



# Meeting Minutes

## Location:

Village Hall -  
10631 Main Street  
Roscoe, IL 61073

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## Committee of the Whole Meeting

Tuesday, June 17, 2025

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### CALL TO ORDER

### ROLL CALL

#### PRESENT

Trustee William Babcock  
Trustee Justin Plock  
Trustee Michael Sima  
Trustee Michael Wright  
Village President Carol Gustafson

#### ABSENT

Trustee John Broda  
Trustee Dayne Mead

### APPROVAL OF THE MINUTES

**Approval of the Minutes** for the meeting of the Committee of the Whole from **June 3, 2025**.

Trustee Wright asked for a motion for the Approval of the Minutes for June 3rd, 2025.

Motion was made by Trustee Plock, second by Trustee Sima. Voting yes: Trustees Sima, Babcock, Plock, Wright 4-0-0.

### PUBLIC COMMENT (limited to 3 minutes per speaker)

Terry Brack Presented a petition with 32 signatures of people living in Winnebago County who don't like the mural.

### OLD BUSINESS

#### 1. Discussion and Recommendation of Bid Specifications for **Hodges Run Small Business Incubator Site**

Trustee Wright stated the last meeting the Board had asked for a better picture or a 3D more visual of the Bid Specifications for Hodges Run Small Business Incubator Site.

Mr. Kurlinkus, Village Administrator, presented Bid Specifications for Hodges Run Phase 1.

There were concerns based on the blueprints how they were going to get all that stuff in such a small space. They felt that it was crowded. He asked if the Bid Specifications were for public consumption. He would like to get this out on social media to make people aware of what is going on.

Mr. Kurlinkus stated that this information is public. There was a brief segment on WTVO news and he has received some calls already from people interested in coming to fill out an application. He agrees once the public starts to see this development people will get excited about it.

Trustee Plock asked if he had the cost for how much this project would be to run annually.

Mr. Kurlinkus stated no not until we move forward with the Bid Specifications and get them back.

Plock stated that he is all for putting it out for Bid. However, he would like to sit down and figure out what the revenues will be verses our expenditures so we are not spending additional money every year to take care of it.

Trustee Wright motioned to send it to the Board, second by Trustee Plock. Voting yes: Sima, Babcock, Plock, Wright 4-0-0.

**2. Discussion and Recommendation** of a professional services agreement with **Place Foundry, LLC** to provide **economic development consulting** services to the Village of Roscoe [On-Call Services].

Mr. Kurlinkus stated that Place Foundry, LLC contract is up at this point. The Village is working on a month to month at this point. He asked the Board what they would like to see for that position. There are some options that the Board has which they will take into consideration.

There are 3 main projects that the Village has going on right now. There were suggestions on just focusing on a project and completing that one and moving forward on to the next project, to cut the cost per month until the Village can find someone to hire at the Village. The Board recommended David Sidney from Place Foundry to come in at the next Board meeting to discuss his future plans for the Village.

## **NEW BUSINESS**

**3. Discussion and Recommendation for Approval** of a **Planned Unit Development** (PUD) for the properties commonly known as PINs 04-29-251-010, 04-29-251-013, 04-29-251-011, 0429-251-014, 04-29-251-012, 04-29-277-003, 04-29-277-007, 04-29-277-004, 04-29-27-08, 04-29-277-009, 04-29-277-005, and 04-29-277-006

[Applicant: Anthony Pipitone]

ZBA Recommends Approval Voting 3-1-1 on June 11, 2025

Jeff Linkenheld of Arc Design is here today along with Anthony Pipitone to discuss the PUD.

Mr. Jeff Linkenheld of Arc Design summarized the PUD. The applicant, Anthony Pipitone, answered questions about size, style, and finished exteriors of the planned duplexes.

Trustee Babcock made a motion to send approval to the Board. Second was Trustee Sima. Voting yes: Trustees Plock, Sima, Wright, Babcock 4-0-0.

**4. Discussion and Recommendation of Approval of a Tentative and Final Plat of Prairie Garden Plat No. 3**

ZBA Recommends Approval Voting 3-1-1 on June 11, 2025

This is for the Approval of a Tentative and Final Plat of Prairie Garden Plat No. 3

Mr. Pipitone would like to take all 12 parcels and combine them into one property and all the easements get reallocated where the sewer and water are going to be built public easement throughout. There are a few minor things to that need to be done. There were concerns on if there is going to be a HOA fee Mr. Pipitone explained there is no fees he will be handling all of the landscaping, mowing, plowing, roads. There will be a 1-year lease after that year is up if they would like to sign another lease they can sign for longer. The name of the Plat 3 Mr. Pipitone would like to call is Bella Rose Drive after his daughter.

Motion was made by to send to the Board by Trustee Plock, second by Trustee Sima. Voting yes: Babcock, Wright, Sima, Plock 4-0-0.

**5. Discussion and Recommendation of a Special Event Permit for Louiepalooza 2025.** The event will take place at 5689 Elevator Road on August 9, 2025, from 12:00 pm - 10:30 pm.

Joe Giaccone, Louie's Tap Manager, presented an overview and details of the event. Roscoe Chief of Police, Sam Hawley, answered questions about traffic control.

Motion was made to send to the Board by Trustee Sima, second by Trustee Plock. Voting yes: Trustees Babcock, Wright, Plock, Sima 4-0-0.

**6. Discussion and Recommendation** of adding flying radio controlled float planes as a year-round park use at Chicory Ridge Park.

Mr. Kurlinkus, Village Administrator, stated that the Rockford Radio Flyers Club would like to make the area in Chicory Ridge Park a flying field. The flying field it is already FAA designated flying area.

The Club has rules permits to fly and the insurance coverage. The planes will all be electric no gas planes.

Trustee Sima asked if this will be year-round. It will be from March to October when there is no ice on the pond.

The club would also like to have a small space for a container to store a boat used to retrieve the aircraft landing in the water.

The flying club will pay the cost of the storage container.

The Board would like to have the Radio Flyer Club come in and do a presentation for the Board.

**7. Discussion and Recommendation** of renewing a **boundary agreement** with the Village of Machesney Park.

Mr. Kurlinkus stated that the Village has had a boundary agreement with Machesney Park for the last 24 years. Essentially it is an agreement between two municipalities establishing boundaries.

No motion was made bring back to the COTW.

**8. Discussion and Recommendation** of the **elimination of the Grocery Tax** by the State of Illinois.

President Gustafson stated information on the topic has been in the shared documents for weeks. The tax has been in place for decades but recently repealed by Gov. Pritzker. However, communities can reinstate the 1% tax. Surrounding communities will reinstate the tax effective January 2026.

Motion was made to send it to the Board without a recommendation by Trustee Sima, second by Trustee Plock. Voting yes: Trustees Babcock, Plock, Voting no: Trustees Wright, Sima 2-2-0.

**9. Discussion of use of public funds to paint over or remove the CRE8IV mural** at 10534 Main Street.

Mr. Kurlinkus stated that he did a social media survey asking the community whether or not the to use or not to use public funding to remove and replace the mural on the Mason Building.

Discussions were made about getting a local high school student to do the mural; how much it would cost to paint the building; getting private funds to repaint something over on the building. The Masons would like to be more involved this time when something is decided.

Motion was made to layover to the next meeting.

**10. Discussion and Recommendation** regarding the future use, development, or disposition of Village-owned property located at 11243 Main Street.

Trustee would like to find out what they can do to the LaBree Property.

The main purpose for the Village was to get the property developed with what they wanted, something that fits Main Street. Questions were raised about getting business owners to come in and see if they would be interested in developing the property.

**11. Discussion and Recommendation** regarding the future use, development, or disposition of Village-owned property located at 10517 & 10531 Main Street.

Trustee Wright asked what they could do to the Liberty Lot property.

The main purpose for the Village was to get the property developed with what they wanted, something that fits Main Street. Questions were raised about getting business owners to come in and see if they would be interested in developing the property.

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

**PRESENTATIONS**

Trustee Wright asked Kimberly Garza Village Clerk about the Clerk's class that she attended.

**EXECUTIVE SESSION (IF NECESSARY)**

No Executive Session.

**ADJOURNMENT**

Trustee Wright made a Motion to Adjourn.

Motion was made by Trustee Plock, second by Trustee Sima. Voting yes: Trustees Sima, Wright, Babcock, Plock 4-0-0.