Meeting Minutes

Location:
Village Hall -
10631 Main Street
Roscoe, IL 61073

Village Board of Trustees
Tuesday, May 19, 2026
6:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT
Trustee William Babcock
Trustee John Broda
Trustee Molly Butz
Trustee Dayne Mead
Trustee Michael Sima
Trustee Michael Wright
Village President Carol Gustafson

APPROVAL OF THE MINUTES

1. **Approval of the Minutes** for the meeting of the Village Board of Trustees from **May 5, 2026.**

   President Gustafson asked for a motion for the approval of the minutes.

   Motion was made by Trustee Sima, second by Trustee Butz. Voting yes: Trustees Butz, Wright, Mead, Sima, Babcock, Broda 6-0-0.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

No Public Comments.

PRESIDENT'S REPORT

President Gustafson introduced the upcoming development as "an exciting project coming our way," explaining that the 10 acres east of McDonald Road Mobile Station are owned by John Chapman, who plans to keep 3 aces for his own forever home while selling the remaining land to Ken Salah of Capo Construction. She noted that Salah is eager to begin and will present full drawings to the Committee of the Whole on June 2, and she wanted trustees to be aware before neighbors receive official notices.

Hillary Rottmann Village Zoning Consultant provided the technical details, explaining that the developers submitted a request for a Planned Unit Development (PUD) on May 13 because the project's density, private drives, and layout cannot be built under the current RM (Multi-Family Residential) Zoning. She clarified that the plan includes 62 individually owned townhomes and duplexes, not rentals, and that only the 7 acres closet to the gas station will be developed. Hillary also outlined the timeline: the General Development Plan will go before the ZBA on June 10, the newspaper notice will publish on May 26. She added that a traffic study is underway to ensure IDOT will not object to the alignment of the main access road.

TREASURER'S REPORT

2. Cash Report and Bills

   Expenditures are $143,499.15 with an additional invoice for 37,000 for Hawks Pointe Subdivision 6 agreement totaling $180,499.15, Payroll is $ 115,042.97 totaling $295,542.12.

3. Approval of Bills

   President Gustafson asked for a motion to pay the bills.

   Motion was made by Trustee Sima, Trustee Wright. Voting yes: Trustees Babcock, Sima, Butz, Wright, Broda, Mead 6-0-0.

4. Year to Date, Revenues and Expenditures

   President Gustafson stated that year to date revenues and expenditures will be given to the board on June 2nd which will be through the end of April.

CONSENT AGENDA

All items on the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda, and will be discussed and approved separately.

MOTIONS AND RESOLUTIONS (Final action)

No Motion and Resolutions

NEW BUSINESS (First reading or suspend rules)

No New Business.

QUESTIONS AND REPORTS

No Questions and Reports.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

No Public Comment

EXECUTIVE SESSION (IF NECESSARY)

No Executive Session

ADJOURNMENT

President Gustafson asked for a motion to Adjourn the meeting.

Motion was made by Trustee Butz, second by Trustee Sima. Voting yes: Trustees Wright, Butz, Broda, Mead, Sima, Babcock 6-0-0.

Meeting was Adjourned at 6:40 pm.