, Hampshire started providing electronic plan reviews while increasing visibility with real-time status updates.

SAFEbuilt also ensured that Hampshire could meet the demands of the pandemic. This included conducting remote inspections and supplying approved personal protective equipment (PPE), as well as complying with CDC guidelines.

Above all, SAFEbuilt emphasized flexibility and collaboration to quickly help Hampshire get projects moving again.

Results

Thanks to SAFEbuilt's flexible team and effective cloud solution, Hampshire streamlined its permitting process while gaining the scalability needed for growth.

By approving projects more efficiently, Hampshire can realize tax revenue sooner. Eliminating scheduling delays also reduces complaints from developers and the community. Plus, CommunityCore's features add transparency and oversight to Hampshire's process.

All of these benefits add up to a powerful advantage. With the continued support of SAFEbuilt's expert team, Hampshire is poised to keep providing the community with a superior experience.



Everything we set out to accomplish, we have. I'm confident SAFEbuilt will continue to bring forward-thinking solutions to the table as our relationship grows."

– JAY HEDGES, HAMPSHIRE'S VILLAGE MANAGER

Together We Can Build So Much More

Learn how the right building services partner
can deliver experienced and scalable support.

SCHEDULE MY CONSULTATION

SAFEbuilt[✓]

Corporate Headquarters

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Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY



Winston Services, Inc.
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