

**VILLAGE OF ROSCOE
10631 MAIN STREET
ROSCOE, ILLINOIS 61073
Committee of the Whole Meeting Agenda
Tuesday, April 6, 2021
[Immediately following the Village Board Meeting]**

NOTE: PURSUANT TO SECTION §7(e)(2) OF THE ILLINOIS OPEN MEETINGS ACT THE VILLAGE BOARD AND MEMBERS OF THE PUBLIC ARE ENCOURAGED TO PARTICIPATE IN THIS MEETING REMOTELY VIA VIDEO AND TELECONFERENCE.

**REMOTE ATTENDANCE INFORMATION WILL BE MADE AVAILABLE AT:
VILLAGEOFROSCOE.COM**

MINUTES

1. CALL TO ORDER

2. ROLL CALL

Present: Administrator Sanders, Trustee Gustafson, Keen, Malicoat, Dunn, Petty and Plock
Absent: None

3. APPROVAL OF MINUTES

3.5 Approval of March 16, 2021 COTW minutes.

Administrator Sanders entertained a **motion**,
Trustee Petty made a **motion to approve**;
Seconded by Trustee Plock

Roll Call Vote: Trustee Petty, Plock, Keene, Mallicoat, Dunn and Gustafson- YES.

Motion Passed: 6-0-0

4. PUBLIC COMMENT (limited to 3 minutes per speaker)

Administrator Sanders addressed the public regarding the recommendation of 5.1 as he understands there are many residents in attendance regarding this request. Administrator summarized the annexation of the 30.24 acre parcel located at 13276 White School Road.

1. Gregory Zawislak, 7910 Hidden Creek Lane, Roscoe IL

Mr Zawislak addressed the issue of the venue being so close to the houses. Mr Zawislak stated the reason they moved to Roscoe was for the quietness and nature of the Roscoe area. The potential of band music, and alcohol and high traffic in the area is just not a good thing. Mr. Zawislak inquired if an impact study was completed?

Administrator Sanders stated that this is just public comment and the comment will be recorded in the minutes. He stated that in this stage it is not a back and forth discourse and applicant will be able to address any questions as they provide their presentation to the public.

2. Rob Gurth, 13271 Whiteschool Road, Roscoe IL

Mr Gurth would like to state that he lives across the street from the venue, stating that this is an agricultural/residential community. That this venue is strictly surrounded by residences and no businesses. He echoed Mr Zawislak comment that they are not interested in the noise factor and stigma that comes along with these type of venues. He is concerned that the value of their property will go down with this type of thing.

5. NEW BUSINESS

5.1 Discussion and **Recommendation to the Board** for entering into an Annexation agreement with Seed Real Estate LLC for a 30.24 acre parcel located at 13276 White School Road (PIN 04-23-251-005)

Discussion: Administrator Sanders summarized the request, stating that Kerry Frank presented at the November 17, 2020 meeting requesting annexation of the parcel located at 13276 White School Road. She painted a vision of a small event venue that would blend in with the residential context. The village is aware and acknowledges that it is surrounded by the residential area and the size of existing vegetation and nature of the area. Administrator Sanders acknowledged Ms. Frank to present.

Ms. Frank thanked the board for their time this evening and Rob and Gregory for their comments. Ms. Frank summarized that she has had people stop by this weekend regarding the venue and the neighborhood and encouraged anyone who had questions to come out and see the property where she could answer and address any concerns regarding misinformation out there. She stated that her family is trying to create something the community can enjoy and preserve the land bringing it back to the natural prairie land. The goal is to have a boutique wedding venue hosting one wedding a Saturday and open to the community twice a week where they can come in, enjoy the scenery and pond maybe have a glass of wine. She stated their intent is not to host five weddings a weekend with blaring bands Friday thru Sunday.

Administrator Sanders stated they have been working back and forth with Ms Frank regarding the annexation and ready for it to appear before Zoning Board Appeals. Administrator Sanders opened up the floor to the board to ask any questions to Ms. Frank.

Resident Gregory Zawislak addressed the concerns with noise stating that there is no wedding venue that he is aware of that is subdued. He stated he feels their concerns are not being addressed and asked the board to ask the question "would you want this in your backyard?". Administrator Sanders that his concerns and objections have been noted. Administrator Sanders stated that the Village has Ordinances, the Village has noise ordinances and they will be enforced.

Administrator Sanders entertained a **motion**,
Trustee Keene made a **motion to move to the board**;
Seconded by Trustee Mallicoat
Administrator Sanders explained that this is just a recommendation to move to board and explained the next action steps.

Roll Call Vote: Trustee Petty, Dunn, Mallicoat, Plock, Keene and Gustafson- YES.
Motion Passed: 6-0-0

5.2 Discussion and Recommendation to the Board authorizing the purchase of a new Utility Terrain Vehicle (UTV) for the lowest quotes price of **\$8,545.15**

Administrator Sanders summarized the request for the Utility Terrain Vehicle, stating it has been budgeted for several years.

Administrator Sanders entertained a **motion**,
Trustee Mallicoat made a **motion to move to board**;
Seconded by Trustee Plock

Roll Call Vote: Trustee Gustafson, Dunn, Plock, Keene, Petty and Mallicoat- YES.
Motion Passed: 6-0-0

5.3 Discussion and Recommendation to the Board approval of Final Plat 6 of Prairie Business Center.

Administrator Sanders summarized the recommendations, stating that Starbucks is looking to build in the Schnucks Parking lot. This has been in the works for over 2 years and proposing to build in the outlot of the Schnucks Parking lot.

Trustee Petty asked what the impact this will have on Mary's Market. Administrator Sanders stated he could not predict that as Mary's Market has a different business model.

Administrator Sanders entertained a **motion**,
Trustee Keene made a **motion to move to board**;

Trustee Gustafson inquired about outdoor seating, as it doesn't show on the design. Administrator Sanders stated that it does not show any outdoor seating proposed.
Seconded by Trustee Dunn

Roll Call Vote: Trustee Mallicoat, Keene, Petty, Dunn, Plock and Gustafson- YES.
Motion Passed: 6-0-0

5.4 Administrator Sanders summarized the land donation, stating the Village has been approached by a property owner about donating a parcel of land to the Village. The 12-acre parcel occupies the triangular space created between Swanson Road, McDonald Road, and the undeveloped Willowbrook Road R.O.W. While accepting the donation will result in increased maintenance (mowing) obligation to the Village, the location itself warrants discussion by the Committee. This parcel sits opposite Porter Park and in the North-East quadrant of what currently a three-legged roundabout intersection. A future northerly extension of Willowbrook would put this piece on a 'hard corner' of the intersection. Flood plain issues will severely limit any potential commercial development of the property; it seems like there would certainly

be a possibility of expanding passive or active recreational activities as an extension of the park.

Discussion: Trustee Gustafson inquired what the real estate taxes were? Administrator Sanders stated that it does not list fair market value; Attorney Kurlinkas stated assessed value about \$6000. Trustee Gustafson inquired about the effort to block Perryville heading north and hooking up to Willowbrook Road. Administrator Sanders noted that the county had forgone any attempt to connect that concept of extending. Perryville Road will stop at the roundabout; however, the county has not given up on expanding Willowbrook Road to a two-lane road. Developing connecting from Swanson to Belvidere Road and right of way is in place. Administrator Sanders stated he hasn't done any meaningful concept plan but wanted to bring it to the board. Trustee Gustafson feels this would be costly to maintain and develop. Administrator Sanders stated the idea of long-term maintenance; we could use the concept of the native prairie establishments like along the Porter side. Administrator Sanders just wanted to bring this to the board to think about. Administrator Sanders requested no action be taken its something to think about.

5.5 Discussion of regarding Village of Roscoe Food Truck Event(s)

Administrator Sanders summarized that the Oberg's who own Oberg Construction have been inquiring about having a food truck night here in the Village. They are hoping to create a weekly event in the summer which would be targeted Friday afternoons or evenings. Ray Wilson who owns Mainstreet Square offered the use of his parking lot. It was summarized that Friday is a good night on Main Street. The Oberg's reached out to the Village to understand the process and what permits would be needed. Trustee Keene stated that it is a great idea about having a venue on Friday evening to unwind. Trustee Keene inquired about the location being on private property, what is the thought behind parking and traffic control as well as pedestrian traffic. How does the Village plan to handle that? Trustee Keene also mentioned the sanitation aspect would the Village have any involvement in that? Is there use of the Police department? The events tend to start out small but start to grow as it keeps going and people catch on. Administrator Sanders stated these are all good valid concerns and this is in the planning / infant stages. Trustee Dunn stated this was a good idea for the community to get people involved and out. Discussion was mentioned about the IDPH and not allowing picnic tables, however that may change post vaccine. Trustee Petty inquired for Annes input regarding the idea, as she had previously did ground work with the idea. Much discussion needed, this is being considered and Administrator Sanders took a survey of who supports the idea. Trustee Keene, Plock, Petty, Mallicoat, Gustafson and Dunn all support the idea. No official vote, as this is being further investigated.

6. OLD BUSINESS

None

7. PUBLIC COMMENT (Limited to 3 minutes per speaker)

1. Vince Bars, 7582 Hidden Creek Lane, Roscoe IL

Vince stated that they were around last year when they had a couple events. The events were loud and there was an impact as a neighborhood. Vince questioned that this was a

done deal, that this is a formality as they are already booking weddings, events and advertising. How is this possible when there is no zoning approval, annexation? Administrator Sanders gave full transparency, that this is not a done deal. When the applicant made a presentation on November 17, 2020 that the concept was supported of which was discussed. Nothing has been approved, and the work and advertisement is being done at risk. The applicant is doing this without the necessary approvals in hand.

2. Scott Lieberts, 7724 Hidden Creek Lane, Roscoe IL

Mr. Lieberts states he is in the process of building, and his property backs up to the proposed venue. Mr Lieberts is concerned about the noise level, as he has property next to the DC Winery which is 10 minutes away and he is familiar with the noise that comes with having this type of venue. Mr Lieberts brought up the minutes from November 17, where it mentions two parcels totalling 45.8 acres. He would like to know why they are not talking about this. Administrator Sanders responded that the original presentation on November 17, 2020 included both two parcels. The second parcel may or may not be in play therefore that is why only the 30.24 acres are being talked about today. Mr. Lieberts also addressed the classification as a small event venue, when they are asking for a 400 car parking lot? Mr Lieberts expressed his concerns and is seeking more information. Administrator Sanders stated that to be fair to the applicant the staff is still working and finalizing detail and ensure that something can be brought forward with full village endorsement. Administrator Sanders requested Ms. Frank to address the parking lot question. Ms. Frank stated that they do not have a 400 parking lot and there is a lot of misinformation out there. It was addressed to Ms. Frank that in her facebook and other promotional videos that it is documented that your venue is larger than what you are describing. Ms. Frank stated this is false information and she had hired marketing team as well as design people for marketing. It was stated that they copied content and did not realize the site was live. That they have remedied the issue. Administrator Sanders stepped in to address the size of the parking lot that the site plan is listed as a 75 car parking lot.

3. Jason Rotelo, 7601 Hidden Creek Lane, Roscoe IL ,

Mr Rotelo stated that he was present last year when there were events held last year. He stated there were fireworks and noise. He stated that sound carries out in the area and there are lots of young children in Hidden Creek. Mr Rotelo stated to bring in a full fledged business into Roscoe to back up to the subdivision , and they did not move to Roscoe for this.

4. Greg spoke again to state that it seems there is a lot of resistance from all the residents He stated if this was a good thing don't you think the residents would be positive about this process.

5. Beth Stuckey, 7925 Hidden Creek Lane

Ms. Stuckey asked whether there was a posting or public notice given before the November 17th meeting? Administrator Sanders stated it was just an informal meeting; no action was taken. He said that there are precise requirements that are established by

the state statute. He noted that the agendas are posted on the Village website the Friday before. Ms Stuckey stated that it was mentioned in the meeting minutes that the board was uniformly positive on the plans, which seems like a done deal. Ms. Stuckey believes that the sizes of the venues keep changing. Ms. Stuckey addressed the noise levels as they will impact the neighborhood. Ms. Stuckey voiced her concerns that this is not a good thing and concerned.

Administrator Sanders stated that there seems to be a reoccurring theme as to the size of the venue, and this will be the focus of attention moving forward into this process.

6. Ms Guth, 13271 Whiteschool Road, Roscoe IL

Ms. Guth commented that many of the residents on Whitschool road do not know how to use zoom and cannot connect easily into this meeting. She stated that she had spoken to Scott Sanders previously and advised that the other parcel of land is looking to become a parking lot. Ms. Guth also mentioned that the numbers were taken down from several of the sites. She stated that there is a Chicago site that is promoting 700 people for venues for this venue.

8. EXECUTIVE SESSION

9. ADJOURNMENT

Administrator Sanders entertained a **motion**,

Trustee Keene made a **motion to adjourn**;

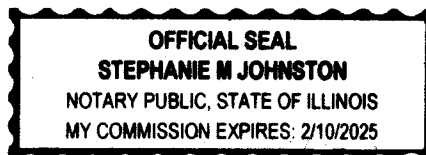
Seconded by Trustee Petty

Roll Call Vote: Trustee Gustafson, Mallicoat, Plock, Petty, Dunn and Keene- YES.

Motion Passed: 6-0-0

Adjournment 8:43pm

Approved on May 4, 2021
Stephanie Johnston



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