

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

**Village Board Minutes  
Tuesday, April 05, 2022  
6:30 PM**

**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. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

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

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

- Sharon Atkins, Roscoe Resident; Sharon stated that she was a trustee in 2008 this matter came before about development and was brought to board, went to county and county rejected it stating it was too close to intersection to make entrance and a hill. Ms. Atkins pleads with board to do something different, and in the past the board has always done what the developer wants. The residents know something needs to go there but just not a multifamily development. Ms. Atkins requested the board to listen to the residents and do the right thing.
- Max Ryan, Roscoe Resident; Max wanted to offer his support of the increase housing shortage and supports the development. Feels the traffic, schools are solvable issues and supports the American dream.
- Rob Baxter, Roscoe Resident; Rob stated he wanted to talk about the American Dream but in another direction, asking the board why did they buy their home, why did they select Roscoe, was it the area, your job? Rob stated that the residents are not against development, but it should be responsible development. Rob reiterated the statements from Sharon regarding the 2008 matter... (audio was lost during at 08:15 minutes into meeting, audio returned at 010:17 with Rob requesting the board to do the right thing and vote tonight.
- Jim Shortland, Roscoe Resident; Jim wanted to just reiterate and have his voice heard

even though it has already been mentioned before. He stated that his concern is the traffic and speed coming down Goosedown as well as it will become a cut through. He stated on Goosedown there is a blind hill. He requested the board think about how they would feel and where their kids would be safe to play.

- Glenn Terry, Resident of Rockton Superintendent of Rockton School, Glenn started out thanking the board for the opportunity to speak and thanking Scott Sanders for organizing the meeting yesterday between the Village President, Superintendent of Hononegah and developer. He stated his sole purpose is to provide the perspective of the school district not the community, requesting the board to take that into consideration. He stated the community is desirable with the quality of school district and lots of land to development. He stated growth is inevitable and the district has been planning for growth. The two major concerns of the district are one, the pace of potential growth with 292 homes to be built in Denali and 142 units proposed for this development, bringing in more kids into the district. His second concern is just the numbers alone. Glenn stated to the board they had a choice tonight to develop one way and have forty families or develop another way and have 142 families coming into the district. Glenn stated people move here to our community for our school districts. There are no for sale signs around the Rockton school district, and stated there are many challenges for the district, financial challenges, teacher shortage/staffing, two years of educating children during the pandemic. He stated the impact fees would pay for one teacher for one year. Glenn stated he is having a problem just filling positions, and the difference of the one hundred homes is huge for the district. He addressed the board and requested to vote no. (Audio lost at 018:10)
- No Audio, recognized speaker as Mike Wright, resident of Roscoe; Mike stated very people are in favor of this including the school district. He requested the board to consider quality over quantity, requesting well planned development. He mentioned the campaign promise of people need to come before politics and stated to fulfill the promise.
- Joanne, Rockton Resident; Joanne felt the need to come to meeting, she requested the board to remember the Chemtool Fire and think of safety of the asphalt plant. She requests the board think of the children's safety.
- Nicole Stiplseck, Roscoe Resident; Nicole echoed all the comments requesting the board to be responsible with the planning and let the developer do single family.

President Szula addressed the public that the statements are becoming repetitive comments and asked if anyone has anything new to say? He thanked everyone for their comments and asked if there was anyone else who would like to speak.

- William Babcock, Roscoe Resident; William started off apologizing if he repeats anything that anyone has already stated, however he is here to be heard. He stated the community has not been heard for the last three meetings. William stated what he has not heard where is the impact study, study on the water, sewer the impact on the schools? He stated they have not heard about the wonderful benefits this would be for the community, or why the trustees are voting yes. Why is this good for the neighborhood, the schools? He inquired why aren't all the trustees here? He stated that

the trustee absent should be here to face those in the back of the room. William went on to state he has not heard why growth is good? He said growth is good when it is planned. William stated a primary plan should be done first so everyone on the board can get behind it and know why they are voting for it. He addressed the board to consider the people here that they represent and vote no.

- Rob Baxter, questions regarding impact fees, has the village ever collected impact fees. Administrator Sanders stated yes, Kinnick Creek Side, later plats in Shepherd Hills.
- Jeremy Monroe, Roscoe Resident; Jeremy stated that the superintendent said it best, people come to Roscoe/Rockton for the schools. He does not believe it is best to have rental properties, and statistics show crime is around apartments. He pleaded for his children, grandchildren and keep it single family.

## 5. **PRESIDENT'S REPORT – Mark Szula**

**President Szula made a nomination to fill a vacancy for Stateline Mass Transit Board.**

5.1 Approval of Resolution 2022-R24 appointing Jim Blevins to the Stateline Mass Transit District (SMTD) Board of Directors (4-year term)

President Szula entertained a **motion**,  
Trustee Plock made a **motion to approve**.

Seconded by Trustee Petty

**Discussion: None**

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

Keene lost audio connection – no vote

**Motion Passed: 5-0-0**

## 6. **TREASURER'S REPORT – Mark Olson**

### 6.1. Cash Report and Bills

The total bills submitted for approval are expenditures per list of **\$66,541**

Payroll expenses: **\$173,332**

Cash on hand after payment of the bills **\$7,472,249**

Motor Fuel expenditures: **\$3,595**

Cash on hand in the Motor Fuel fund is: **\$1,184,200**

### 6.2. Approval of Bills

President Szula entertained a **motion**,  
Trustee Dunn made a **motion to approve**.

Seconded by Trustee Mallicoat

**Discussion: None**

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

Keene lost audio connection - no vote

**Motion Passed: 5-0-0**

**7. CONSENT AGENDA (NO DISCUSSION REQUIRED)**

- 7.1. Approval of **Minutes** from the March 15, 2022, Village Board Meeting.
- 7.2. Approval of **Resolution 2022-R25**, declaring surplus Equipment, and Authorizing its Disposal (Public Works)
- 7.3. Approval of **Resolution 2022-R26**, approving the Bid Specifications for Class “D” Street Patching within the Village of Roscoe.
- 7.4. Approval of registration and travel expenses for attendance at a Force Training Instructor Certification course in Arnold Missouri by Officers Arianna Kim and Caleb Brown, May 23-27, 2022, in the amount of \$1,534.50 per attendee, combined total of **\$3,069.00**

President Szula entertained a **motion**,  
Trustee Mallicoat made a **motion to approve**.

Seconded by Trustee Dunn

**Discussion: None**

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

Keene returned on record 7:17 pm – no vote

**Motion Passed: 5-0-0**

**8. MOTIONS AND RESOLUTIONS (FINAL ACTION)**

- 8.1. Approval of **Ordinance 2022-03**, 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.

President Szula requested Administrator Sanders to address and explain the map amendment process. Administrator Sanders summarized the map amendment process, stating that he wanted to make clear the action tonight is the first step in the process which is the zoning / map amendment. Administrator Sanders stated that yes there is a requirement for a traffic study, stating that he is copied on email from Carlos Molina to applicant outlining ten bullet points, specific areas of focus they will need to see examined, studied, and submitted for county review and approval. The project will require improvements to public streets, and that will be on the applicant, the Village will not pay public street improvements and will not pay for off site improvements. All work done relative to transportation, road, sidewalks sewers, storm water management will be the obligation of the developer. Those go into effect only if the board changes the zoning. The costs are the developers burden, and they do not engage into those

studies until they know if they are appropriately zoned. They do not start the studies until they are approved for zoning. No ground will break, no permits issued until all is satisfied. Administrator Sanders stated, if this moves forward tonight, it starts a process called design review, which would include village staff, village engineer, planning department, Winnebago County, IEPA, which would weigh in different aspects of reviewing. Administrator Sanders stated there will be access off Roscoe Road, as all sub-division have access off Roscoe Road. It will require widening and turn lane which will be at the cost of the developer. Administrator Sanders thanks Mr. Terry and Mr. Dugan for the meeting and the appreciative effort, which allowed the applicant to represent the project. Administrator Sanders stated there was a 6-10-year implementation, not a 2-year implementation. Administrator Sanders stated that is an easier growth rate to plan for. Administrator Sanders stated these are not rentals, they are being built as condominiums for sale. Administrator Sanders stated there would be impact fees, and those are specifically meant to address growth.

Administrator Sanders entertained questions;

A question was asked if these were being built by condominiums and wanted to know if they would have an association and by-laws.

Mike wanted to know if the Administrator was supposed to be impartial.

Sharon Atkins addressed the board about the developer being sued, for the roads being done incorrectly in Denali and the village has spent so much money suing the developer. Atkins said it looks good on paper, but the village is either suing or settling with the same developer. Atkins stated it would be interesting to know how much the village has paid because the developer fails to keep its promise.

A member of the public if the petitioner has rights, what about the public's rights, and President Szula asked if the developer Josh Petry were here tonight, and President Szula asked if he would like to address the public and he stated no.

Administrator Sanders addressed the public that again all the studies and upgrades would need to be done prior to building.

Mike Wright inquired about the lights at Roscoe Road, was it done before or after development. Administrator Sanders stated it was done after.

Rob Baxter, inquired about the number of units, as its 142 condominiums on twenty acres. Asking about how many buildings, and it was stated thirty-seven.

*(Recommendation for approval by ZBA on February 23, 2022 / 4-2-1)  
(First read by Village Board: March 15, 2022)*

President Szula entertained a **motion**,  
Trustee Plock made a **motion to approve**.

Seconded by Trustee Mallicoat

**Discussion: None**

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

Trustee Dunn, Gustafson, Petty -NO

Tie Breaker – President Szula - YES

**Motion Passed: 4-3-0**

9. **NEW BUSINESS (FIRST READING or SUSPEND RULES)**

None

10. **OLD BUSINESS**

None

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

- Sharon Atkins, Resident; addressed the board and expressed her disappointment of Stacy, Anthony, Justin, and Mr. President and its such a disappointment. She stated you did not listen to the community, and they will remember.
- Nate Greene, Resident; he is a teacher and stated he echoes Sharon's statement and that the board already had their mind made up. Many people had to get babysitters, and special arrangements to get here and attend and you did not hear our voices.

12. **EXECUTIVE SESSION (if necessary)**

13. **ADJOURNMENT**

President Szula entertained a **motion**,  
Trustee Plock made a **motion to approve**.

Seconded by Trustee Mallicoat

**Discussion: None**

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

**Motion Passed: 6-0-0**

**7:51pm**

Approved 4/19/22  
Stephanie Johnston  
Clerk of Records