



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole

Tuesday, May 05, 2026

[immediately following Village Board Meeting]

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

- 1. Approval of the Minutes** for the meeting of the Committee of the Whole from **April 21, 2026.**

PUBLIC COMMENT (limited to 3 minutes per speaker)

PRESENTATIONS

- 2. Presentation:** Proposed Annexation of **Valley View Tree Farm & Event Venue Concept**
Presented by: Mark Payne, Valley View Tree Farm, LLC

[No Action Requested]

- 3. Presentation** by Darko Gligorevic of **Ambassador Homes** regarding **proposed Commercial and Residential Development** at **11243 Main Street, Roscoe, Illinois.**

OLD BUSINESS

- 4. Discussion and Recommendation of Donation of Village owned Property to Northern Illinois Landbank Authority (NILBA)** for proposed Commercial and Residential Development proposed by **Ambassador Homes.**

Property Address: 11243 Main Street, Roscoe, Illinois

NEW BUSINESS

- 5. Discussion and Recommendation of Ordinance 2026-07** amending Chapter 20, Article II, Sections 2-24 and 2-25 relating to **compensation of Trustees and President**

PUBLIC COMMENT (limited to 3 minutes per speaker)

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole

Tuesday, April 21, 2026

CALL TO ORDER

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

Tom Green Village Attorney asked for a motion for Trustee Sima to join the meeting remotely.

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

APPROVAL OF THE MINUTES

Approval of the Minutes for the meeting of the Committee of the Whole from **April 07, 2026**.

Trustee Wright asked for a motion for the approval of the minutes.

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

PUBLIC COMMENT (limited to 3 minutes per speaker)

No Public Comments.

OLD BUSINESS

1. Discussion and Recommendation of **Donation of Village owned Property to Northern Illinois Landbank Authority (NILBA)** for proposed Commercial and Residential Development proposed by **Ambassador Homes**.

Property Address: 11243 Main Street, Roscoe, Illinois

The Trustees held an extended discussion on whether to donate the village-owned parcel at 11243 Main Street to the Northern Illinois Land Bank Authority for a proposed Ambassador Homes Development.

Trustee Broda opened by urging the board not to rush, noting the developer could not attend this meeting and that trustees should wait for a full presentation.

President Gustafson responded that the developer's proposal had already been presented to the entire board and reiterated privately with some trustees. She argued that the land-bank transfer is tied to that specific proposal and delaying to explore alternatives would stall progress, emphasizing that the developer is ready, capable, and that other Main Street parcels could serve different future projects.

Trustee Wright countered that the developer was flexible, not on a strict timeline, and open to additional ideas trustees had discussed with him.

Trustee Sima supported laying the item over, saying the board should hear from the developer publicly to complete its due diligence.

Trustee Broda added that he had not yet met with the developer and wanted the opportunity before making a decision.

Other Trustees expressed differing views. Trustee Babcock argued the board already had enough information to move forward, praising the developer's past work in Roscoe and stating it was inappropriate for the board to dictate rental versus ownership to a private developer.

Trustee Wright expressed concerns stating we are on the hook for the loan that was used to purchase the land so why are we rushing into it so quickly.

Trustee Mead emphasized that the board should not rush into giving the property to Landbank.

Trustee Sima expressed that there is no reason for the board to rush on this. He supports holding the item over, stressing transparency and the importance of allowing all trustees to participate in the conversation with the developer.

Tom Green Village Attorney clarified the procedural options, explaining that a motion to table would automatically bring the item back at the next Committee of the Whole meeting.

Motion was made by Trustee Wright to table it, second by Trustee Broda. Voting yes: Mead, Sima, Broda, Wright. Voting no: Trustee Babcock, Butz 4-2-0.

NEW BUSINESS

2. Approval of Memorandum of Understanding between the Village of Roscoe and Village of Rockton for Police Mutual Aid.

Chief Sam Hawley presented the Memorandum of Understanding between the Village of Roscoe and the Village of Rockton, explaining that it is designed to strengthen police coverage during the upcoming Roscoe Road bridge closure, which will run from June through November. He noted that Roscoe already has intergovernmental agreements with surrounding agencies, but the bridge projects create unique challenges-particularly the need to maintain

reliable coverage on both the east and west sides of the village when offices are pulled away to transports to the jail, hospital, or other duties. To address this, the department plans to add additional patrol units on every shift, ensuring 24/7 coverage. The MOU formalizes Rockton's role in providing automatic response to west-side calls whenever Roscoe units are tied up, giving residents faster service during the construction period.

Chief Hawley emphasized that the agreement is mutually beneficial, as Roscoe would also provide automatic backup to Rockton when needed-similar to how Rockton managed coverage during its own bridge project in 2017. He stated that both departments have reviewed the plan, and Rockton's leadership supports the revised draft.

Tom Green Village Attorney confirmed that Rockton's Attorney has approved the language and that the MOU is ready for Board consideration.

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

3. Discussion & Recommendation: Village Parade Protocol

Trustee Broda raised concerns about last year's Veterans Parade, where the Village contingent unintentionally ended up in front of the color guard, which he felt appeared inappropriate. Trustee Broda suggested setting a simple expectation that the color guard should always lead, followed by the Village officials and the Village vehicle for clear identification. President Gustafson clarified that the Village does not organize these parades-groups like the VFW or the Fall Festival Committee determine lineup order- so any request for placement must be communicated to the parade organizers.

No action was taken.

PUBLIC COMMENT (limited to 3 minutes per speaker)

No Public Comment.

PRESENTATIONS

Presentation: AR2 Homes (Roscoe Development Discussion)

AR2 Homes, represented by Ri Prasad and Roux Nolan, delivered a comprehensive presentation explaining their stewardship-based development model, which they contrasted sharply with traditional development practices. They began by describing how most cities conduct a five-year study, gather data, and then issue an RFP hoping a developer will propose something suitable. In their experience, this often results in prescriptive, one-size-fits-all proposals-full residential, full commercial, or mixed -use-designed primarily to maximize a developer's return rather than meet a community's long-term needs. They emphasized that this approach frequently leads to vacant commercial spaces, stalled projects, and developments that do not reflect the desires or economic realities of the community.

AR2 Homes explained that their model is fundamentally different: they work through a 12-week, community-driven process that includes elected officials, residents, business owners, and local organizations. Instead of arriving with a predetermined plan, they begin by collecting granular data, conducting interviews, meeting with stakeholders, and analyzing existing commercial and residential patterns. They stressed that without this groundwork, cities often misinterpret market signals -for

example, assuming that high rental demand means more rentals are needed, when in reality it may indicate a lack of attainable ownership opportunities. Their goal is to create development that is regenerative, not extractive-meaning wealth stays within the community rather than flowing to outside landlords or investors.

Ri and Roux will be providing examples to the board from their work in Rockford, where they were brought in to evaluate the west side, an area with little new development in 20 years. Instead of prescribing a project, they studied the area's commercial vacancies, residential turnover, and business needs. They discovered that adding new commercial space would actually harm existing businesses, many of which were struggling. Their solution was to increase residential density first, creating a customer base that could support commercial revitalization. They also described how they identify which local businesses want to expand, secure SBA financing, and design commercial spaces around real tenants, not speculative demand. This reduces risk and ensures long-term stability.

AR2 Homes also emphasized the importance of homeownership. They explained that renters and owners contribute differently to community stability, and that ownership builds equity and keeps wealth local. Their model includes analyzing what renters currently pay, then designing ownership products-homes, townhomes, or condos-priced to match those monthly payments. They also help residents access down-payment assistance programs, making ownership attainable for people who might otherwise remain renters. They described how, in some communities, they even match new housing products to the hiring patterns of local employers, ensuring new workers can live near their jobs.

Throughout the presentation, they stressed that their approach is collaborative, transparent, and flexible. They do not lock cities into rigid plans; instead, they create multiple development scenarios, stress-test them with stakeholders, and present them to the council for selection. Their contracts include strict performance timelines-if they fail to break ground by a certain date, the land reverts back to the city. They highlighted that Roscoe's three large Main Street parcels represent a rare opportunity to plan strategically for the future, ensuring commercial and residential development complement each other rather than compete. Their closing message was that whether Roscoe works with them or not, they hope the Village recognizes that alternative development models exist-models that prioritize community needs, long-term stability, and shared ownership over short-term profit.

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

Trustee Wright asked for a motion to Adjourn the meeting.

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

Meeting Adjourned at 8:24 pm.

Item # 2.

Roscoe
PC

190 E
190 W

Belvidere Rd

Stonington Way

Rendova Ct

Applegate Rd

Belvidere Rd

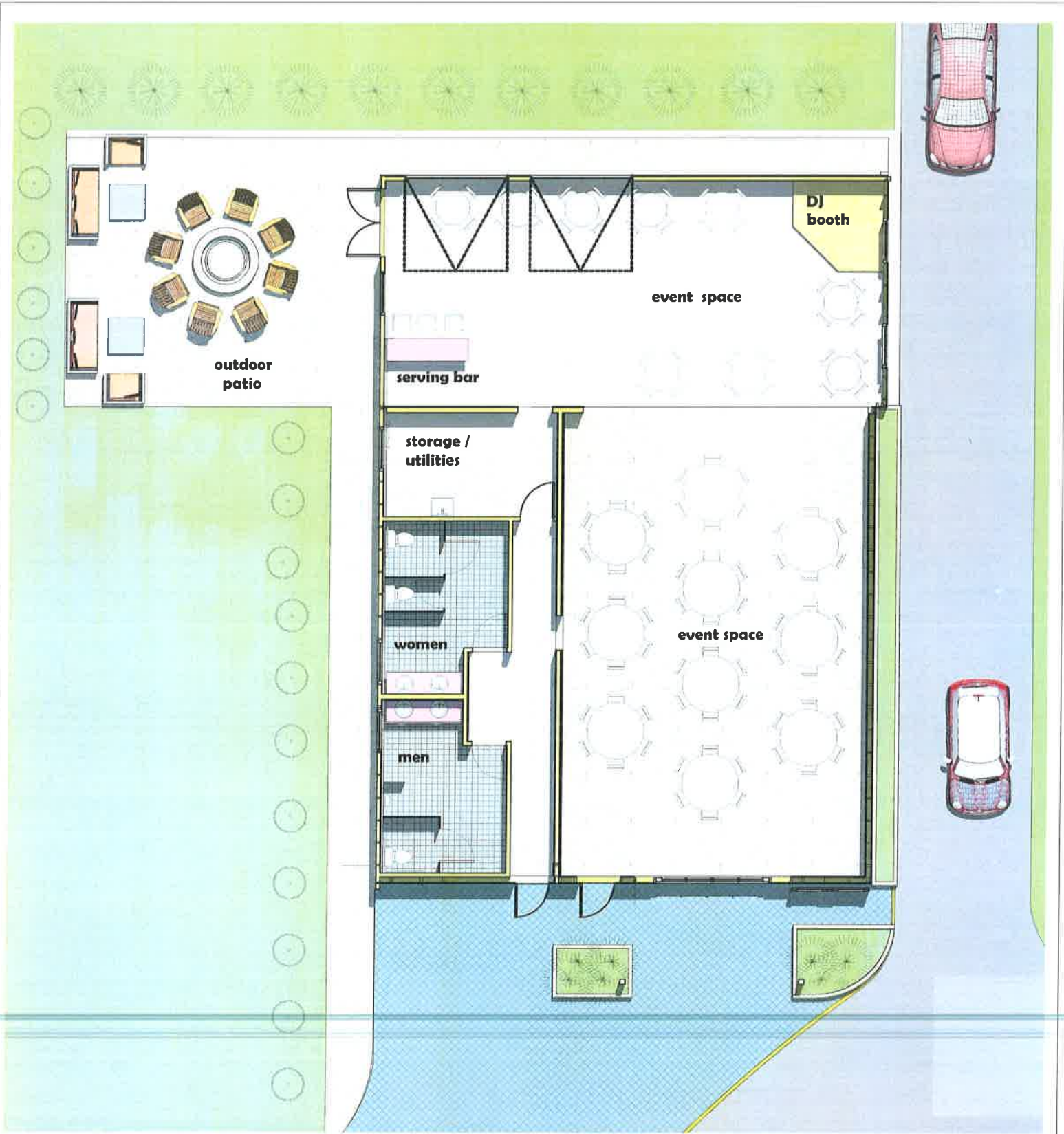
190 E
190 W

Barkridge Rd

7

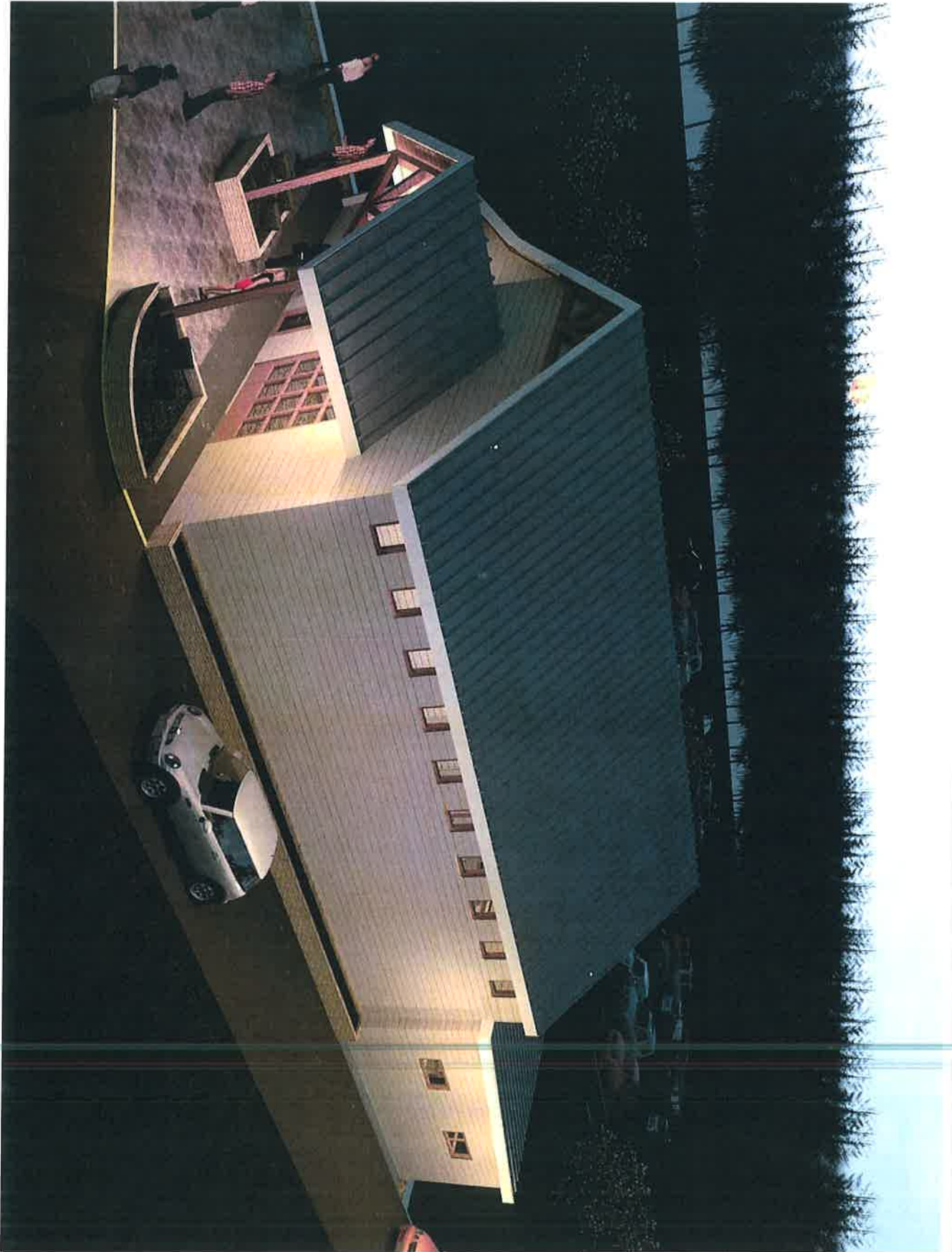


SITE PLAN - VALLEY VIEW TREE FARM - ROSCOE, ILLINOIS



FLOOR PLAN - VALLEY VIEW TREE FARM - ROSCOE, ILLINOIS





EXTERIOR VIEW- VALLEY VIEW TREE FARM - ROSCOE, ILLINOIS



EXTERIOR VIEW - VALLEY VIEW TREE FARM - ROSCOE, ILLINOIS



AERIAL VIEW - VALLEY VIEW TREE FARM - ROSCOE, ILLINOIS



INTERIOR VIEW - VALLEY VIEW TREE FARM - ROSCOE, ILLINOIS



EXTERIOR VIEW - VALLEY VIEW TREE FARM - ROSCOE, ILLINOIS



Valley View Farm Event Venue Development

Event Barn #1

Concept: A restored 100+ year-old barn maintaining its original character while upgrading for events.

Capacity: Up to 150 guests

Features:

- Seating/dining area
- Built-in bar service area
- 2 ADA-compliant restrooms
- Prep/wash area for catering support

Uses:

- Weddings
- Showers
- Private parties
- Corporate events
- Farmer's Markets

Farmhouse

Function: Will be used to create an "all-in-one" venue.

Uses:

- Bridal suite/ groom suite
- Overnight lodging
- Staging area

Event Barn #2

This space is currently the upper level of the Valley View Farm Gift Shop.

Capacity: up to 50 guests

Character: Historic (built in 1906)

Uses:

- Birthday parties
- Workshops/classes
- Bridal/baby showers

Premium Private Experience (Future Development)

Wooded Event Space (Shipping Container Venue)

Concept: A secluded, modern-rustic event area deep in the property.

Design:

- Shipping containers as structural walls
- Open-air or tented (canvas/framed roof)
- String lighting, fire pits, natural landscaping

Capacity: Up to 150 guests

Positioning:

- More private
- Ideal for unique weddings, events, farmer's markets, and retreats

Cabin Home (On-Site Lodging)

Concept: A 4-bedroom cabin-style home near the wooded venue

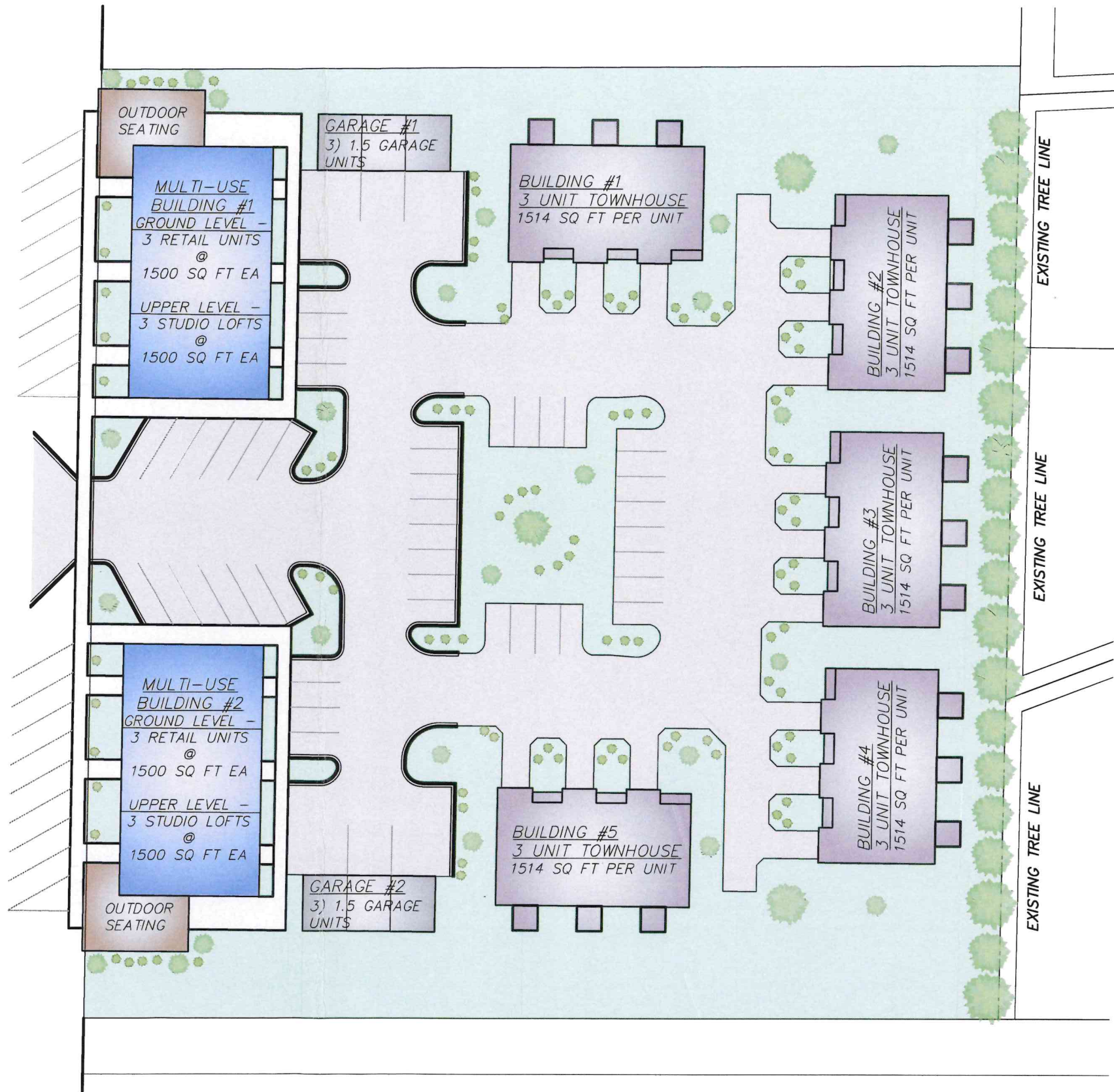
Use:

- Overnight guests
- Wedding party lodging
- Retreat stays

Additional Structures: 2 New Garages or Pole Barns to be used as storage for tables, chairs, décor, and any other equipment/ items critical for smooth operations.

Hours of operation: I anticipate hours of operations to be Thursday- Sunday 2pm-11pm.

MAIN STREET



MULTI-USE PROJECT
MAIN STREET
ROSCOE, IL 61073

SITE PLAN
NOT TO SCALE

12/10/2025
S-1
PAGE

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AMBASSADOR
Homes, LLC
6100 Broadcast Pkwy
Loves Park, IL 61111
815-200-9788













VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 4.

Agenda Item:	Discussion of Donation of Vacant Property to Northern Illinois Landbank Authority (NILBA) for future Development – 11243 Main Street		
Date:	April 2, 2026	Meeting:	COTW - 04/07/2026
Prepared by:	Josef Kurlinkus	Department:	Administration

Overview/Background Information

NILBA Background

The Northern Illinois Land Bank Authority (NILBA), also known as the Winnebago County Landbank, was established in 2019 through an intergovernmental agreement. The Village of Roscoe became a member in 2021. The Landbank utilizes the statutory authority of its member entities to acquire vacant, abandoned, or underutilized properties throughout Winnebago and Boone Counties and return them to productive use.

NILBA’s mission is to combat community deterioration and promote economic development by facilitating the redevelopment of properties for housing, commercial use, open space, and employment opportunities. The organization is self-sustaining, operating through grant funding and proceeds from property sales.

Each member municipality maintains a direct role in governance, including voting authority on acquisitions, dispositions, and overall management. Importantly, NILBA cannot acquire or dispose of property within a member jurisdiction without prior written consent from that community’s designated representative.

Rationale for Land Bank Partnership

Under typical circumstances, the Village’s ability to convey property is limited. Disposition of publicly owned land generally requires declaring the property as surplus and selling it to the highest bidder, which limits the Village’s ability to influence the ultimate use and quality of development beyond standard zoning controls.

By partnering with NILBA, the Village can utilize the Landbank’s statutory authority to:

- Enter into development agreements with enforceable performance standards
- Establish clear timelines and project milestones
- Ensure the property is developed in alignment with the Village’s adopted plans

This approach allows the Village to maintain a higher level of control over the redevelopment outcome while leveraging NILBA’s expertise and resources to facilitate project completion.

Property History & Village Objectives

The Village purchased the 2.57-acre property located at 11243 Main Street in July 2023 for \$240,000. At the time of acquisition, the property contained a dilapidated structure that had been converted into multi-family rental units. Due to its condition and lack of viability for rehabilitation, the Village proceeded with demolition to prepare the site for future redevelopment.

In May 2025, the Village issued a Request for Proposals (RFP) with the stated purpose of offering a qualified developer the opportunity to transform the property into a signature mixed-use development for the emerging Main Street District.

This effort aligns with the Village’s broader redevelopment strategy. Throughout 2024, the Village worked with consultants and stakeholders to develop and adopt the Main Street District Blueprint, which outlines a long-term vision for reinvestment, mixed-use development, and the creation of a vibrant downtown corridor. The redevelopment of this property is a key component of that strategy.

Developer Proposal

In early 2026, the Village received a development proposal from Darko Gligorevic of Ambassador Homes, LLC in response to the Village's solicitation efforts.

The proposal includes:

- Two (2) mixed-use buildings fronting Main Street with ground-floor commercial space
- Five (5) three-family residential buildings located toward the rear of the property

The developer has demonstrated experience in delivering similar residential and mixed-use projects in the region and has indicated the capacity to complete the proposed development. This development concept is consistent with the goals and recommendations outlined in the Main Street District Blueprint, including increasing housing density, activating the streetscape, and expanding the Village's commercial base.

Proposed Process. The anticipated process to advance the project is as follows:

- 1) **Village Approval** of a donation agreement transferring ownership of the property to NILBA
- 2) **Negotiation of a Development Agreement** between NILBA and Ambassador Homes, LLC, in consultation with the Village, establishing:
 - a. Final project scope and design
 - b. Development timeline
 - c. Performance obligations
- 3) **NILBA Board Approval** of the development agreement and subsequent property transfer to the developer
- 4) **Project Completion**, resulting in new mixed-use development and a strengthened northern anchor to the Main Street District

Fiscal Note/Budget Impact

The Village requested Region 1 Planning Council (R1) to prepare an economic and fiscal analysis of the proposed redevelopment, which is included in the Board packet for reference. The analysis indicates that the project represents an estimated \$4.9 million private investment and would deliver a mixed-use development consisting of 21 residential units and approximately 9,000 square feet of commercial space. While the project is currently slightly below typical lending thresholds, resulting in an estimated feasibility gap of approximately \$250,000, R1 concludes that a one-time Village participation at that level would be offset through new revenues and economic activity. Specifically, the Village is projected to receive approximately \$35,000 to \$40,000 annually in combined property and sales tax revenues, resulting in a payback period of roughly seven years.

In addition to direct fiscal impacts, the project is expected to generate broader economic benefits, including approximately \$9.7 million in total economic output and 36 job-years of employment during construction. Upon completion, the development is projected to generate approximately \$3.0 million in annual retail sales and contribute to long-term tax base growth within the Main Street District. Overall, the analysis concludes that a limited, one-time Village investment would leverage substantial private capital, activate a currently underutilized site, and produce sustained economic and fiscal returns consistent with common public-private redevelopment practices.

Action Required/Recommendation

Staff is requesting direction from the Committee of the Whole to proceed with finalizing a donation agreement with the Northern Illinois Land Bank Authority (NILBA) for the redevelopment of the property located at 11243 Main Street, for subsequent consideration and approval by the Village Board.

Attachments

DRAFT_Donation Agreement to NILBA_04032026
 R1_ROI Analysis_11243_Main_02_02_2026.pdf
 Ambassador Homes_11243 Main_Site Plan & Renderings

DONATION AGREEMENT

THIS DONATION AGREEMENT (“Agreement”) is made between _____ (“Donor”) and the Northern Illinois Land Bank Authority, an Illinois intergovernmental agency under the laws of the State of Illinois (“Donee”) (collectively the “Parties”). This Agreement is effective as of _____, 202__ (“Effective Date”).

RECITALS

WHEREAS, the Donor owns certain real property, improvements, appurtenances and hereditaments commonly known as:

_____ and legally described in **Exhibit A** attached to this Agreement (“Property”); and

WHEREAS, the Donor wishes to donate, and the Donee wishes to accept, fee simple title to the Property subject to the terms and conditions herein;

THEREFORE, the Parties agree as follows:

AGREEMENT

1. **CONVEYANCE OF TITLE.** Subject to the terms and conditions herein, Donor agrees to convey the Property to the Donee. Donor will provide to Donee an executed Quit Claim Deed in recordable form conveying fee simple title to, and possession of, the Property (“Deed”) on or before 30 days from the Effective Date.

2. **ACCEPTANCE OF TITLE.** Upon completing a satisfactory review of title, survey, or other diligence Donee may choose to complete, Donee agrees to accept the conveyance of title for the Property by recording the executed Deed (“Closing”). **Prior to recording, the Property shall remain in Donor’s possession and ownership.**

3. **SURVEY.** The Donee, at its sole discretion and expense, may procure a survey to the Property prior to accepting title.

4. **CONTROL OF PROPERTY.** Prior to Closing, Donor shall have the full responsibility and the entire liability for any and all damages or injury of any kind whatsoever to the Property. If, prior to the Closing, the Property is materially damaged or the Property is subject to an action in eminent domain or a proposed taking by a governmental authority, whether temporary or permanent, the Donee, at its sole discretion, shall have the right to terminate this Agreement upon notice to Donor, without liability on its part.

5. **REPRESENTATIONS OF DONOR.** Donor represents, warrants, and covenants to the Donee that Donor has the legal power, right and authority to enter into this Agreement, to consummate the transaction contemplated herein and to execute and deliver all documents and instruments to be delivered by Donor hereunder. The individual(s) executing this Agreement on

behalf of Donor have the legal power, right, and actual authority to bind Donor to the terms and conditions of this Agreement.

6. **CONDITION OF PROPERTY.** THE DONEE ACKNOWLEDGES AND AGREES TO ACCEPT THE PROPERTY IN "AS IS" PHYSICAL CONDITION AT THE TIME OF CLOSING, INCLUDING, WITHOUT LIMITATION, ANY DEFECTS OR ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY, WHETHER KNOWN OR UNKNOWN, WHETHER SUCH DEFECTS OR CONDITIONS WERE DISCOVERABLE THROUGH INSPECTION OR NOT. The Donee acknowledges that Donor, its agents and representatives have not made, and Donor specifically negates and disclaims, any representations, warranties, promises, covenants, agreements or guarantees, implied or express, oral or written with respect to the following:

- A) The physical condition or any other aspect of the Property including the structural integrity or the quality or character of materials used in the construction of any improvement (e.g. drywall, asbestos, lead paint, urea formaldehyde foam insulation, etc.), availability and quantity or quality of water, stability of the soil, susceptibility to landslide or flooding, sufficiency of drainage, water leak, water damage, mold or any other matter affecting the stability, integrity or condition of the Property or improvements;
- B) The conformity of the Property, or the improvements, to any zoning, land use or building code requirement or compliance with any laws, rules, ordinances, or regulations of any federal, State or local governmental authority, or the granting of any required permits or approvals, if any, of any governmental bodies which had jurisdiction over the construction of the original structure, any improvements, and/or any remodeling of the structure;
- C) The habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Property or improvements including rehibitory vices and defects, apparent, non-apparent or latent, which now exist, or which may hereafter exist and which, if known to the Donee, would cause the Donee to refuse the Property.

The Closing of this conveyance shall constitute acknowledgement by the Donee that the Donee had the opportunity to retain an independent, qualified professional to inspect the Property and that the condition of the Property is acceptable to the Donee. The Donee waives any claim against Donor with respect to any of the Property conditions identified in this Section.

7. **PERSONAL PROPERTY.** Donor waives all rights to any personal property remaining on the Property at the time of Closing.

8. **PRORATIONS AT CLOSING.** Donor will not pay any tax prorations, Donee transfer taxes, or other fees or payments to the Donee as part of the Closing.

9. **CLOSING COSTS.** The Parties warrant and represent that they did not use real estate brokers and are individually responsible for paying any attorneys and consultants they have retained. If either Party requests the use of escrow services as part of the Closing, the cost of the escrow services shall be split between the Parties and paid at Closing, unless otherwise agreed to by the Parties in writing.

10. **DONOR'S OBLIGATIONS.** At or prior to the Closing Date, Donor shall:

- A) Deliver to the Donee a duly recordable Quit Claim Deed to the Property conveying to the Donee fee simple title to the Property and all of Donor's rights appurtenant thereto;
- B) Execute or deliver any other documents that are reasonably necessary to accomplish the Closing.

11. **DONEE OBLIGATIONS.** At Closing, and subject to the terms, conditions, and provisions hereof, and the performance by Donor of its obligations as set forth herein, the Donee shall execute such documents, pay for recording fees, and perform such acts as are reasonably necessary to accomplish the Closing.

12. **DELIVERY OF POSSESSION OF PROPERTY.** At Closing, the Donor shall deliver possession of the Property to the Donee. If after the Effective Date of this Agreement and before Closing the Donor materially alters the Property or causes the Property to be materially altered in any way without the prior written consent of the Donee, such event shall constitute a breach by the Donor under the Agreement and the Donee may terminate this Agreement.

13. **RISK OF LOSS.** In the event of fire, destruction, or other loss to the Property after the Donor's acceptance of this Agreement and prior to Closing, the Donor may, at its sole discretion, repair or restore the Property, or the Donor may terminate the Agreement. If the Donor elects to repair or restore the Property, then the Donor may, at its sole discretion, limit the amount to be expended. Whether or not Donor elects to repair or restore the Property, the Donee's sole and exclusive remedy shall be either to acquire the Property in its then condition or terminate this Agreement.

14. **SURVIVAL.** Donor's delivery of the Deed to the Property to the Donee shall be deemed to be full performance and discharge of all of the Donor's obligations under this Agreement. Notwithstanding anything to the contrary in the Agreement, any provision which contemplates performance or observance subsequent to any termination or expiration of the Agreement shall survive the Closing and/or termination of the Agreement by any Party and continue in full force and effect.

15. **REMEDIES.** If either Party defaults in the performance of this Agreement, the non-defaulting Party's sole and exclusive remedy shall be to terminate this Agreement. Donor and Donee hereby acknowledge and agree that neither Party shall be entitled to any monetary or legal damages as a result of any breach of this Agreement.

16. **TERMINATION.** The Donor and the Donee shall have the right, by written notice delivered to other Party on or before the Closing, to terminate this Agreement for any reason, or no reason at all. Should such termination be delivered on or before the Closing, this Agreement shall be deemed null and void, and neither Party shall have any further duties or obligations under this Agreement.

17. **MISCELLANEOUS PROVISIONS.**

- A) **No Waivers.** No waiver by either party of any provision shall be deemed a waiver of any other provision or of any subsequent breach by either Party of the same or any other provision.
- B) **Time of Essence.** Donor and the Donee hereby acknowledge and agree that time is strictly of the essence with respect to each term and condition of this Agreement and that the failure to timely perform any of the terms and conditions by either Party shall constitute a breach and default under this Agreement by the Party failing to so perform.
- C) **Governing Law.** The Parties intend and agree that this Agreement shall be governed by and construed in accordance with the laws of the State of Illinois and the Parties hereto hereby agree and consent and submit themselves to any court of competent jurisdiction situated in the County of Winnebago, State of Illinois.
- D) **Notices.** Any notices or other communication required to permitted under this Donation Agreement shall be in writing, and shall be (a) personally delivered, or (b) sent by certified or registered United States mail, postage prepaid, return receipt requested, or (c) by overnight delivery by a reputable courier to the address of the party set forth in this Section or (d) emailed or telecopied to the Fax number or email address of the party set forth in this Section. Such notice or communication shall be deemed given (i) if sent by personal delivery or by overnight courier, when delivered in person, (ii) if sent by telecopier, when evidence of successful transmission by telecopier has been received by sender or (iii) in the case of mailed notice, forty-eight (48) hours following deposit in the United States mail. Notice of change of address shall be given by written notice in the manner detailed in this Section.

If to Donor:

Name:

Mailing Address after conveyance:

Email:

If to Donee:

Northern Illinois Land Bank Authority

Attn: Eric Setter

127 N. Wyman St., Suite 100

Rockford, IL 61101

Email: ESetter@r1planning.org

With a copy to:
Caitlyn Sharrow
Denzin Soltanzadeh LLC
190 S. LaSalle, Suite 2160
Chicago, IL 60603
Email : csharrow@denzinlaw.com

- E) **Assignability.** In no event may Donor convey or encumber the Property during the term of this Agreement, and neither Donor nor the Donee may assign this Agreement or its rights herein to any third party.
- F) **Partial Invalidity.** If any portion of this Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal, or unenforceable, that portion shall be deemed severed from this Agreement and the remaining parts shall remain in full force as fully as through the invalid, illegal, or unenforceable portion had never been part of this Agreement.
- G) **Entire Agreement.** This Agreement contains the entire agreement between the Parties concerning the Donation of the property and supersedes all prior written or oral agreements between the parties to this Agreement. No addition to or modification of any term or provision shall be effective unless in writing, signed by both Donor and the Donee.
- H) **No Third-Party Beneficiaries.** No person other than Donor and the Donee, and their permitted successors and assigns, shall have any right of action under this Agreement.
- I) **Captions.** The captions and Section numbers of this Agreement are for convenience and in no way define or limit the scope or intent of the Sections of this Agreement.
- J) **Counterparts.** To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature of, or on behalf of, each party, or that signature of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this instrument to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each of the parties hereto. Any signature page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature pages. Electronic signatures shall be permitted and shall have the full force and effect as any ink signatures.
- K) **No Presumption.** All the Parties hereto and their attorneys have had full opportunity to review and participate in the drafting of the final form of this Agreement and all

documents attached as exhibits. Accordingly, such documents shall be construed without regard to any presumption or other rule of construction whereby any ambiguities within this Agreement would be construed or interpreted against the party causing the document to be drafted.

IN WITNESS WHEREOF, this Agreement is hereby executed on behalf of the Parties through their authorized representatives as set forth below.

DONOR: _____

Sign: _____

Its: _____

Date: _____

DONEE: Northern Illinois Land Bank Authority

By: _____
Michael Dunn

Its: Presiding Officer

Date: _____

EXHIBIT A

LEGAL DESCRIPTION

Common Address:

Legal Description:

Permanent Index No.:



Memorandum

To: Josef Kurlinkus, Village Administrator

From: Region 1 Planning Council

Date: February 2, 2026

Subject: Economic Return on Investment Analysis: 11243 Main St Redevelopment

This memorandum evaluates the economic and fiscal return associated with the proposed redevelopment of the Village-owned property at 11243 Main Street by Ambassador Homes, LLC. The project represents a \$4.9 million private investment and would create a mixed-use Main Street development with 21 residential units and approximately 9,000 square feet of ground-floor retail.

The project currently achieves a 9.5 percent return on cost, slightly below the 10 percent return typically required by lenders, resulting in an estimated feasibility gap of approximately \$250,000. The developer has requested a one-time Village participation to address this gap and allow the project to proceed.

A Village investment of approximately \$250,000 would be offset through new property and sales tax revenues and short-term economic impacts. Using conservative assumptions, **the combined Village property and sales tax revenues are estimated at approximately \$35,000-\$40,000 annually, indicating the Village's investment could be recaptured in roughly seven years.**

Construction is expected to occur in 2026-2027 and is projected to generate \$9.7 million in total economic output and support about 36 job-years of employment in Winnebago County. These impacts include direct construction employment, indirect supplier activity, and induced household spending.

Based on comparable properties in the same Roscoe tax code, the completed development is expected to generate around \$140,000 annually in total property tax revenue, with the Village's direct share estimated at approximately \$7,500 per year. Most property tax revenue would flow to school districts and other taxing bodies, **resulting in a total public-sector payback period of approximately two years.**

Depending on the tenants, the retail component is expected to generate approximately \$3.0 million in annual taxable sales, based on conservative retail sales assumptions.¹ Under current sales tax allocations, the Village of Roscoe is projected to receive approximately \$30,000 annually.

Overall, the proposed redevelopment leverages a limited, one-time Village investment to unlock substantial private capital, activate a Village-owned site, and generate long-term property and sales tax revenue. The requested participation is consistent with common economic development practices for mixed-use Main Street redevelopment.

¹ According to research firm CoStar, U.S. retailers' average sales per square foot was \$325 in 2020.

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Agenda Item:	Discussion and recommendation of proposed Ordinance 2026-7 amending Village Code Section 2-24, Compensation of Trustees, and Section 2-25, Compensation of the President to prior levels		
Date:	April 30, 2026	Meeting:	COTW DATE: May 5, 2026
Prepared by:	Attorney Tom Green	Department:	Admin

Overview/Background Information

Per request of the Village President, in an effort to reduce costs in a period of declining revenue, the proposed Ordinance amending the Code would reduce Trustee compensation from \$4,000 per year to \$3,000 per year, and the Village President’s compensation from \$38,000 per year to \$15,000 per year.

Key Issues

Fiscal Note/Budget Impact

Overall reduction in costs to the Village

Prior Legislative Actions

Ordinance No. 2020-10 passed July 7, 2020 increased the Trustee compensation from \$3,000 to \$4,000, and increased the Village President’s compensation from \$15,000 to \$38,000.

Action Required/Recommendation

Discussion and/or recommendation regarding amending the Code as proposed by this Ordinance

Attachments

Proposed Ordinance No. 2026-7
Ordinance No. 2020-10

**VILLAGE OF ROSCOE, ILLINOIS
ORDINANCE NO. 2026-7**

AN ORDINANCE SETTING THE COMPENSATION OF THE PRESIDENT AND TRUSTEES OF THE VILLAGE OF ROSCOE, ILLINOIS (2026)

WHEREAS, Section 65 ILCS 5/3.1-50-1-10 authorizes the corporate authorities of an Illinois Municipality to fix the salaries of officers holding elective office, so long as those salaries are not increased or decreased within 180 days before the beginning of the officers term of office; and

WHEREAS, Section 2-24 (a) of the Code of Ordinances of the Village of Roscoe establishes the compensation received by each Village Trustee for the performance of their duties; and

WHEREAS, Section 2-25(a) of the Code of Ordinances of the Village of Roscoe establishes the compensation received by the Village President for the performance of their duties; and

WHEREAS, the Corporate Authorities of the Village of Roscoe find that it is in the best interest of Village to decrease the compensation that the Village President and the Village Trustees receive for their service in such official capacities.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ROSCOE, WINNEBAGO COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. That Section 2-24(a) of the Village of Roscoe Code of Ordinances shall be *amended* to read, as follows (additions shown as underlined and deletions as ~~strikethroughs~~ - all other sections not amended shall remain as written):

"Sec. 2-24 COMPENSATION OF TRUSTEES.

- (a) Each Trustee elected to the Board of Trustees shall receive, commencing on the first meeting that the Trustee is sworn into office, an annual salary in the amount of \$3,000.00 ~~\$4,000~~ per year. This salary shall be inclusive of, and be considered compensation for, all Village Board meetings and Committee meetings of which the public is given notice, excepting the Collective Bargaining Committee, for which compensation shall be set, and payable separately, as set forth elsewhere in this Code, and for services as ex officio members, the village liquor commission, for each trustee, shall be compensated in the amount of \$60.00 for each meeting attended."

SECTION 2. That Section 2-25(a) of the Village of Roscoe Code of Ordinances shall be *amended* to read, as follows (additions shown as underlined and deletions as ~~strikethroughs~~ - all other sections not amended shall remain as written):

"Sec. 2-25 COMPENSATION OF THE PRESIDENT.

(a) The compensation of the Village President shall be established at \$15,000
~~\$38,000.00~~ annually, and shall be considered a part-time position."

SECTION 3. Effective Date: The change in compensation shall be in effect for any Village Trustee or Village President taking office a more than of 180 days after the date of the adoption of this ordinance.

SECTION 4. That all other orders, resolutions, ordinances or parts of orders, resolutions, and ordinances in conflict herewith are hereby repealed insofar as such conflicts exists.

SECTION 5. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS ____ day of _____, 2026.

2026-7				
1st Read:				
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee John Broda				
Trustee Molly Butz				
Trustee Dayne Mead				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED THIS ____ day of _____, 2026.

Village President

ATTEST:

Clerk

**VILLAGE OF ROSCOE, ILLINOIS
ORDINANCE NO. 2020-10**

AN ORDINANCE SETTING THE COMPENSATION OF THE PRESIDENT AND TRUSTEES OF THE VILLAGE OF ROSCOE, ILLINOIS (2020)

WHEREAS, Section 65 ILCS 5/3.1-50-1-10 authorizes the corporate authorities of an Illinois Municipality to fix the salaries of officers holding elective office, so long as those salaries are not increased or decreased within 180 days before the beginning of the officers term of office; and

WHEREAS, Section 30.04 of the Code of Ordinances of the Village of Roscoe establishes the compensation received by each Village Trustee for the performance of their duties; and

WHEREAS, Section 30.05 of the Code of Ordinances of the Village of Roscoe establishes the compensation received by the Village President for the performance of their duties; and

WHEREAS, the Corporate Authorities of the Village of Roscoe find that it is in the best interest of Village to increase the compensation that the Village President and the Village Trustees receive for their service in such official capacities.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ROSCOE, WINNEBAGO COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. That Section §30.04(A) of the Village of Roscoe Code of Ordinances shall be *amended* to read, as follows (additions shown as underlined and deletions as ~~strikethroughs~~ - all other sections not amended shall remain as written):

“§ 30.04 COMPENSATION OF TRUSTEES.

(A)Each Trustee elected to the Board of Trustees shall receive, commencing on the first meeting that the Trustee is sworn into office, an annual salary in the amount of ~~\$3,000.00~~ \$4,000 per year. This salary shall be inclusive of, and be considered compensation for, all Village Board meetings and Committee meetings of which the public is given notice, excepting the Collective Bargaining Committee, for which compensation shall be set, and payable separately, as set forth elsewhere in this Code.”

SECTION 2. That Section §30.05(A) of the Village of Roscoe Code of Ordinances shall be *amended* to read, as follows (additions shown as underlined and deletions as ~~strikethroughs~~ - all other sections not amended shall remain as written):

“§ 30.05 COMPENSATION OF THE PRESIDENT.

(A)The compensation of the Village President shall be established at ~~\$15,000~~ \$38,000.00 annually, and shall be considered a part-time position.”

SECTION 3. Effective Date: The change in compensation shall be in effect for any Village Trustee or Village President taking office a more than of 180 days after the date of the adoption of this ordinance.


SECTION 4. That all other orders, resolutions, ordinances or parts of orders, resolutions, and ordinances in conflict herewith are hereby repealed insofar as such conflicts exists.


SECTION 5. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

2020-10				
1st Read:		7/7/2020		
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee Michael Dunn		✓		
Trustee Carol Gustafson		✓		
Trustee Anthony Keene ①	✓			
Trustee Stacy Mallicoat	✓			
Trustee Susan Petty		✓		
Trustee Justin Plock ②	✓			
President Mark W. Szula	✓			

APPROVED JULY 21, 2020:

ATTEST:


VILLAGE PRESIDENT


VILLAGE CLERK