

**VILLAGE OF ROSCOE  
10631 MAIN STREET  
ROSCOE, ILLINOIS 61073  
Committee of the Whole Meeting Minutes  
Tuesday, June 15, 2021  
[Immediately following the Village Board Meeting]**

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

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

**1. CALL TO ORDER**

**2. ROLL CALL**

Present: Trustee Gustafson, Keene, Mallicoat, Petty, Plock and Dunn

Absent: None

**3. APPROVAL OF MINUTES**

**3.1 Approval of June 1, 2021 COTW minutes.**

Administrator Sanders entertained a motion,

Trustee Plock made a motion to approve;

Seconded by Trustee Keene

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

**Motioned Passed: 6-0-0**

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

**5. NEW BUSINESS**

**5.1 Discussion and Recommendation to the board for Approval for a Variance to the adopted parking lot design standards, waving the requirement for curb and gutter in the IL (Light Industrial) District for property commonly known as 5350 Edith Lane (PIN: 04-28-327-002)**

*(Motion to approve passed 6-0-1 at ZBA meeting held 6-09-2021)*

Administrator Sanders summarized the request for approval of a variance to current parking lot design standards, specifically waving the requirements for curb and gutter. The parcel is zoned IL (Light Industrial) and is part of a Light Industrial cluster development along Edith lane. The applicant has operated D & S Marine since 1978, with the Edith Lane facility being constructed in 1992. To date the facility has operated with just an aggregate (gravel) parking lot. This application is submitted as part of an informal 'package deal' with Straightline Moving and Kitto's Automotive, to get the three contiguous parking lots paved or otherwise improved along this section of Edith

Lane. This parcel, and Edith Lane in general however merit additional consideration when considering a request for relief from the requirement as most of Edith Lane is not readily visible to the public. Edith Lane is an entirely industrial cluster that angles back away from Main Street (North Frontage Road). The lot in question cannot be seen from Main Street, and would only be visible to someone visiting one of the industrial uses. Of the five businesses along this leg of Edith, two have paved lots with no curb and gutter, two have unpaved lots, and one has no lot at all. In this instance, the Village would place a greater priority on getting all of the lots paved and striped (where appropriate) than on enforcing the requirement for curb and gutter. This Variance request is being considered simply as a potential improvement to an existing gravel lot, and an opportunity to get one more legacy aggregate lot converted over to asphalt.

Trustee Dunn inquired about the drainage since they are waiving curb and gutter. Administrator Sanders stated there is no storm sewer along Edith Lane, and the existing parking lot is designed to sheet drain to the existing frontage ditch. This ditch drains to a recorded drainage easement south of Edith. Our Village Engineer has determined that there is sufficient capacity to receive and convey the additional runoff, and that with respect to providing adequate drainage, the inclusion of curb and gutter would be inconsequential that curbs and gutters really serve no purpose on Edith Lane as due to the grading and location.

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

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

- 5.2 Discussion and Recommendation to the board for Approval for a Variance to the adopted parking lot design standards, waving the requirement for curb and gutter in the IL (Light Industrial) District for property commonly known as 5397 Edith Lane (PIN: 04-28-326-013)  
*(Motion to approve passed 6-0-1 at ZBA meeting held 6-09-2021)*

Administrator Sanders summarized the recommendation stating that there were similar requests on Edith Lane and identical requests.

Administrator Sanders entertained a motion,  
Trustee Mallicoat made a motion to approve;  
Seconded by Trustee Keene

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

- 5.3 Discussion and Recommendation to the board for Approval of a Map Amendment to change from the CR District (Commercial Retail) to the R1 District (Single-Family Residential) at a property commonly known as 11345 2<sup>nd</sup> Street (PIN 04-33-226-006).  
*(Motion to approve passed 6-0-1 at ZBA meeting held 6-09-2021)*

Administrator Sanders summarized the recommendation, stating Applicant is requesting a Map Amendment (change of zoning) for a property they own at 11345 2<sup>nd</sup> Street. The property had been brought into the Village in the UT (Urban Transition)

district, and was rezoned through a Map Amendment process in January of 2000. It was previously changed with the expectation of extending the commercial zoning districts that are contiguous to the North up to Elevator Road. The subject property is the farthest south of the commercially zoned parcels, and is abutted by UT and R1 to the south. The applicant has not had any interest expressed in commercial development of the property, and is requesting a new change in zoning, bringing the parcel back into the residential classification. The applicant owns the adjacent parcel to the south (11325 2<sup>nd</sup>) and had a similar Map Amendment approved in September of 2018 to rezone the property back to a residential use. There will always exist a property that acts as the transition line from commercial to residential along this stretch of 2<sup>nd</sup> Street. This parcel aligns with R1 zoning on the opposite side of the street, and the Map Amendment will serve to maintain an existing pattern of residential land use. Staff is of the opinion that given the existing pattern of single-family extending south along 2<sup>nd</sup> Street, that the subject parcel has always been and continue to exist as single-family residences, and that the change in zoning will extend existing R1 district and will not create 'island' zoning,

Administrator Sanders entertained a motion,

Trustee Keene made a motion to approve;

Seconded by Trustee Mallicoat

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

**Motioned Passed:** 6-0-0

**5.4 Discussion and Recommendation to the board for Approval of a Special Event Permit for Keep Northern Illinois Beautiful (KNIB) Mudd Volleyball at Riverside Park on Saturday August 7, 2021**

Administrator Sanders summarized the special event permit, stating that this is scheduled for Saturday August 7, 2021. Sponsored by the Keep Northern Illinois Beautiful. Annual Mud Volleyball tournament. There have been several coordinating meetings between Public Works, Police and Fire. Projected attendance 2500 running from 8am to 7pm.

Trustee Gustafson stated she has reviewed the permit, requesting clarification as to the dates. Why is the assembly start date August 2, why is it five days? Administrator Sanders stated that it takes that amount of time for the set up and to get the mud to the condition needed for tournament play. Trustee Gustafson inquired if they will return the park back to the original condition since it was just seeded, and Administrator Sanders stated the Village did not re-seed the park, that he is not clear on how it is restored back. Trustee Gustafson wanted to know what the Village charges to restore, since its "Drunks playing in the mud". Administrator Sanders stated he did not know what we charge for our time. Further discussion was mentioned between Administrator Sanders and Attorney Kurlinkus regarding the fees. Trustee Gustafson inquired about the current drought conditions and what will happen, as the river is currently low.

Administrator Sanders entertained a motion,

Trustee Mallicoat made a motion to approve;

Seconded by Trustee Keene

Administrator Sanders asked if there were any further questions or discussion, Trustee

Gustafson asked if they could just go to another community.

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

Trustee Gustafson - NO

**Motioned Passed:** 5-1-0

- 5.5** Discussion and Recommendation to the board for Approval of a Special Event Permit for Roscoe Lions Club for the 111th Annual Fall festival on September 10-12, 2021 (includes use of Leland Park, Fireworks, and Street Closure for a Parade)

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

Discussion: Trustee Mallicoat stated that he would like to see garbage cans along the parade route to help with collection. Discussion regarding the parade route and suggestions regarding the food trucks etc. Back and forth discussion regarding the activities and Trustee Gustafson inquired about the extra help for police. Administrator Sanders and President Szula stated that we get outside resources and we meet the challenge. Lions Club is just now getting their online sign up started and once there is more information then it will help with the preparation for the Village.

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

**Motioned Passed:** 6-0-0

- 5.6** Discussion and Recommendation to the board for renewal of a 10 year Traffic Signal Maintenance IGA with IDOT.

Administrator Sanders stated this is a no cost agreement to us, and it's not an agreement that he was aware of since it was expiring. It was recommended that we have a manual inspection and send a bill and they will reimburse us 67 percent of the bill.

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

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

**Motioned Passed:** 6-0-0

## **6. OLD BUSINESS**

- 6.1** Discussion regarding proposed donation of land to Village and development of a Public Dog Park.

Administrator Sanders summarized the proposal to move to the board just to accept the land and then decided what to do with it later. The proposal of the dog park is still a great idea and we would look at an expense of \$100k to \$125k.

Trustee Gustafson inquired to Trustee Plock why can't we spend money on children rather than dogs. She would like to spend the money on a splash pad and other neat things. Spend the money on fencing, bringing water in for something as a draw and not

spend it on things such as dogs, storage units and drunk volleyball. A splash pad was discussed years ago, and perhaps it would be nice. Trustee Plock stated that we could charge fees for the use, Trustee Mallicoat stated how about a dog park with a splash pad. Trustee Mallicoat stated let's just accept the land and the board can figure out later what to do.

Administrator Sanders entertained a motion,  
Trustee Plock made a motion to approve;  
Seconded by Trustee Keene  
Roll Call Vote: Trustee Mallicoat, Keene, Plock, Dunn, Petty and Gustafson- YES.  
**Motioned Passed:** 6-0-0

6.2 Brandon discussed projects:

Main Street- advancing still waiting on approval of IDS from IDOT.  
Love Road and Willowbrook- no movement design paused, waiting on traffic impact analysis. Cannot finalize design until we get approval.  
The Residential Streets Program was just approved this evening, and will go out to bid.  
Class D patching- before Wade left they were working on the first set of patch work.

6.3 Discussion regarding the Annexation for Hidden Creek Estates, it was stated it was going before the South Beloit Zoning Board.

6.4 Trustee Dunn mentioned that he heard there is a very slim pickings of officers and that he feels we need to hire 4 more officers, President Szula agreed that our officers are fatigued and that we should hire 4 more. It was mentioned to move to the COTW for the next meeting.

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

8. **EXECUTIVE SESSION**

9. **ADJOURNMENT**

Administrator Sanders entertained a motion,  
Trustee Plock made a motion to approve;  
Seconded by Trustee Keene  
Roll Call Vote: Trustee Mallicoat, Plock, Dunn, Petty, Gustafson and Keene- YES.  
**Motioned Passed:** 6-0-0

*Approved 7/6/2021*  
*Stephanie Johnson*