

**VILLAGE OF ROSCOE
10631 Main Street
Roscoe, Illinois 61073**

**Committee of the Whole Meeting Minutes
Tuesday, March 01, 2022
[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**

Minutes

1. CALL TO ORDER

2. ROLL CALL

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

3. APPROVAL OF MINUTES

3.1. Approval of February 15, 2022, COTW minutes.

Administrator Sanders entertained a motion,

Trustee Plock made a motion to approve;

Seconded by Trustee Mallicoat

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

Motioned Passed: 6-0-0

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

- Mike Wright, 10160 Fawn Prairie: Mike Wright wanted to address the proposed map amendment for rezoning to Multi Family. Mike presented petitions to the board from the residents of Hawks Point opposing the re-zoning. Mike addressed the concern of the traffic and safety for the intersection. Mike stated that according to Carlos Molina there is no traffic study being done or in the near future for Old River Road, Hawks Pointe and Roscoe Road. Mike presented the number of police calls over the last 4 years to Clear Wing Multi Families vs Hawks Pointe 360 to Clear Wing compared to 98 to Hawks Pointe. Mike stated his concerns and feels single family homes would be better. Mike also addressed the concerns of the schools and getting them involved as this will impact classrooms.
- Nicole Stiplosek, 935 Goosedown Dr: Nicole addressed the board with concerns for safety as well as the impact fees and how this will affect the schools. She addressed the number of units that will be proposed, as well as the traffic concerns. She also addressed the reputation of the developer and how many times will the Village go down the road with developer and all the issues.
- William Babcock, 927 Goosedown Dr: William addressed the board with concerns of the proposed re-zoning and the multi family units. He addressed the transient concerns with the idea of Multi Family. He suggested the idea of single-family homes that would be

more appropriate. He also addressed the board, to think about if this was happening in your neighborhood.

- Chad Douvikas, 911 Goosedown Dr: Chad addressed the board, that it would be better for single families but not multi family. Clear Wing is seen as the “rental” area and it would flow better for the subdivision versus multi-family. Feels more stability with single family homes for the school district.
- Patty Trotter, 943 Goosedown Dr: Patty addressed the board with the main concern of safety. She stated that they do not have sidewalks in Hawks Pointe which is fine as there isn't a lot of traffic. She is concerned with the increase of the traffic which will happen. She requested the board vote no.

5. NEW BUSINESS

5.1. Discussion and Recommendation to the Board for approval of a Map Amendments from the CG: General Commercial District to the RM: Multi-Family Residential District for two contiguous properties commonly known as 8XXX Roscoe Road, PIN: 08-06-101-008 and 08-06-126-003.

(Motion to approve passed 4-2-1 at ZBA on March 23, 2022)

Administrator Sanders summarized the recommendation and making it clear that this is just for approval of Map Amendment from change in zoning from CG to RM Multi-Family. He demonstrated the overview of the proposed design from the developer. The applicant owns two contiguous parcels, PIN 08-06-101-008 (17.85 acres) and 08-06-126-003 (2.81 acres) which combine to create the proposed 20.66-acre Plat 5 of Hawks Pointe Subdivision. The property was annexed into the Village in 1993, at which time the zoning designation was established as CG: Commercial General. This property was part of a much larger annexation into the Village of Roscoe that included what is now the Chicory Ridge, Hawks Pointe, Crystal Hills, Clearwing, Denali Heights, and Prairie Ridge subdivisions. Given the scale of proposed residential development at the time of annexation, it appears that there was an expectation that a small commercial cluster might develop at the corner of Roscoe and Old River Roads, in fact the Village of Rockton established similar zoning on the opposite side of Roscoe Road as part of a similar annexation process. 29 years of growth and development has demonstrated that there is no interest in commercial development of this or any of the surrounding properties at that intersection. The applicant is requesting a Map Amendment to change many of the subject parcels from CG to RM: Multi Family Residential, except for 1.63 acres at the corner of Roscoe and Old River Road. While the requested action is solely for the change in zoning (Design Review will follow at a subsequent meeting), it is perhaps helpful to understand the proposed land use when contemplating the appropriateness of the Map Amendment. The proposed development will become Plat 5 of the Hawks Pointe Subdivision and will be called The Townhomes of White Oak. The development consists of 38 four-family buildings (a total of 152 dwellings units) which will be platted for sale as townhomes (though the Village has no actual authority over the ultimate ownership of the residences). The applicant has submitted copies of the proposed subdivision development, including a tentative plat, site plans, landscape plans, and building elevations. The buildings include a variety of façade treatments to create a unique identity for each of the four units. The subdivision is being proposed to conform with the Village of Roscoe Urban Design Standards, which include 30'-0" wide roads with concrete curb and gutter, sidewalks, and storm sewer. As required by Ordinance there is a Type C transition yard proposed for the south property line of the subdivision, adjacent to the existing Hawks Pointe Plat 4. A 30'-0" buffer is being proposed, in excess of the 15'-0" required by ordinance. As proposed, the development fully complies with all

applicable ordinance, and the applicant has not indicated that they will be seeking any Variances. The proposed subdivision will include the dedication of two public streets. There will be a continuation of Hawks Pointe Trail north to Roscoe Road, and the construction of a new east-west roadway (Sparrow Lane) which will connect to Old River Road. Detention will be provided along the eastern end of the subdivision, and at a mid-point along the Roscoe Road frontage. Draining will be discharged from these basins into the Roscoe Road R.O.W. subject to County review and approval. There will be additional engineering effort required should the development progress that may further shape the final scope of the public improvements. A stormwater management report will be submitted for both Village and County review, and the County will require traffic studies for both proposed access points. These traffic studies will determine if any additional off-site improvements will be required to either Roscoe or Old River Roads.

President Szula assured the room that no construction traffic would be coming thru the subdivision and from Gleasman only.

Trustee Mallicoat inquired when the street traffic impact would be done, and Administrator Sanders stated he could not answer that.

Trustee Gustafson asked Administrator Sanders what he envisioned for that area? Trustee Gustafson stated she does not support that as Multi Family and does not support a change in zoning.

Trustee Dunn stated he went to the subdivision and talked to the residents. He stated that it was an overwhelming majority that none of the residents support a multi-family. He wanted to know why we are changing the zoning when there is no traffic study yet.

Trustee Gustafson stated the zoning was done 3 decades ago, and that area will never be commercial.

Trustee Dunn stated he can't justify this change as multi family, not stating he wouldn't support single family but not multi family.

Trustee Mallicoat stated they will never develop it as commercial, and that the Village can get it back to residential and control it. Trustee Mallicoat stated he understands its Petry and there hasn't been much luck with Petry, and that there will be concern but Josh isn't his father.

Trustee Gustafson wanted to know why Josh Petry wanted Multi Family vs Single Family. Trustee Gustafson stated we could control it if we reject Multi Family and kept it Commercial.

Trustee Plock stated there is nothing that stops Petry from going to Rockton and asking to be annexed in and then the village can do nothing.

Josh Petry stated he choose multi family as he has no intention of competing with his father. He wants to build the most affordable multi families, he doesn't intend to have them as a rental project and hopes the market stays good so he can sell them.

Administrator Sanders entertained a motion,

Trustee Mallicoat made a motion to recommend to board for approval of map amendment;

Seconded by Trustee Plock

Roll Call Vote: Trustee Mallicoat -Y, Plock-Y, Keene-Y, Gustafson-N, Petty-N and Dunn-N

Motioned Tied: 3-3-0 will move onto board

5.2. Discussion and Recommendation to the Board for approval of awarding contract with Rockford Structures Construction Co. for construction of a building addition at the Public Works facility for the bid amount of \$480,000.00

Administrator Sanders summarized the recommendation, stating that Rockford Structures Construction came in at the lowest. The average bid was \$570,000, and it was originally appropriated for around \$520,000 to include the PWB, Salt Shed and Door. The bid was strictly for the Public Works Facility.

Administrator Sanders entertained a motion,
Trustee Dunn made a motion to move to the board to award the bid to Rockford Structures Construction for the amount of \$480,000,

Seconded by Trustee Petty,

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

Motioned Passed: 6-0-0

5.3. Discussion and Recommendation to the Board for approval of entering into an agreement with Clarke Environmental Mosquito Management Inc. For the 2022 Environmental Mosquito Management (EMM) Program for the quoted amount of \$22,978.00

Administrator Sanders summarized the recommendation as an annual agreement for Mosquito Control.

Trustee Keene asked if there was a way to save some money with a multi-year agreement. Administrator Sanders stated that they increase by 3% each year but could do a 3 year contract.

Administrator Sanders entertained a motion,
Trustee Dunn made a motion to move on to board;

Seconded by Trustee Plock

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

Motioned Passed: 6-0-0

5.4. Discussion and Recommendation to the Board for approval of travel expenses for attendance at the 2022 IML Lobby Days in Springfield IL by the Village Administrator on Wednesday March 23, 2022, in the amount of \$244.96

Administrator Sanders summarized the request and found lower rate with government rate outside of the event rate.

Administrator Sanders entertained a motion,

Trustee Plock made a motion to approve;

Seconded by Trustee Dunn

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

Motioned Passed: 6-0-0

5.5. Discussion and Recommendation to the Board for approval of soliciting quotes for professional services for updating and revising the Village of Roscoe Comprehensive Plan

Administrator Sanders summarized the request, and that the document is required to be updated. Administrator Sanders gave an estimate that this is a \$70k to \$100k.

Administrator Sanders entertained a motion,

Trustee Petty made a motion to approve;

Seconded by Trustee Mallicoat

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

Motioned Passed: 6-0-0

- 5.6.** Discussion and Recommendation to the Board for approval of hiring Miller Engineering for labor and materials for replacement of the existing HVAC system in the Public Works office building for the quoted amount of **\$5,791.00**

Administrator Sanders summarized the request, The hvac system for the public works office's is over 20 years old. This system is inefficient and too small for the additional office and training/lunchroom we have added in the past few years. The AC compressor had a freon leak last year and was very expensive to fix because it utilizes an older version of freon. The replacement freon did not last long and was failing to cool the office's again within the end of just one month. We decided to not replace any more freon because of the leak size and cost of the freon. We will also be upgrading the furnace to a n more efficient and appropriately sized unit. We will be replacing the 40k btu furnace with a 60 k btu, and the AC condenser will go from 1.5 ton to 2-ton unit. It was budgeted for \$7500. Three quotes were received Miller Engineering came in lowest.

Administrator Sanders entertained a motion,

Trustee Plock made a motion to approve;

Seconded by Trustee Keene

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

Motioned Passed: 6-0-0

- 5.7.** Discussion and Recommendation to the Board for approval of a one-year extension to the Swanson Park usage agreement with Stateline Fastpitch

Administrator Sanders summarized the recommendation, donation check in the amount of 5 \$3500.00 per the agreement dated March 31st received.

Administrator Sanders entertained a motion,

Trustee Mallicoat made a motion to approve;

Seconded by Trustee Plock

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

Motioned Passed: 6-0-0

- 5.8.** Discussion and Recommendation to the Board for approval of a one-year extension to the Leland Park usage agreement with Stateline Baseball

Administrator Sanders stated needed to layover Leland Park since they have not provided their agreement.

Trustee Petty made a motion to layover;

Seconded by Trustee Plock

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

Motioned Passed: 6-0-0

6. OLD BUSINESS

Trustee Petty inquired about the Covid reimbursement moneys, and Administrator Sanders stated that he is still working on the MDP, and we have received money regarding the reimbursements for the covid expenses.

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

- Mark Trotter, 943 Goosedown Dr: Mark addressed the board regarding his opinion

with the Multi Family, and would prefer to have single family. He encourages the board to review the ordinances regarding the parks, and Hawks Pointe does not have a park. And encourages that the ordinances are followed.

- Ken Farmer, 912 Night Owl Lane: Ken addressed the board regarding safety and concern as a police officer, and feels that multi family brings in more violence calls.
- Janet Bayer, 958 Goosedown Dr: Janet addressed the board regarding the safety concerns and would like the board to consider multi family.
- Mike Wright, 10160 Fawn Prairie: Apologized for the confusion regarding his statement regarding the street/traffic impact and with Carlos. He stated that they do not oppose single family but multi family doesn't fit.
- William Babcock, 927 Goosedown Dr: William addressed the board again regarding the issue with the zoning, and recommended having a long term plan.

8. EXECUTIVE SESSION

9. ADJOURNMENT

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

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

Motioned Passed: 6-0-0

Approved: *Stevan J. Plock* Date: 3-15-2022

Corrected: item 5.7 added \$ instead of 5 for amount.

Date: 3/17/2022 *Stevan J. Plock*