



# Meeting Agenda

**Location:**

Village Hall -  
10631 Main Street  
Roscoe, IL 61073

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## Committee of the Whole

Wednesday, March 18, 2026

[immediately following Village Board Meeting]

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### CALL TO ORDER

### ROLL CALL

### APPROVAL OF THE MINUTES

- 1. Approval of the Minutes** for the meeting of the Committee of the Whole from **March 3, 2026**.

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

### PRESENTATIONS

- 2. Presentation of Prospective Residential Development – No Action Requested**  
(Capo Construction LLC)
- 3. Presentation by Marni Henert of Rock River Services regarding the renewal of Village's electrical aggregation agreement**

### NEW BUSINESS

- 4. Discussion and Recommendation regarding a Variance request to increase the allowable size of an accessory building** in the RM District for the property located at **5704 Andrews Drive** (PIN: 04-28-453-017).  
  
[Applicant: Joseph Anderson representing Jim Baker]  
  
ZBA voted 3–1 on March 11, 2026 (Jorgensen dissenting; two members absent); therefore, the request is forwarded to the Village Board without a recommendation.
- 5. Discussion and Recommendation for a Map Amendment from the CR: Commercial Retail District to the MS-C: Main Street Core District** for the property commonly known as **10774 Main Street** (PIN: 04-33-332-007).

[Applicant Foraged Holdings LLC (Greg & Deanna Osborn)]

ZBA voted 4–0 on March 11, 2026 (two members absent); therefore, the request is forwarded to the Village Board with a recommendation for approval.

- 6. Discussion and Recommendation** of entering into an **agreement with Fehr Graham & Associates** to prepare an **Illinois Department of Natural Resources (IDNR) Boat Access Area Development (BAAD) Grant Application**.
- 7. Discussion and Recommendation** to adopt the **2026 Zoning Map** prepared by **Fehr Graham & Associates**.
- 8. Discussion and Recommendation** of a **Mosquito Management Agreement with Clarke Environmental** Mosquito Management, Inc. (2026–2028)
- 9. Discussion and Recommendation** for approval of purchase for new **Pistols, Sights, and Holsters** in the amount of **\$14,185.15**.
- 10. Discussion and Recommendation** for approval of purchase for **Pistol & Rifle Ammunition** in the amount of **\$9881.68**.

#### **OLD BUSINESS**

- 11. Discussion of Bridge Street Parking Lot Sun Shade Design Modifications, Installation, and Anticipated Project Completion Timeline**
- 12. Discussion & Recommendation** of Bridge Street Parking Lot Repairs and Settlement Agreement

#### **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 Meeting

Tuesday, March 03, 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

### APPROVAL OF THE MINUTES

**Approval of the Minutes** for the meeting of the Committee of the Whole from **February 17, 2026**.

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

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

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

### OLD BUSINESS

- 1. Discussion & Recommendation** of Bridge Street Parking Lot Repairs and Settlement Agreement

Trustee Wright introduces and thanks Doug Curry for staying for the meeting.

Doug Curry from Stenstrom Excavation & Blacktop Group explained in detail how the Bridge Street Parking Lot canopy columns collapsed the same day they were erected. He walked the board through the original design flaw: the base plate buckled under the weight of the steel pergola members, causing the weld between the plate and column to fail. Doug outlined the redesigned fix created by an independent structural engineer-switching from four to six larger anchor bolts per column, drilling 84 new holes into the existing foundation, epoxy-setting the bolts, and performing third-party pull tests before any steel is re-erected. He also clarified that the original pergola pieces were far too heavy and will be replaced with components roughly

60% lighter, while the unstable steel already purchased by the village is being stored until the village decides if they would like to scrap it for credit since the steel can no longer be used. Doug also clarified that the village still owes about \$103,000 from the original contract for retainage, painting, and finishing work, but the insurance settlement is intended to cover the redesign, reconstruction, and even a worst-case full replacement if the pull tests fail.

President Gustafson asked if Joe Anderson the Architect would quantify the change in the canopy as to the width of each of these members, how were they downsized?

Joe Anderson Architect clarified the technical changes made in the redesigned structure. He explained that the base plate is now thicker, the number and size of anchor bolts have increased, and the pergola members on top have been significantly reduced in weight and thickness to eliminate the overload that caused the original failure.

Trustee Sima asked Mr. Anderson on whether the redesigned structure would truly be safe, asking about wind loads, snow accumulation, and whether the engineer would personally feel comfortable letter their own children stand underneath it.

Anderson noted that while the overall footprint and appearance remain the same, the redesigned components are over 60% lighter, the height has been adjusted by a few inches, and the structural configuration now removes uplift forces and prevents snow accumulation. He affirmed confidence in the safety of the revised design, stating he would personally feel comfortable with his own children standing beneath it, reinforcing that the independent structural engineer's redesign meets proper safety factors and corrects the deficiencies that led to the collapse.

Trustee Mead asked where the actual point of failure was it the bolts, the plate, or the weld?

Joe Anderson stated it was the weld between the columns. The plate buckled under the weight and then the weld failed. Joe believes that there was a combination of the weight of the structure on the base plate.

Joe Anderson states that there have been some stiffing plates at the base and larger bolts and significantly lighter steel members to make it safer. He states that there is an independent engineer redesign it, Ryan Virgilio.

Trustee Butz asked do you have a sense for the factor of safety that's involved in this?

Joe Anderson states it typically 25% safety factor.

Trustee are concerned about the safety and cost of the project and not having enough of the information of the redesign.

Motion was made to layover to the next Committee of the Whole meeting by Trustee Sima, second by Trustee Wright. Voting yes: Trustees Mead, Broda, Sima, Wright. Voting no: Trustee Butz. Voting Abstain: Trustee Babcock 4-1-1.

## **NEW BUSINESS**

2. Discussion and Recommendation of a **Special Event Permit for Hits DJ Cruise Nights & Car Shows at Mary's Market**. Event to be held: 4th Tuesday of the month, May-September from 5pm-8pm at 4866 Bluestem Road

Lydia Manesiotis is the event manager at Mary's Market. She explained that she joined Mary's Market in late October and has been tasked with increasing activity and sales at the Roscoe location. To build community engagement, she partnered with DJ Hits (Joe Lock) to host a monthly cruise-night car show from May through September, held on the fourth Tuesday of each month from 5-8 pm.

Lydia describes the event layout one side of the parking lot would be reserved for show cars, while the other side would remain open for customer parking. Mary's Market plans to operate an outdoor booth selling alcoholic and non-alcoholic beverages. She noted that they will use wristbands, signage, and a fenced-off area to control outdoor alcohol consumption. A site drawing was included in the packet to illustrate the setup.

President Gustafson asked her to explain also what she is going to do for restaurant week.

Lydia explains that Mary's Market has some fun menu items that are different from their normal menu that they will be offering at that time.

Joe Kurlinkus clarifies that the only unusual aspect of this permit compared to other events is the outdoor alcohol services, which is allowed because the area will be fenced and monitored. No additional liquor permit is required beyond the special event approval.

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

3. Discussion and Recommendation of **Entering into a Membership with Illinois Public Works Mutual Aid Network (IPWMAN)**

Joe Kurlinkus Village Administrator explains that the Illinois Public Works Mutual Aid Network functions similarly to the police department's mutual aid system. He noted that the agreement allows Roscoe to borrow equipment or manpower from a statewide pool during the first five days of an emergency response, such as storms, microburst, or other disaster-level events. Kurlinkus emphasized that participation is voluntary: Roscoe can request equipment when needed and likewise can decline to send out its own equipment if it is unavailable or needed locally. Kurlinkus added that the program is being actively promoted by Winnebago County's FEMA manager, who is encouraging municipalities to join so that regional response capacity is strengthened. He described the agreement as a way to ensure Roscoe can quickly access specialized equipment or additional personnel during large-scale events.

Troy Taylor Public Works Supervisor Participated remotely expanded on the regional context. He explained that Illinois is divided into 11 different regions, and Roscoe is in region 2, which already includes 36-37 participating municipalities. Nearby participants include Winnebago County, the city of Rockford, Rockford Township, and Cherry Valley Township. Troy shared that he attended training last fall where smaller communities reported strong benefits from the

program, especially for brush cleanup, microburst damage, and snow-related assistance. He described the system as "a great little program to join."

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

4. Discussion and Recommendation regarding **Stateline Fastpitch Softball’s 2026 Payment Installment Request**

Stateline Fastpitch Softball rents out the baseball fields each year for softball, they are asking to pay its annual field rental fees into 3 installments rather than one lump sum.

Trustee Babcock states that early season revenue is limited because the first portion of their program takes place indoors at Hononegah schools, and they typically do not generate outdoor related income until later in the season. A letter submitted with the request noted that their financials should be completed by mid-March, though they may not arrive until the end of the month.

President Gustafson recalled that installments were allowed last year as a one-time exception and discussed whether granting the same arrangement again would create an expectation for future years.

Trustee Sima stated that receiving the organization's financial statements each year would help the village evaluate whether installments remain appropriate.

Trustee Broda expressed no concerns with allowing the three-payment plan again for 2026. He noted the organization has historically paid on time and that reviewing the upcoming financials will determine whether future rent adjustments are needed.

Motion was made to move to the board with the recommendation that go to three payments by Trustee Broda, second by Trustee Sima. Voting yes: Trustees Wright, Broda, Babcock, Butz, Sima, Mead 6-0-0.

5. Discussion and Recommendation of entering into an **agreement with Fehr Graham & Associates** to create **legal descriptions for subdivision signage** easements in Hawks Pointe and Chicory Ridge.

Brandon Boggs Village engineer explained that the village has been working for some time to formalize signage locations across older subdivisions, many of which were built without dedicated sign easements. He acknowledged that this request had been pending for several months and stated that Fehr Graham's licensed surveyor would prepare the descriptions while their AutoCAD team would produce the easement drawings. These documents would then be forwarded to the village attorney to assemble the final easement packets for property-owner signatures; The cost is \$900 per location.

Brandon notes that the existing subdivision signs are located on private property, not within utility easements, and that earlier developments did not require sign easements during platting. Boggs confirmed this and stated that the village's current code does not mandate easements for subdivision signage, but that staff has already begun drafting updated language to ensure all future subdivisions include sign easements as part of the final plat.

Trustee Broda asked whether any signs could be relocated into utility easements to reduce costs.

Joe Kurlinkus clarified that the current signs are not positioned with those areas and signs are ready for installation pending legal paperwork signatures.

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

**6. Discussion and Recommendation** of amendments to Ordinance No. 2025-25, amending Chapter 22, Article I, Sec. 2-121 relating to the Village Administrator.  
[Agenda item by: Trustee Sima]

The Board reviewed proposed amendments to Ordinance 2025-25, which updates Chapter 22, Article 1 of the Village Code relating to the Village Administrator hiring process. The change removes the use of an ad-hoc selection committee and instead requires that the entire Village Board participate in choosing the search firm that will conduct the recruitment. Once hired, the search firm will handle candidate screening and present finalists to the full board, which retains final hiring authority.

Trustee Sima discussed the importance of fairness, transparency, and ensuring that both new and long tenured members have equal input in selecting the firm. The amendment applies only to the first step choosing the search firm not the final hiring decision.

Motion was made to move to the board by Trustee Broda, second by Trustee Sima. Voting yes: Butz, Sima, Mead, Wright, Broda. Voting no Trustee Babcock 5-1-0.

**7. Discussion & Recommendation** of Monthly Financial Report from Treasurer  
[Agenda item by: Trustee Wright]

Joe Kurlinkus encouraged the board to let staff know if there were specific types of information they wanted added to future reports so the Treasurer could adjust the format accordingly. He also noted that if Trustees had questions about individual line items, they should contact him or the Treasurer directly for clarification.

No action was taken.

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

**PRESENTATIONS**

**EXECUTIVE SESSION (IF NECESSARY)**

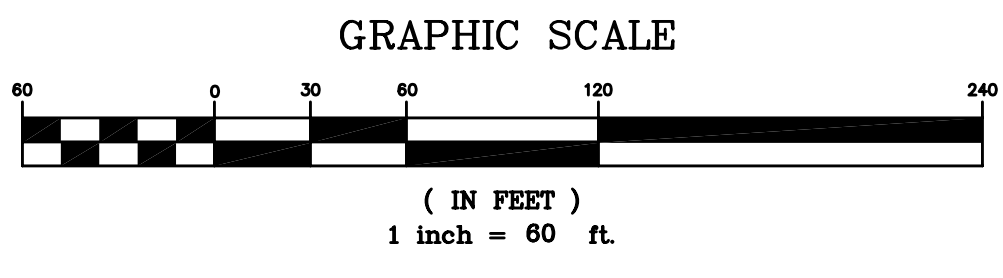
**ADJOURNMENT**

Trustee Wright for a motion to Adjourn the meeting.

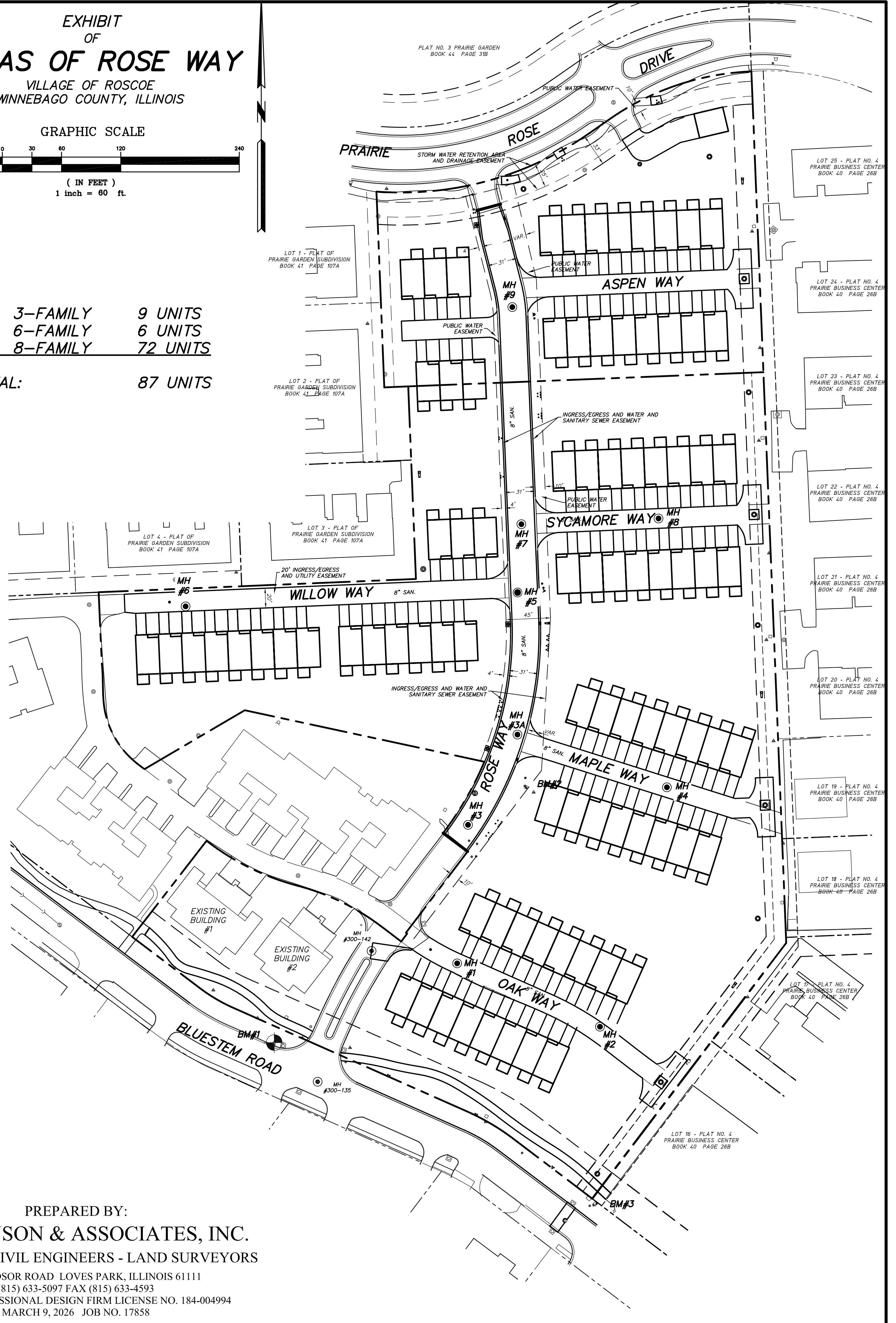
Motion was made by Trustee Wright, second by Trustee Sima. Voting yes: Trustees Mead, Butz, Sima, Babcock, Broda, Wright 6-0-0.

Meeting Adjourned at 8:34 pm.

EXHIBIT  
OF  
**VILLAS OF ROSE WAY**  
VILLAGE OF ROSCOE  
WINNEBAGO COUNTY, ILLINOIS



3:	3-FAMILY	9 UNITS
1:	6-FAMILY	6 UNITS
9:	8-FAMILY	72 UNITS
<b>TOTAL:</b>		<b>87 UNITS</b>



PREPARED BY:  
**R.K. JOHNSON & ASSOCIATES, INC.**  
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS  
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111  
(815) 633-5097 FAX (815) 633-4593  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994  
MARCH 9, 2026 JOB NO. 17858

C:\Land Projects\2009\17858 - Campo Construction Garden Homes of Prairie Rose.dwg, 3/9/2026 10:29:03 AM, JCW



**Zoning Board of Appeals Meeting of March 11, 2026****Application No. ZBA 2026-005**

**Applicant:** Joseph Anderson, representing Jim Baker

**Location:** 5704 Andrews Drive

**Requested Action:** Variances from Sections 15-516(c) of the Zoning Ordinance

**Existing Use:** Multifamily Residential

**Proposed Use:** Multifamily Residential

**Existing Zoning:** RM, Multifamily Residential

**Adjacent Zoning:** **North:** RM, Multifamily Residential  
**East:** RM, Multifamily Residential  
**South:** UT, Urban Transitional  
**West:** RM, Multifamily Residential

**Description:** The applicant requests a variance to expand beyond the size limitations to construct an addition to the existing detached garage. Section 15-516(c) of the Zoning Ordinance states that on lots less than or equal to one acre, an accessory building shall not exceed 700 square feet in area.

**Staff Review:** The subject property has a two-story eight-unit apartment building with a detached garage and surface parking. The existing detached garage contains approximately 2,500 square feet and has been in place since 1997, predating the current zoning regulation that limits accessory structures on residentially zoned properties to a maximum of 700 square feet. As such, the structure already exceeds the maximum area permitted under the current code.

The applicant is requesting a variance to permit an additional 895 square feet to be added to the existing detached garage, resulting in a further expansion beyond the 700 square foot limitation established by the zoning ordinance. The proposed addition meets all other setbacks.



**Background on Variance:** A variance is a grant of permission by the Zoning Board of Appeals (ZBA) that authorizes the recipient to develop or use property in a manner that is not otherwise legally permitted by the zoning ordinance.

The ZBA is empowered to recommend variances to prevent or to lessen “practical difficulties” and “unnecessary physical hardships” that result from a strict or literal interpretation and enforcement of the zoning ordinance. A “practical difficulty” or “unnecessary physical hardship” may result from the size, shape, or dimensions of a site or the location of existing structures, from geographic, topographic, or other physical conditions on the site or in the area, or from population densities, street locations, or traffic conditions in the immediate vicinity. Conditions created by the property owner or previous property owner(s) or the personal circumstances of the property owner do not constitute a “practical difficulty” or “unnecessary physical hardship.”

Recommending the variance should not merely serve as a convenience to the applicant but is necessary to alleviate some unusual or unique physical limitation of the property. Cost to the

applicant of strict or literal compliance with a regulation shall not be the sole reason for recommending a variance.

**Variance Procedure:** The ZBA must hold a public hearing for a variance request. At a public hearing, the ZBA must review the application and pertinent evidence concerning the variance, particularly with respect to the findings of fact described below. The ZBA must recommend to the Village Board that the variance be approved, approved with conditions, or denied. The concurring vote of four members of the ZBA is necessary to recommend the variance to the Village Board. Finally, the zoning board of appeals shall make written findings of fact, which are provided in the following section.

If the variance is approved, the applicant will submit a Zoning Permit for the proposed detached garage addition. Zoning Permits are reviewed by staff.

**Required Findings by the Zoning Board of Appeals:** Per Section 15-781(e), in order for the ZBA to approve a variance, it must find all of the following facts to be true. Staff has provided suggested findings for use by the ZBA.

- a. Because of the particular physical surroundings, shape, or topographical conditions of a specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.**

The Zoning Board of Appeals finds that strict application of the 700 square foot limitation to this multifamily property, particularly given the longstanding existence of a significantly larger detached structure, creates a hardship beyond mere inconvenience. The regulation does not reasonably accommodate the operational needs associated with a multifamily property of this size and established configuration.

- b. The conditions upon which a petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning district.**

The Zoning Board of Appeals recognizes that the request is not to build a new oversized accessory structure, but rather to expand an existing improvement that has been in place before the current regulations. This situation sets the property apart from vacant lots or properties developed under current standards.

- c. The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property.**

The Zoning Board of Appeals finds that the purpose of the variance is not based exclusively on increasing property value or income potential. The proposed addition does not increase the number of dwelling units, expand residential occupancy, or intensify the principal use. Instead, it allows the applicant to improve and enhance an accessory structure that supports the existing residential tenants.

- d. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity in which the property is located.**

The Zoning Board of Appeals finds that granting the variance will not be detrimental to the public welfare or injurious to nearby properties. The use of the garage will continue to serve the residential occupants of the building and will not introduce new commercial activity, additional dwelling units, or incompatible operations. The overall character of the neighborhood will remain unchanged.

- e. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets or increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the vicinity.**

The Zoning Board of Appeals finds the proposed addition will not impair adequate light and air to adjacent properties, increase street congestion, create fire hazards, endanger public safety, or diminish property values in the vicinity. The expansion does not increase density or traffic generation.

**Staff Recommendation:** Staff recommends **approval** of the requested variance, including the recommended findings of fact, and any conditions of approval recommended by the Zoning Board of Appeals.



Legal Description of Property (attach copy of deed) or legal.  
ROSCOE CENTER SUB NO 3 PT SE1/4 SEC 28-46-2 LOT 20

Property Identification Number (PIN): 0428453017

Township: Roscoe

Is title to the subject Property held in a land trust?

Yes  No Trust No. \_\_\_\_\_

If yes, full disclosure of all trustees and beneficiaries is required: (use separate sheet)

Requested Action (check as many as are applicable)

- Variation
- Special Use Permit
- Map Amendment
- Text Amendment
- Zoning Appeal
- Other (specify)

Describe and explain reason for requested action: (use separate sheet if necessary)

See seperate sheet for description.

Consultants

Please provide on a separate sheet the name, address, and phone number of each consultant or professional advising Applicant with respect to this Application (including without limitation, architects, engineers, surveyors, planners and attorneys)

Village Officials or Employees

Does any official or employee of the Village have an interest, either directly or indirectly, in the Subject Property? Yes  No

Repeat Application

Has any other zoning application for the Subject Property been submitted to the Village and denied in the past year? Yes  No

(If yes, attach a statement of the grounds justifying reconsideration.)

Required Submittals

Ten (10) sets of all submittals and data required under the relevant provisions of the Zoning Ordinance shall accompany this application. Must included detailed site plan.

Certifications

The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Subject Property and that the person signing this Application is fully authorized to do so.

The Applicant certifies that all information contained herein (including the accompanying submittals and data) is true and correct to the best of the Applicant's knowledge.

The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide the Village with such information may be grounds for denying the application.

The Applicant agrees that the Village its representatives have the right and are hereby granted permission and a license, to enter upon the Subject Property, and into any structure located thereon, for purpose of conducting any inspection that may be necessary in connection with the Village's consideration of this Applicant.

Joe Anderson

Jim Baker

Name of Applicant

Name of Owner

[Redacted Signature]

[Redacted Signature]

Signature of Applicant

Signature of Owner

02-04-26

2/3/26

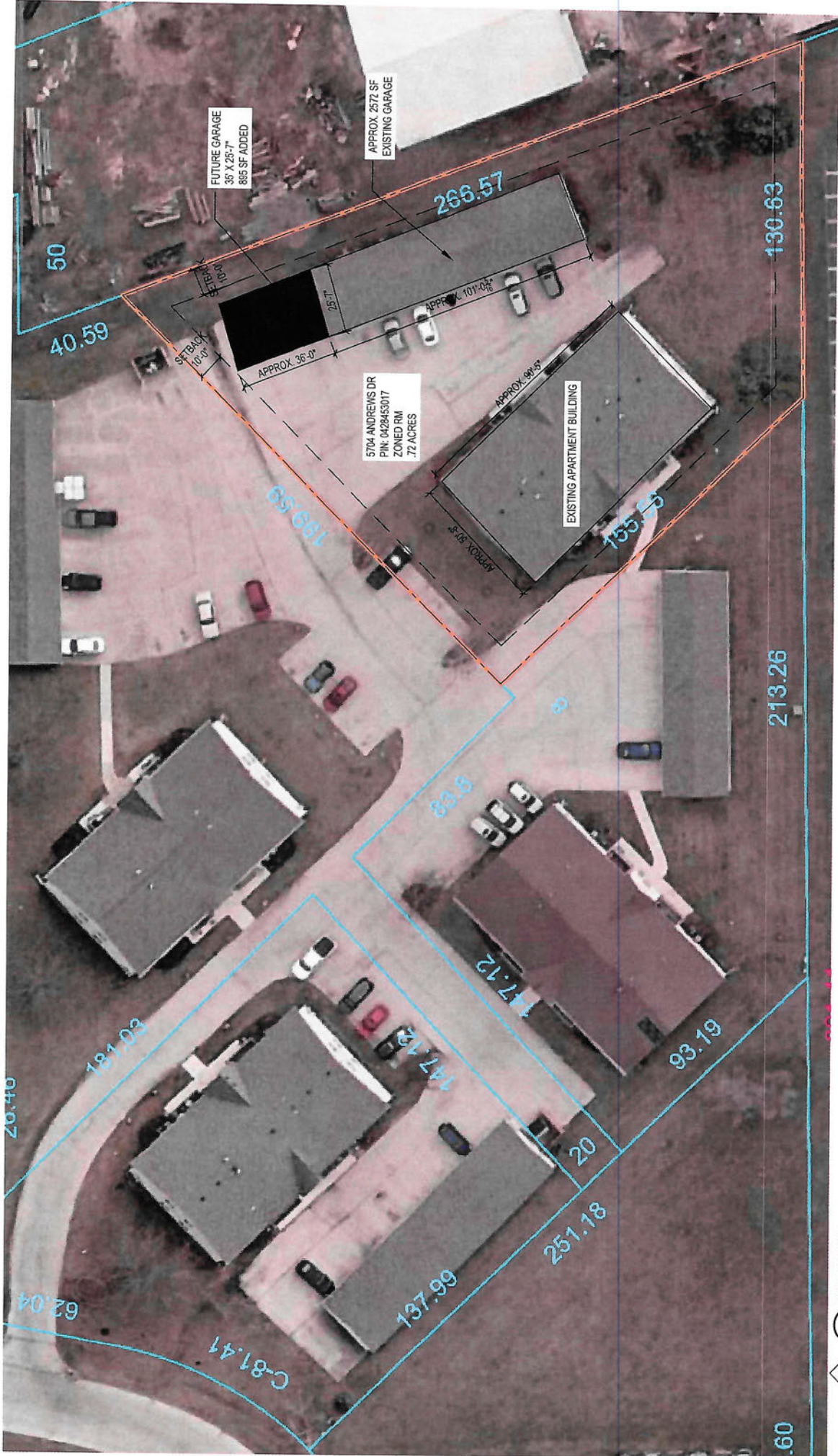
Date

Date

FOR OFFICE USE ONLY

Fee _____	Date Filed _____	Legal Published _____
Receipt Number _____		Newspaper _____
Date Hearing Scheduled _____		Date Legal Posted _____
Staff Signature / Date _____		

The current zoning classification of the subject property is Multifamily Residential District (RM). RM zoning allows one accessory building that may not exceed 700 SF in area for a parcel that is less than one acre according to Section 15-516. However, the multi-family apartments and detached garages were built in 1997 prior to the existing zoning requirements. Hence, the owner is requesting a variance to add approximately 895 SF to an existing garage that is approximately 2,500 SF. The code requirements cannot be met because the existing garages exceed the maximum area allowed.



1 SITE PLAN  
1/32" = 1'-0"

**Affidavit - Proof of Publication**

**STATE OF WISCONSIN**  
**Rock County**

} **SS.**

LEGAL NOTICE: ZONING BOARD OF APPEALS, ROSCOE, IL  
Public notice is hereby given pursuant to a petition on file in the Village Clerk's office of the Village of Roscoe, that a public hearing will be held on March 11, 2026, at 5:30 PM at Roscoe Village Hall, 10631 Main Street, Roscoe, Illinois.  
The purpose of the public hearing is to consider an application submitted by PM Acquisitions LLC for a Variance for the property located at 5704 Andrews Drive, PIN: 04-28-453-017, for relief from accessory building size standards. All interested persons are invited to attend said hearing and be heard.  
February 23, 2026 WNAXLP

Michele Richardson being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of **Beloit Daily News**, **BeloitDailyNews.com**, a newspaper published in Rock County, and that a notice, printed copy of which taken from said newspaper, is hereunto attached, was published in said newspaper on the following dates:

**02/23/26**

Publishing Fees: **\$14.34**

Signature:

[Redacted Signature]

Subscribed and sworn to before me  
this **23rd day of February, A.D. 2026**

Notary Public

[Redacted Notary Name]

My Commission Expires: **3/9/27**



**Zoning Board of Appeals Meeting of March 11, 2026****Application No. ZBA 2026-006**

**Applicant:** Foraged Holdings LLC

**Location:** 10774 Main Street (04-33-332-007)

**Requested Action:** A zoning map amendment to change the zoning of the subject property from CR, Retail and Service Commercial to MS-C, Main Street -Core

**Existing Use:** Vacant Commercial

**Proposed Use:** Retail Sales and Services

**Existing Zoning:** CR, Retail and Service Commercial

**Adjacent Zoning:**

**North:** RM, Multi-Family Residential

**East:** RM, Multi-Family Residential

**South:** CR, Retail and Service Commercial

**West:** R1, One-Family Residential

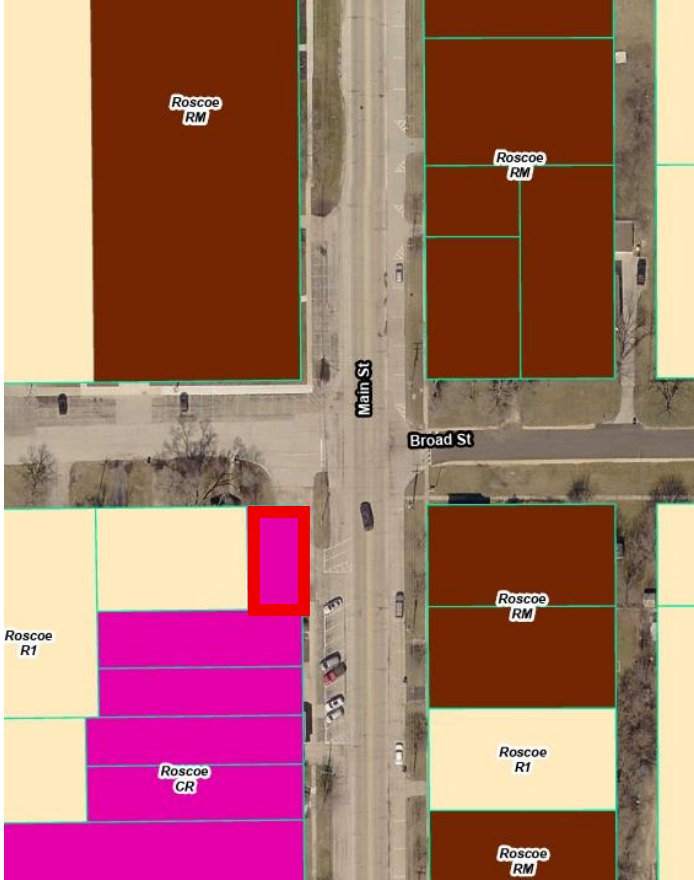
**Background:** The applicants have wanted to open their own shop and have been actively exploring potential spaces in the area. Their search led them to the vacant commercial building at the corner of Broad and Main Street. One of the applicants attended the public meetings regarding the adoption of the Main Street Zoning Districts and was inspired by the Village's efforts to promote economic development and revitalize the downtown area.

Following these meetings, the applicants met with Village staff to discuss their vision for the property. They propose opening an artisan shop that would offer classes and, on occasion, host a food truck. Staff is supportive of the proposed use. The property needs site improvements several of the CR, Retail, and Service Commercial district standards can not be met, creating challenges for redevelopment under the current zoning regulations. Staff suggested rezoning the property to MS-C, Main Street Core, would better align with the existing conditions and proposed use.

**Description:** The applicant is requesting a zoning map amendment for 10774 Main Street (04-33-332-007) from CR, Retail and Service Commercial to MS-C, Main Street Core, based on the MS-C Main Street Core Zoning District standards, as shown below in the table below:

	Existing Site Standards	CR District Standards	MS-C District Standards
<b>Lot Size</b>	0.08 acres	0.23 acres	None
<b>Lot Width</b>	81.5 Feet	75 Feet	None
<b>Lot Depth</b>	44 Feet	-	None
<b>Front Setback</b>	+/- 5 feet	10 feet	None
<b>Side Setback</b>	+/- 5 feet	10 feet	None
<b>Rear Setback</b>	+/- 5 feet	10 feet	None

*Zoning Map Excerpt - Subject property is outlined in red*



**Staff Review:** The subject property reflects a historic Main Street development pattern characterized by minimal setbacks, limited on-site parking, and pedestrian-oriented design. These features are typical of traditional downtown areas but do not align with conventional commercial zoning standards, which are generally oriented toward auto-focused development with larger setbacks and expanded parking requirements.

Rezoning the property to a Main Street style district would better reflect the site’s established physical conditions while providing clear, context-appropriate development standards. Retaining conventional commercial zoning on a fully built-out downtown property can create unnecessary regulatory barriers that hinder reinvestment and adaptive reuse.

The Main Street zoning district is intended to promote pedestrian-oriented development, encourage active ground-floor commercial uses, support the adaptive reuse of existing buildings, and foster small-scale businesses that contribute to a vibrant and economically resilient downtown. The long-term vision for Main Street is to gradually transition the corridor to reflect these goals. Incorporating the subject property into the district represents a positive step toward that vision.

**Zoning Map Amendment Procedure:** A zoning map amendment (rezoning) is a change to the zoning district on the zoning map. Section 15-779, Map Amendments and Text Amendments, outlines the procedures for zoning map amendments. The ZBA must hold a public hearing for each proposed amendment. Within 45 days following the public hearing, the ZBA must make a specific finding as to whether the change is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan. The concurring vote of four members of the ZBA is necessary to recommend the map amendment to the Village Board.

**Required Findings by the Zoning Board of Appeals:**

Staff has provided suggested findings for use by the ZBA.

*The Zoning Board of Appeals finds that the proposed zoning map amendment is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan, as it aligns with key goals and objectives for growth and development.*

**Staff Recommendation:** Staff recommends **approval** of the requested zoning map amendment, including the recommended findings of fact.



# VILLAGE of ROSCOE

10631 MAIN STREET, P.O. BOX 283, ROSCOE IL 61073  
PHONE: 815-623-2829 FAX: 815-623-1360 EMAIL: frontdesk@roscoeil.gov

## ZONING BOARD of APPEALS APPLICATION

### GENERAL INFORMATION

Applicant

Name: Foraged Holdings LLC (Greg & Deanna Osborn)

Address: 10774 Main Street

Phone: [REDACTED] Email [REDACTED]

Applicant's Interest in Subject Property: Owner

Owner (if different from Applicant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email \_\_\_\_\_

### SUBJECT PROPERTY

Address of Property: 10774 Main Street

Current Zoning Classification of Property: CR

UT R1 R2 RR MRD RM PUD CPD CR CG CH CO IL IG IH F C P

Other \_\_\_\_\_

If a Special Use Permit has been previously issued, describe here, including date of issuance:

n/a

Legal Description of Property (attach copy of deed) or legal.  
attached

Property Identification Number (PIN): 04-33-332-007  
Township: Roscoe

Is title to the subject Property held in a land trust?

Yes  No Trust No. \_\_\_\_\_

If yes, full disclosure of all trustees and beneficiaries is required: (use separate sheet)

Requested Action (check as many as are applicable)

- Variation
- Special Use Permit
- Map Amendment
- Text Amendment
- Zoning Appeal
- Other (specify)

Describe and explain reason for requested action: (use separate sheet if necessary)

The request for a map amendment from CG to MS-C is intended to better align the property's zoning designation with the Village's long-term vision for the Main Street corridor.

Consultants

Please provide on a separate sheet the name, address, and phone number of each consultant or professional advising Applicant with respect to this Application (including without limitation, architects, engineers, surveyors, planners and attorneys)

Village Officials or Employees

Does any official or employee of the Village have an interest, either directly or indirectly, in the Subject Property? Yes  No

Repeat Application

Has any other zoning application for the Subject Property been submitted to the Village and denied in the past year? Yes  No   
(If yes, attach a statement of the grounds justifying reconsideration.)

Required Submittals

Ten (10) sets of all submittals and data required under the relevant provisions of the Zoning Ordinance shall accompany this application. Must include detailed site plan.

Certifications

The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Subject Property and that the person signing this Application is fully authorized to do so.

The Applicant certifies that all information contained herein (including the accompanying submittals and data) is true and correct to the best of the Applicant's knowledge.

The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide the Village with such information may be grounds for denying the application.

The Applicant agrees that the Village its representatives have the right and are hereby granted permission and a license, to enter upon the Subject Property, and into any structure located thereon, for purpose of conducting any inspection that may be necessary in connection with the Village's consideration of this Applicant.

Greg Osborn

Greg Osborn

\_\_\_\_\_  
Name of Applicant

\_\_\_\_\_  
Name of Owner



Signature of Applicant

Signature of Owner

3/03/2026

3/03/2026

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

FOR OFFICE USE ONLY

Fee _____	Date Filed _____	Legal Published _____
Receipt Number _____		Newspaper _____
Date Hearing Scheduled _____		Date Legal Posted _____
_____ Staff Signature / Date		



DocId:20182758

Tx:40192180

Item # 5.

**WARRANTY DEED**

THIS INDENTURE WITNESSETH  
That The Grantor(s),

ELEVATED TERRA FIRMA, INC.

2026002034  
Filed for Record in  
WINNEBAGO COUNTY IL  
LORI GUMMOW, CLERK & RECORDER  
01/26/2026 11:12:52 AM  
DEED Pages: 2

ST STAMP FEE	120.00
CO STAMP FEE	60.00
RECORDING FEE	36.00
RHSP FEE	18.00

For the Consideration of the One dollar and other good and Valuable considerations in hand Paid, receipt of which is hereby Acknowledged,

CONVEYS and WARRANTS  
Fee simple title unto Grantee:

FORAGED HOLDINGS LLC

**LEGALLY DESCRIBED AS:**

The East Forty-four (44) feet of Lot Four (4) in Block P as designated upon the Plat of the Town of Roscoe, the Plat of which is recorded in Book C of Deeds on page 28 in the Recorder's Office of Winnebago County, Illinois; EXCEPTING THEREFROM the South One (1) foot of aforesaid premises; situated in the County of Winnebago and State of Illinois.

**PROPERTY COMMONLY KNOWN AS: 10774 Main Street, Roscoe, IL 61073**  
**TAX CODE: 04-33-332-007**

Subject to all restrictions, covenants, and easements of record if any.

Subject to general Real Estate taxes for the year 2025 and subsequent years and are hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 21st day of January, 2026

<b>AFFIX TRANSFER STAMP HERE</b>
OR
"Exempt under provisions of Paragraph _____" Section 4, Real Estate Transfer Tax Act.
_____ Date Buyer, Seller or Representative

TVA WW338977.com

Elevated Terra Firma, Inc.



STEVE QUIES, Authorized Signer

STATE OF ILLINOIS )  
 ) SS.  
WINNEBAGO COUNTY )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, STEVE QUIES, PERSONALLY KNOWN TO ME WHOSE NAME IS SUSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGE THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 21st DAY OF JANUARY, 2026.



NOTARY

FUTURE TAXES FOR AND RETURN TO:  
~~GREGORY OSBORN~~ FORAGED HOLDINGS, LLC  
11245 Yarby Lane  
Machesney Park, IL 61115

~~GREGORY OSBORN~~  
~~GREGORY OSBORN~~  
~~11245 YARBYPARK~~  
~~MACHESNEY PARK, IL 61115~~

This instrument was prepared by:  
Attorney John M. Gilbert  
5010 North Second Street  
Loves Park, IL 61111  
815/877-2500

**Affidavit - Proof of Publication**

**STATE OF WISCONSIN  
Rock County**

} **SS.**

LEGAL NOTICE: ZONING BOARD OF APPEALS, ROSCOE, IL  
Public notice is hereby given pursuant to a petition on file in  
the Village Clerk's Office of the Village of Roscoe, that a public  
hearing will be held by the Zoning Board of Appeals on March 11,  
2026, at 5:30 p.m.  
at Roscoe Village Hall, 10631 Main Street, Roscoe, Illinois.  
The purpose of the public hearing is to consider an application  
submitted by Foraged Holdings LLC for a Zoning Map Amendment  
for the property located at 10774 Main Street, PIN: 04-33-332-007  
to change the zoning of the property from Retail and Service  
Commercial District (CR) to Main Street-Core (MS-C). All interested  
persons are invited to attend the hearing and provide their input.  
February 23, 2026 WNAXLP

Michele Richardson being duly sworn deposes and says  
that he/she is the principal clerk of Adams Publishing Group  
of Southern Wisconsin, publishers of **Beloit Daily News,**  
**BeloitDailyNews.com**, a newspaper published in Rock  
County, and that a notice, printed copy of which taken from  
said newspaper, is hereunto attached, was published in said  
newspaper on the following dates:

**02/23/26**

Publishing Fees: **\$16.94**

Signature:

[Redacted Signature]

Subscribed and sworn to before me  
this **23rd day of February, A.D. 2026**

Notary Public

[Redacted Notary Name]

My Commission Expires: **3/19/27**



# VILLAGE OF ROSCOE

## AGENDA ITEM - STAFF REPORT



Item # 6.

<b>Agenda Item:</b>	Fehr Graham Proposal for Engineering Services related to the IDNR Boat Area Access Development Program		
<b>Date:</b>	03/18/2026	<b>Meeting:</b>	COTW
<b>Prepared by:</b>	Brandon Boggs	<b>Department:</b>	Public Works/Engineering

### Overview/Background Information

Fehr Graham has prepared a proposal for engineering services related to the Illinois Department of Natural Resources (IDNR) Boat Access Area Development (BAAD) grant application for improvements to the public boat launch at Riverside Park.

The BAAD grant program provides funding assistance for the development and improvement of public boating access facilities throughout Illinois. The Village intends to pursue funding to improve the Riverside Park boat launch to enhance public access to the Rock River and improve the safety and usability. The BAAD program provides up to 100% construction funding, with a maximum award of \$200,000.

Under the proposed agreement, Fehr Graham will assist the Village with preparation of the grant application and supporting documentation, including project mapping, public outreach documentation, preliminary development concepts, cost estimating, and assembly of required application materials. The grant application is due to IDNR on September 30, 2026, with awards typically announced 3–6 months following the application deadline.

### Key Issues

Fehr Graham staff will meet with Village representatives to help develop a project scope prior to submitting the grant application.

### Fiscal Note/Budget Impact

Grant application services are proposed at \$5,600.

### Prior Legislative Actions

N/A

### Action Required/Recommendation

Staff recommends approval of the agreement with Fehr Graham.

### Attachments

Fehr Graham Proposal

March 10, 2026

Carol Gustafson  
Village President  
Village of Roscoe  
10631 Main Street  
Roscoe, Illinois 61073

**Re: Proposal for Professional Services  
IDNR Boat Access Area Development (BAAD) Grant Application  
Village of Roscoe Riverside Park Boat Launch**

Dear Village President Gustafson,

Fehr Graham is pleased to present you with the following proposal to prepare an Illinois Department of Natural Resources (IDNR) Boat Access Area Development (BAAD) Grant Application. It is our understanding that the Village of Roscoe is seeking to improve the public boat launch at Riverside Park. Fehr Graham is prepared to provide the following Scope of Services to complete and submit the grant application in accordance with IDNR guidelines.

## **SCOPE OF SERVICES**

### **STEP 1 – Complete Project Mapping**

Fehr Graham will create Project Location Maps, Premise Plat Map, FEMA Maps, and Project Development Maps for the grant submittal.

### **STEP 2 - Compile Needs Assessment Information/Community Input**

Fehr Graham will work with the Village of Roscoe on their outreach efforts, including compiling notes and exhibits from the meetings to address outreach requirements for the grant application.

### **STEP 3 - Preliminary Development Concept and Cost Estimate**

Fehr Graham will prepare a concept exhibit and will complete an engineer's opinion of probable cost to be included in the grant application. Scope modifications and additional funding are not available once the grant has been submitted and awarded.

### **STEP 4 – Obtain Final Support Documentation and Complete Grant Application**

Fehr Graham will gather the remaining support documentation necessary to complete the grant application. This will include preparing and presenting the necessary legal documents and resolutions requiring Board approval. The final draft application will be presented for review in August to finalize the documents to be submitted before the grant deadline. The submission deadline is September 30, 2026. It is anticipated that an award decision will be announced approximately 3-6 months after the close of the application acceptance period.

March 10, 2026  
Carol Gustafson, Village of Roscoe  
IDNR BAAD Grant Application Proposal  
Page 2

## EXCLUSIONS

- » Detailed engineering/landscape architecture plans for the purposes of bidding/construction
- » Geotechnical investigations and borings.
- » Environmental and soil remediation services.
- » IDNR/US Army Corps Joint Permit preparation or fees.
- » Bidding Services or Documents.
- » Construction-related services, including construction management, construction layout and construction observation.
- » IDNR Grant Application Fees.

## SCHEDULE

Fehr Graham will initiate this project immediately upon receiving formal authorization to proceed. All work will be completed, and the grant application will be submitted to the IDNR before the September 30, 2026, grant deadline.

## FEES

Fehr Graham will provide the services outlined above for a lump-sum fee of **\$5,600**.

If the scope of services does not meet your objectives, please contact me, and I will modify the scope and, if necessary, adjust the fees accordingly.

*All plan reproduction and distribution costs along with publication and permit fees will be paid direct by Client and are not included in the above fees.*

*Payment for the services rendered will be requested via a monthly invoice.*

*\*\*Reimbursables are not to exceed more than 15% markup.*

## AUTHORIZATION

We trust that the information provided is in line with your expectations. Should you like us to proceed with this project, please sign the attached agreement for Professional Services and return a copy to me via email.

If you have any questions or would like to discuss this proposal in further detail, please do not hesitate to contact me. Thank you for your time and consideration. We appreciate the opportunity to assist the Village of Roscoe on this grant application.

Respectfully submitted,



Tyler Nelson, PE  
Branch Manager

TVN:kk

Enclosure

N:\Proposals\2026\Tyler Nelson\Village of Roscoe\BAAD Grant\Village of Roscoe - BAAD Grant Proposal.docx

# FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

## AGREEMENT FOR PROFESSIONAL SERVICES

Client Carol Gustafson  
Village of Roscoe  
10631 Main Street  
Roscoe, Illinois 61073

Description of Services:

**IDNR Boat Access Area Development (BAAD) Grant Application**  
**Village of Roscoe Riverside Park Boat Launch**

Fehr Graham will complete the scope of services as outlined in the proposal dated March 10, 2026, included herein.

COST:

The fixed fee for performing the above services is \$5,600.

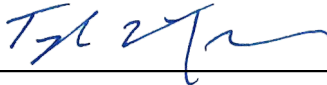
*\*Reimbursables are not to exceed a 15% markup. Payment for the services rendered will be requested via a monthly invoice. Fehr Graham does not accept credit and/or debit card payments.*

The attached General Conditions are incorporated into and made a part of this Agreement.

ACCEPTED AND AGREED TO:

I/we, the undersigned, authorize Fehr Graham to provide services as outlined above, and also agree that I/we are familiar with and **ACCEPT THE TERMS OF THE ATTACHED GENERAL CONDITIONS.**

CLIENT:  
Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date Accepted \_\_\_\_\_

CONSULTANT:  
By  \_\_\_\_\_  
Name Tyler Nelson, PE  
Title Branch Manager  
Date Proposed March 10, 2026

405.0026766.000

1. The Client requests the professional services of Fehr Graham hereinafter called "The Consultant" as described herein.
2. The Consultant agrees to furnish and perform the professional service described in this Agreement in accordance with accepted professional standards. Consultant agrees to provide said services in a timely manner, provided, however, that Consultant shall not be responsible for delays in completing said services that cannot reasonably be foreseen on date hereof or for delays which are caused by factors beyond his control or delays resulting from the actions or inaction of any governmental agency. Consultant makes no warranty, expressed or implied, as to his findings, recommendations, plans and specifications or professional advice except that they were made or prepared in accordance with the generally accepted engineering practices.
3. It is agreed that the professional services described in the Agreement shall be performed for Client's account and that Client will be billed monthly for said services. A 1½% per month service charge will be incurred by Client for any payment due herein and not paid within 30 days of such billing which is equal to an ANNUAL PERCENTAGE RATE OF 18%. Partial payments will be first credited to the accrued service charges and then to the principal.
4. The Client and the Consultant each binds himself, his partners, successors, executors, and assigns to the other party to this agreement and to the partners, successor, executors, and assigns of such other party in respect to this agreement.
5. The Client shall be responsible for payment of all costs and expenses incurred by the Consultant for his account, including any such monies that the Consultant may advance for Client's account for purposes consistent with this Agreement.
6. The Consultant reserves the right to withdraw this Agreement if not accepted within 30 days.
7. A claim for lien will be filed within 75 days of the date of an invoice for services (last day of services rendered) unless the account is paid in full or other prior arrangements have been made. All attorney fees incurred by the Consultant due to the filing of said lien or the foreclosure thereof shall be borne by the Client.

In the event suit must be filed by Consultant for the collection of fees for services rendered, Client will pay all reasonable attorney's fees and court costs.

If Client defaults in payment of fees or costs due under the terms of this Agreement and Consultant incurs legal expenses as a result of such failure, Client shall be responsible for payment for Consultant's reasonable attorney fees and costs so incurred.

8. The Consultant shall present, for the consideration of the Client, engineering and technical alternatives, based upon its knowledge and experience in accordance with accepted professional standards, with selection of alternatives and final decisions as requested by the client to be the sole responsibility of the Client.
9. Construction Phase Activities (When applicable) - In connection with observations of the work of the Contractor(s) while it is in progress the Consultant shall make visits to the site at intervals appropriate to the various stages of construction as the Consultant deems necessary in Agreement to observe as an experienced and qualified design professional the progress and quality of the various aspects of the Contractor(s)' work. Based on information obtained during such visits and on such observation, the Consultant shall endeavor to determine in general if such work is proceeding in accordance with the Contract Documents and the Consultant shall keep the Client informed of the progress of the work.

The purpose of the Consultant's visits to the site will be to enable the Consultant to better carry out the duties and responsibilities assigned to and undertaken by the Consultant during the Construction Phase, and, in addition, by exercise of the Consultant's efforts as an experienced and qualified design professional, to provide for the Client a greater degree of confidence that the completed work of the Contractor(s) will conform generally to the Contract Documents and that the integrity of the design concept as reflected in the Contract Documents has been implemented and preserved by the Contractor(s). The Consultant shall not, during such visits or as a result of such observations of Contractor(s)' work in progress, supervise, direct or have control over Contractor(s)' work nor shall the Consultant have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by Contractor(s), for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes, or orders applicable to Contractors(s) furnishing and performing their work. Accordingly, the Consultant can neither guarantee the performance of the construction contracts by Contractor(s) nor assume responsibility for Contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.

10. Estimates of Fees – When fees are on a time and material basis the estimated costs required to complete the services to be performed are made on the basis of the Consultant's experience, qualifications, and professional judgment, but are not guaranteed. If the costs appear likely to exceed the estimate in excess of 20%, the Consultant will notify the Client before proceeding. If the Client does not object to the additional costs within seven (7) days of notification, the increased costs shall be deemed approved by the Client.
11. The Consultant is responsible for the safety on site of his own employees. This provision shall not be construed to relieve the Client or the Contractor(s) from their responsibility for maintaining a safe work site. Neither the professional services of the Consultant, nor the presence of his employees or subcontractors shall be construed to imply that the Consultant has any responsibility for any activities on site performed by personnel other than the Consultant's employees or subcontractors.
12. Original survey data, field notes, maps, computations, studies, reports, drawings, specifications and other documents generated by the Consultant are instruments of service and shall remain the property of the Consultant. The Consultant shall provide copies to the Client of all documents specified in the Description of Services.

Any documents generated by the Consultant are for the exclusive use of the Client and any use by third parties or use beyond the intended purpose of the document shall be at the sole risk of the Client. To the fullest extent permitted by law, the Client shall indemnify, defend and hold harmless the Consultant for any loss or damage arising out of the unauthorized use of such documents.

13. No claim may be asserted by either party against the other party unless an action on the claim is commenced within two (2) years after the Consultant's final invoice to the Client.
14. If a Client's Purchase Order form or acknowledgment or similar form is issued to identify the agreement, authorize work, open accounts for invoicing, provide notices, or document change orders, the preprinted terms and condition of said Purchase Order shall be superseded by the terms hereof.
15. Standard of Care – Services performed by Consultant under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in any report, opinion or document under this agreement.
16. Liability Insurance – Consultant will maintain such liability insurance as is appropriate for the professional services rendered as described in this Agreement. Consultant shall provide Certificates of Insurance to Client, upon Client's request, in writing.
17. Indemnification and Limitation of Liability – Client and Consultant each agree to indemnify and hold the other harmless, including their respective officers, employees, agents, members, and representatives, from and against liability for all claims, costs, losses, damages and expense, including reasonable attorney's fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's acts, errors or omissions.

The Client understands that for the compensation herein provided Consultant cannot expose itself to liabilities disproportionate to the nature and scope hereunder. Therefore, the Client agrees to limit Consultant's liability to the established limits of applicable insurance policies (General Commercial, Commercial Auto, Professional Liability, etc.), copies of which shall be provided to the Client and remain in force through the duration of the agreement.

18. Allocation of Risk – Consultant and Client acknowledge that, prior to the start of this Agreement, Consultant has not generated, handled, stored, treated, transported, disposed of, or in any way whatsoever taken responsibility for any toxic substance or other material found, identified, or as yet unknown at the Project premises. Consultant and Client further acknowledge and understand that the evaluation, management, and other actions involving toxic or hazardous substances that may be undertaken as part of the Services to be performed by Consultant, including subsurface excavation or sampling, entails uncertainty and risk of injury or damage. Consultant and Client further acknowledge and understand that Consultant has not been retained to serve as an insurer of the safety of the Project to the Client, third parties, or the public.

Client acknowledges that the discovery of certain conditions and/or taking of preventative measures relative to these conditions may result in a reduction of the property's value. Accordingly, Client waives any claim against Consultant and agrees to indemnify, defend, and hold harmless Consultant and its subcontractors, consultants, agents, officers, directors, and employees from any claim or liability for injury or loss allegedly arising from procedures associated with environmental site assessment (ESA) activities or the discovery of actual or suspected hazardous materials or conditions. Client releases Consultant from any claim for damages resulting from or arising out of any pre-existing environmental conditions at the site where the work is being performed which was not directly or indirectly caused by and did not result from, in whole or in part, any act or omission of Consultant or subcontractor, their representatives, agents, employees, and invitees.

If, while performing the Services set forth in any Scope of Services, pollutants are discovered that pose unanticipated or extraordinary risks, it is hereby agreed that the Scope of Services, schedule, and costs will be reconsidered and that this Agreement shall immediately become subject to renegotiation or termination. Client further agrees that such discovery of unanticipated hazardous risks may require Consultant to take immediate measures to protect health and safety or report such discovery as may be required by law or regulation. Consultant shall promptly notify Client upon discovery of such risks. Client, however, hereby authorizes Consultant to take all measures Consultant believes necessary to protect Consultant and Client personnel and the public. Furthermore, Client agrees to compensate Consultant for any additional costs associated with such measures.

19. In the event of legal action to construe or enforce the provisions of this agreement, the prevailing party shall be entitled to collect reasonable attorney fees, court costs and related expenses from the losing party and the court having jurisdiction of the dispute shall be authorized to determine the amount of such fees, costs and expenses and enter judgment thereof.
20. Assignment - Neither party to this Agreement shall, without the prior written consent of the other party, which shall not be unreasonably withheld, assign the benefit or in any way transfer its obligations under this Agreement or any part hereof; provided, however, either Party may freely assign this Agreement to a parent, subsidiary or affiliate without the other party's consent. This Agreement shall inure to the benefit of and be binding upon the parties hereto, and except as otherwise provided herein, upon their executors, administrators, successors, and assigns.
21. Termination – The obligation to provide further services under this Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. In the event of any termination, Consultant will be paid for all services rendered to the date of receipt of written notice of termination, at Consultant's established chargeout rates, plus for all Reimbursable Expenses including a 15% markup.
22. Provision Severable – The unenforceability or invalidity of any provisions hereof shall not render any other provisions herein contained unenforceable or invalid.
23. Governing Law and Choice of Venue – Client and Consultant agree that this Agreement will be governed by, construed, and enforced in accordance with the laws of the State of Illinois. If there is a lawsuit, Client and Consultant agree that the dispute shall be submitted to the jurisdiction of the Illinois District Court in and for Stephenson County, Illinois.

# VILLAGE OF ROSCOE

## AGENDA ITEM - STAFF REPORT



<b>Agenda Item:</b> Adoption of Updated Official Zoning Map			
<b>Date:</b>	03/18/2026	<b>Meeting:</b>	COTW
<b>Prepared by:</b>	Garrett Flores	<b>Department:</b>	Public Works/Engineering

### Overview/Background Information

The Village maintains an official zoning map which is used to identify the zoning classification of all properties within the Village and serves as the official record of zoning districts adopted by ordinance.

Several zoning map updates have occurred through annexations, zoning amendments, and corrections to mapping records. Staff has prepared an updated version of the Official Zoning Map that incorporates all zoning actions adopted by the Village Board. Adoption of the updated zoning map ensures that the Village’s official zoning records remain accurate and consistent with previously adopted zoning ordinances. The updated map will replace the existing official zoning map and will be maintained as the Village’s official zoning reference.

Following adoption, the updated zoning map will be maintained on file at Village Hall and incorporated into the Village’s GIS mapping system (WinGIS) for public access and administrative use.

### Key Issues

- The zoning map is the official record of zoning district boundaries within the Village.
- Updates have been incorporated to reflect recent annexations, rezoning ordinances, and mapping corrections adopted by the Village Board.
- Adoption of the map ensures that the Village maintains a current and accurate zoning reference for administrative and public use.
- The updated map will be maintained as the Official Zoning Map of the Village of Roscoe following Board adoption.

### Fiscal Note/Budget Impact

N/A

### Prior Legislative Actions

N/A

### Action Required/Recommendation

Staff recommends adoption of the new Zoning Map.

### Attachments

Updated 2026 Zoning Map

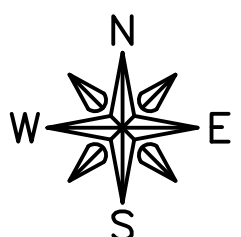
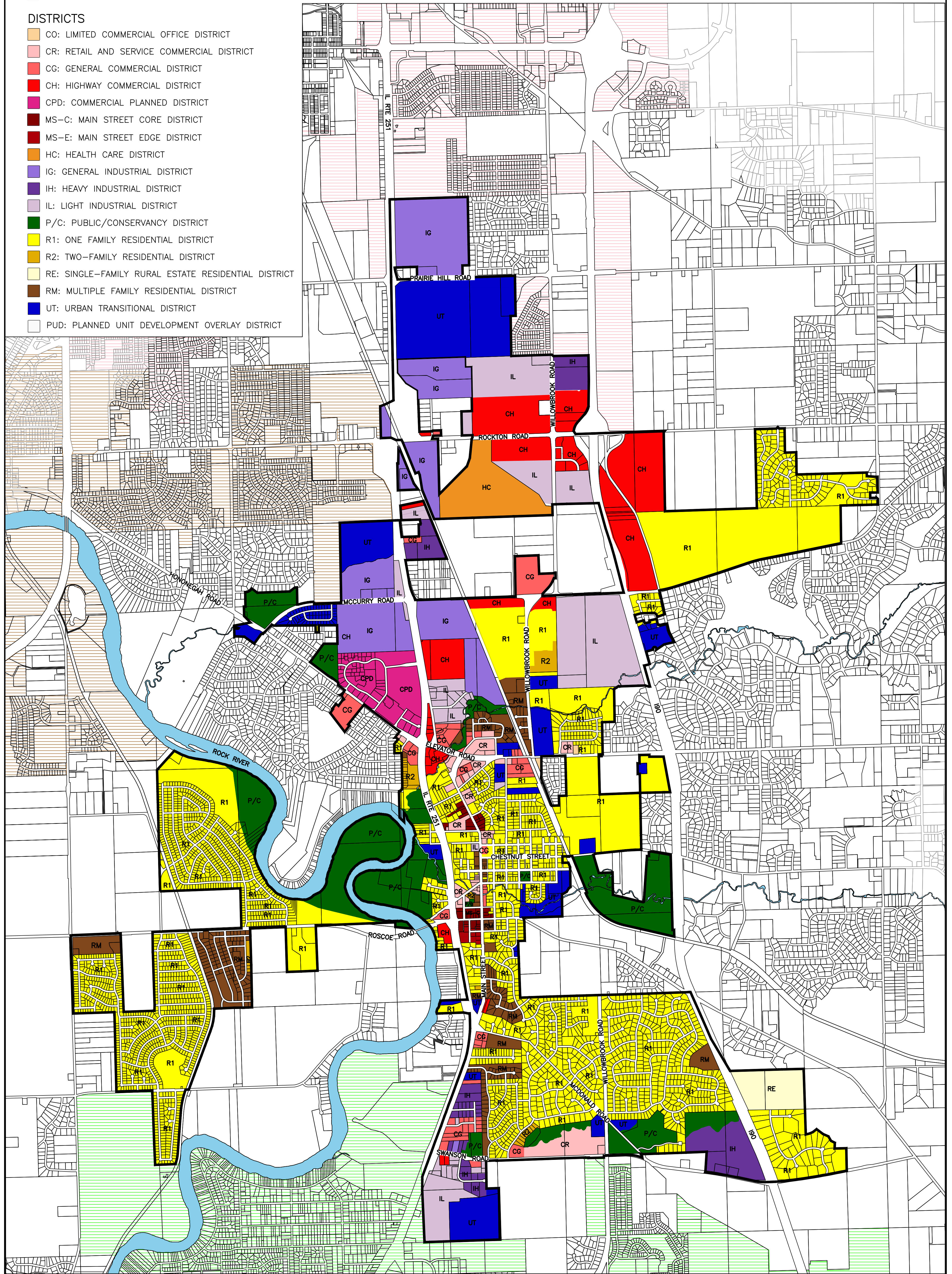
# ZONING MAP

## VILLAGE OF ROSCOE WINNEBAGO COUNTY, ILLINOIS

- VILLAGE OF ROSCOE
- CITY OF SOUTH BELOIT
- VILLAGE OF ROCKTON
- VILLAGE OF MACHESNEY PARK
- WATERWAY

### DISTRICTS

- CO: LIMITED COMMERCIAL OFFICE DISTRICT
- CR: RETAIL AND SERVICE COMMERCIAL DISTRICT
- CG: GENERAL COMMERCIAL DISTRICT
- CH: HIGHWAY COMMERCIAL DISTRICT
- CPD: COMMERCIAL PLANNED DISTRICT
- MS-C: MAIN STREET CORE DISTRICT
- MS-E: MAIN STREET EDGE DISTRICT
- HC: HEALTH CARE DISTRICT
- IG: GENERAL INDUSTRIAL DISTRICT
- IH: HEAVY INDUSTRIAL DISTRICT
- IL: LIGHT INDUSTRIAL DISTRICT
- P/C: PUBLIC/CONSERVANCY DISTRICT
- R1: ONE FAMILY RESIDENTIAL DISTRICT
- R2: TWO-FAMILY RESIDENTIAL DISTRICT
- RE: SINGLE-FAMILY RURAL ESTATE RESIDENTIAL DISTRICT
- RM: MULTIPLE FAMILY RESIDENTIAL DISTRICT
- UT: URBAN TRANSITIONAL DISTRICT
- PUD: PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT



SCALE 1" = 1500'

1500 0 1500 3000 4500 FEET

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL  
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS  
IOWA  
WISCONSIN

# VILLAGE OF ROSCOE

## AGENDA ITEM - STAFF REPORT



Item # 8.

<b>Agenda Item:</b>	Discussion and Recommendation of a Mosquito Management Agreement with Clarke Environmental Mosquito Management, Inc. (2026–2028)		
<b>Date:</b>	March 6, 2026	<b>Meeting:</b>	COTW – 3/18/2026
<b>Prepared by:</b>	Josef Kurlinkus	<b>Department:</b>	Administration

### Overview/Background Information

The Village of Roscoe has historically contracted with Clarke Environmental Mosquito Management, Inc. (“Clarke”) to provide professional mosquito control services within the Village. The most recent agreement covered the 2023–2025 mosquito seasons and residents have generally expressed satisfaction with the services provided under that contract.

The agreement before the Board would renew the Village’s mosquito management program for the **2026 through 2028 seasons**.

Mosquito management programs such as this are commonly implemented by municipalities throughout northern Illinois as a public health measure. In addition to reducing nuisance mosquito populations, the program helps monitor and reduce the risk of mosquito-borne illnesses such as **West Nile Virus**, which continues to be present throughout Illinois each year.

Mosquitoes are not only a nuisance but can also carry diseases that pose risks to residents. Recent surveillance data indicates that **West Nile virus remains active throughout Illinois, with 142 confirmed human cases and seven deaths reported in the state during 2025**.

Because mosquito populations and disease risk are closely tied to weather conditions, population levels can fluctuate significantly year to year. Monitoring and targeted treatment programs help communities manage these risks and respond quickly when mosquito populations increase.

### Key Issues

Clarke provides an **Integrated Mosquito Management Program**, which focuses on surveillance, targeted larval control, and limited adult mosquito treatments when necessary.

#### Monitoring and Surveillance

- Mosquito population monitoring using a network of traps
- Weather monitoring and mosquito migration prediction
- Identification of mosquito species and potential disease vectors
- Monthly operational reports and an annual program report

#### Larval Control

- Treatment of catch basins and standing water areas where mosquitoes breed
- Use of slow-release biological larvicides designed to control mosquitoes before they emerge

#### Adult Mosquito Control

- Up to **three truck-mounted ultra-low-volume (ULV) treatments** if mosquito populations reach nuisance or public health thresholds

## Public Service and Reporting

- A citizen mosquito hotline for resident concerns
- Geographic information system (GIS) mapping and recordkeeping
- Compliance with all local, state, and federal regulations

This integrated approach focuses first on **preventing mosquito breeding**, allowing treatments to be targeted only when needed rather than applying pesticides on a fixed schedule.

## Safety and Environmental Considerations

The mosquito management program uses products that are registered and regulated by the U.S. Environmental Protection Agency and other regulatory agencies. Treatments are applied in very small quantities and are designed to target mosquitoes while minimizing impacts to other wildlife and the environment.

Additionally, the program relies heavily on surveillance data to guide treatment decisions, ensuring that control measures are applied only when mosquito populations reach thresholds that warrant action. This targeted approach reduces unnecessary pesticide use while maintaining protection for residents.

## Fiscal Note/Budget Impact

Clarke has proposed renewing the Village's mosquito control program for the 2026–2028 mosquito seasons.

- **2026 program cost:** \$24,424
- **Payment schedule:** Two payments (May 1 and July 1)
- **2027–2028 cost adjustments:** Limited to increases not exceeding the **Consumer Price Index (CPI)**
- Additional treatments beyond the core program would only occur if necessary and would be billed separately.

Clarke has also indicated that the **2026 program cost will remain at the same level as the 2025 season**, helping the Village maintain program continuity without an increase for the upcoming year.

## Action Required/Recommendation

The Village has had a long-standing working relationship with Clarke Environmental and has been satisfied with the quality of services provided. The proposed agreement allows the Village to continue its mosquito management program using a proven approach focused on **public health protection, targeted treatment, and environmental responsibility**.

Staff recommends that the Village Board approve the resolution authorizing the Village President to enter into the **2026–2028 mosquito management agreement with Clarke Environmental Mosquito Management, Inc.**

## Attachments

Village of Roscoe - 2026 Mosquito Control Agreement  
 Village of Roscoe Renewal Letter 2026-2028  
 Clarke Environmental Mosquito Management, Inc - Village of Roscoe Annual Report 2025



**Clarke Environmental Mosquito Management, Inc.  
Professional Services Outline For  
The 2026-2028 Village of Roscoe  
Environmental Mosquito Management (EMM) Program**

**Part I. General Service**

- A. Aerial Survey and Geographic Information System (GIS) Mapping
- B. Computer System and Record Keeping Database
- C. Mosquito Hotline Citizen Response – (800) 942-2555
- D. Comprehensive Insurance Coverage naming Village of Roscoe additionally insured
- E. Program Consulting and Quality Control Staff
- F. Light Trap Service Annoyance Response System  
(Information from our 145 traps)
- G. Mosquito Migration Prediction Service
- H. Monthly Operational Reports, Periodic Advisories, and Annual Report
- I. Regulatory compliance on local, state, and federal levels

**Part II. Surveillance and Monitoring**

- A. Floodwater Mosquito Brood Prediction:  
A computer model based on weather and environmental data to predict the arrival of *Aedes vexans* broods (*floodwater mosquitoes*) and peak annoyance periods. Clarke will contact the authorization contact and inform him/her of impending brood arrival.
- B. Clarke New Jersey Light Trap Network to monitor and evaluate adult mosquito activity.
- C. Weather Monitoring - Operational Forecasts

**Part III. Larval Control**

- A. Targeted Mosquito Management System (TMMS™) computer database and site management.
- B. Prescription Larval Control will be performed with Natular®, and/or Altosid® mosquito larvicide as described in the following sections.
  - 1. Catch Basins: One treatment of up to all catch basins, inlets and manholes using an extended residual slow release insecticide for up to 150 day control.

**Part IV. Adult Control**

- A. Three (3) treatments with truck Ultra Low Volume (ULV) with Anvil® or other synthetic pyrethroid insecticides for adult mosquito control. Any treatments beyond the core will be \$5,715.00 per application.

**2026 EMM Payment Total Price for Parts I, II, III, IV\*\***

**\$24,424.00**



**Clarke Environmental Mosquito Management, Inc.  
Service Agreement and Authorization  
The 2026-2028 Village of Roscoe  
Environmental Mosquito Management (EMM) Program**

**I. Program Payment Plan:** For Parts I, II, III, and IV as specified in the 2026 Professional Services Price Outline, the total for the 2026 program is \$24,424.00. The payments will be due on May 1<sup>st</sup> and July 1<sup>st</sup> according to the payment schedule below. Any additional treatments beyond the core program will be invoiced when the treatment is completed.

**PROGRAM PAYMENT PLAN**

Month	2026
May 1 <sup>st</sup>	\$12,212.00
July 1 <sup>st</sup>	\$12,212.00
<b>TOTAL</b>	<b>\$24,424.00</b>

**II. Approved Contract Period and Agreement:**

Please check one of the following contract periods:

- 2026 thru 2028 Season  
(New areas to be covered in 2027 - 2028 will be pro-rated to the program cost at the rates in effect at the time.)

**\*\*NPDES Permit:** A National Pollutant Discharge Elimination System (NPDES) permit is necessary for the execution of the work for mosquito control effective October 31, 2011. Any additional costs associated with activities and/or services that may be required by Clarke in order to comply with an NPDES permit are not included in this proposal.

**For Village of Roscoe:**

Sign Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

**For Clarke Environmental Mosquito Management, Inc., a Clarke Company:**

Name: Jack Thennisch Title: Control Consultant Date: 3/6/2026  
\_\_\_\_\_  
Jack Thennisch



**Clarke Environmental Mosquito Management, Inc.  
Client Authorization  
The 2026-2028 Village of Roscoe  
Environmental Mosquito Management (EMM) Program**

**Administrative Information:**

**Invoices should be sent to:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_  
Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ P.O. # \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**\*\*In an effort to be more sustainable, we ask that you provide us with an E-Mail address that the invoices should be sent to.\*\***

**Treatment Address (if different from above):**

Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_

**Contact Person for Village of Roscoe:**

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Pager: \_\_\_\_\_

**Alternate Contact Person for Village of Roscoe:**

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Pager: \_\_\_\_\_

**Please sign and return a copy of the complete contract for our files to:**

Clarke Environmental Mosquito Management, Inc., Attn: Jack Thennisch [jthennisch@clarke.com](mailto:jthennisch@clarke.com)  
675 Sidwell Court, St. Charles, IL 60174 or Email [customercare@clarke.com](mailto:customercare@clarke.com)



675 Sidwell Court  
St. Charles, IL 60174  
630.894.2000 P  
800.323.5727  
630.443.3070 F  
www.clarke.com

March 6, 2026

Joe Kurlinkus - Village Administrator  
Village of Roscoe  
10631 Main Street  
P.O. Box 203  
Roscoe, IL 61073

Dear Joe,

As discussed, Clarke Environmental Mosquito Management, Inc., ("Clarke"), hereby proposes to continue to provide professional mosquito control services to the Village of Roscoe during 2026-2028. The 2026 season's cost will be held at the 2025 level of \$24,424.00. The 2027-2028 season's cost will not exceed the Annual Consumer Price Index (C.P.I).

As your committed partner in mosquito control, we thank you for the opportunity to continue to provide services to the Village of Roscoe.

Sincerely,

Jack Thennisch  
Control Consultant

**Accepted for the Village of Roscoe**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Please sign and return the original for our records.

# Village of Roscoe

## Mosquito Management Program

### 2025 Annual Report

Submitted by:  
**CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT, INC.**  
675 Sidwell Court, St. Charles, IL 60174  
Jack Thennisch  
December 2025



Making communities around the world more livable, safe and comfortable.

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## A Message from Clarke Mosquito Control

Dear Community members,

Clarke is a third-generation company dedicated to protecting public health through innovative, environmentally responsible vector control solutions. We specialize in managing disease-carrying and nuisance mosquitoes to help make communities safer, more comfortable, and more livable. Our customers benefit from decades of technical expertise and our unwavering commitment to sustainable innovation in mosquito control.

Mosquito populations and mosquito-borne disease are inextricably tied to weather conditions. Heavy rainfall triggers hatch-offs of nuisance floodwater mosquitoes, while dry, hot temperatures amplify West Nile virus spread. Weather variations lead to dramatic swings in activity year-over-year, and West Nile virus remains endemic to northern Illinois.

Using an Integrated Pest Management approach, we work closely with you to design and execute a mosquito control program specifically tailored to your community's environmental challenges, risks, and needs. We're pleased to provide this annual report outlining our control activity and the mosquito control challenges we faced this season.

Sincerely,  
Jack Thennisch  
Control Consultant

## Seasonal Overview

After the fifth warmest winter on record, the Chicago area moved into a warm spring with normal precipitation. June precipitation levels were relatively normal compared to the previous year's wetter month, though some areas experienced localized increases that contributed to floodwater mosquito activity.

June precipitation levels were relatively normal compared to the previous year's wetter month, though some areas experienced localized increases that contributed to floodwater mosquito activity. The combination of moderate rainfall and above-average temperatures created conditions favorable for mosquito development.

In July, increased rainfall, paired with high temperatures across Northern Illinois, triggered surges in mosquito populations. July delivered higher precipitation and temperatures compared to the previous year, accelerating mosquito development cycles and driving increases in both nuisance populations and West Nile virus vectors.

August continued the pattern with temperatures near seasonal averages but above-normal precipitation. Chicago recorded 5.03 inches of precipitation (0.78 inches above normal), while temperatures ran slightly cooler than normal. These conditions sustained elevated mosquito activity throughout the month.

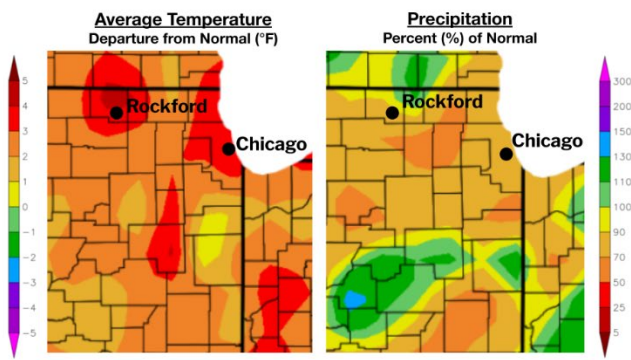
September marked a dramatic shift, becoming one of the warmest and driest months on record. Chicago recorded only 0.49 inches of precipitation (2.70 inches below normal, tied for 7th driest) with temperatures 3.0 degrees above normal. The warm, dry conditions led to expanding drought conditions, with 74% of Illinois entering drought status by month's end.

October continued the drought trend with below-normal precipitation and cooling temperatures. The persistent dry conditions naturally reduced mosquito breeding habitats, though West Nile virus activity remained elevated through early October before seasonal declines began as cooler autumn weather took hold.

Below are the monthly recaps from the National Oceanic and Atmospheric Administration and National Weather Service.

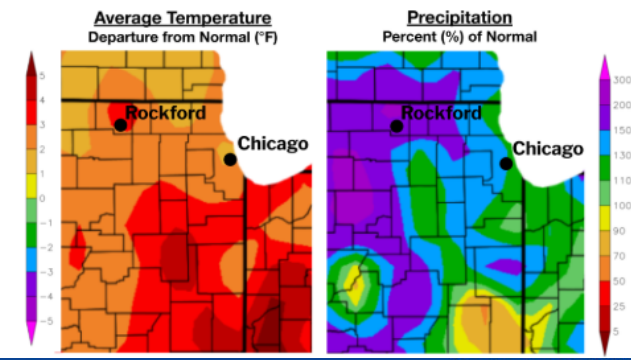
**June 2025 Review** July 1, 2025 4:36 PM  
Warmer and Drier than Average

Chicago (O'Hare)	Rockford
<b>Avg. Temperature</b> <b>74.2°</b> 3.6° above normal Tied 6th Warmest	<b>Avg. Temperature</b> <b>73.2°</b> 3.1° above normal
<b>Precipitation</b> <b>3.63"</b> 0.47" below normal	<b>Precipitation</b> <b>3.38"</b> 1.85" below normal



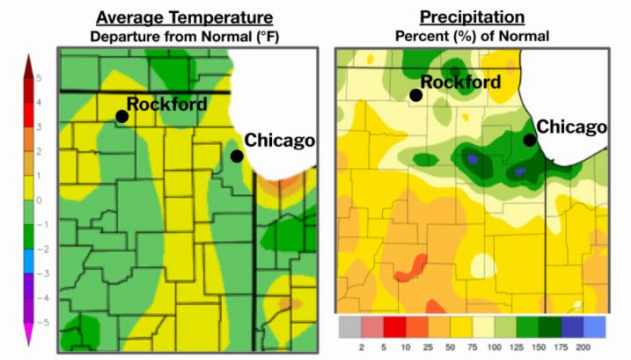
**July 2025 Review** August 1, 2025 1:00 PM  
Warm, humid, and wet for most of the region

Chicago (O'Hare)	Rockford
<b>Avg. Temperature</b> <b>77.5°</b> 2.1° above normal	<b>Avg. Temperature</b> <b>76.2°</b> 2.4° above normal
<b>Precipitation</b> <b>4.29"</b> 0.58" above normal	<b>Precipitation</b> <b>6.49"</b> 2.68" above normal



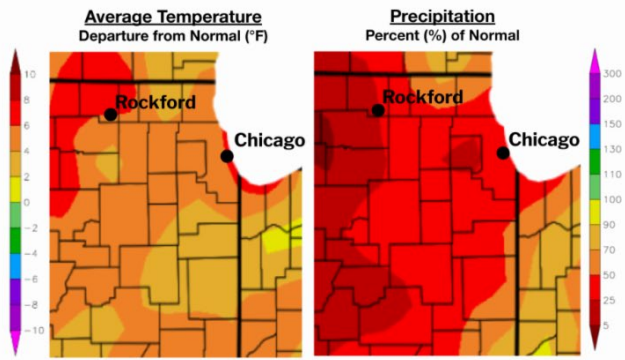
**August 2025 Review** September 2, 2025 7:00 AM  
Generally near to slightly below normal temperatures and a mixed bag for rainfall

Chicago (O'Hare)	Rockford
<b>Avg. Temperature</b> <b>73.3°</b> 0.5° below normal	<b>Avg. Temperature</b> <b>70.6°</b> 1.3° below normal
<b>Precipitation</b> <b>5.03"</b> 0.78" above normal	<b>Precipitation</b> <b>3.30"</b> 0.89" below normal



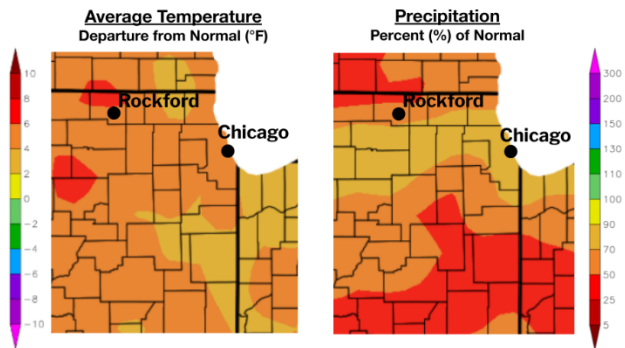
**September 2025 Review** October 1, 2025  
2:40 PM  
 Mainly warm and dry conditions prevailed across the region.

Chicago (O'Hare)	Rockford
<b>Avg. Temperature</b> <b>69.3°</b> 3.0° above normal	<b>Avg. Temperature</b> <b>66.5°</b> 2.1° above normal
<b>Precipitation</b> <b>0.49"</b> 2.70" below normal Tied 7th Driest	<b>Precipitation</b> <b>1.05"</b> 2.57" below normal



**October 2025 Review** November 2, 2025  
10:33 AM  
 Warmer and drier than our typical October

Chicago (O'Hare)	Rockford
<b>Avg. Temperature</b> <b>58.1°</b> 4.1° above normal	<b>Avg. Temperature</b> <b>56.2°</b> 4.2° above normal
<b>Precipitation</b> <b>2.67"</b> 0.76" below normal	<b>Precipitation</b> <b>1.40"</b> 1.23" below normal



Maps courtesy of the High Plains Regional Climate Center

## 2025 West Nile Update

West Nile virus is primarily a mosquito-borne disease, which can cause West Nile encephalitis (swelling of the brain) and West Nile fever in humans. Though most humans infected will not show symptoms, those who develop West Nile virus risk debilitating effects and possibly death. While the most severe cases and the highest risk of West Nile occur traditionally in people over 50 years of age or with compromised immune systems, all people who spend time outside are at risk of contracting the virus. The disease also affects birds, horses and other animals, with higher mortality rates.

West Nile Virus has spread rapidly across North America since it was discovered in the Western hemisphere in 1999. Since its emergence, the virus has led to 58,682 human cases—including over 2,700 tragic fatalities—over the past 25 years. Given its prevalence in bird and mosquito populations, WNV has established itself as a significant annual threat during mosquito season.

### US Cases of West Nile Virus: 2025

**Nationwide, 2025 has seen approximately 1,564 total human disease cases of West Nile virus reported across 43 states, with 1,043 classified as neuroinvasive disease cases—the more severe form of the illness. This represents a 40% increase above normal levels for West Nile virus activity.**

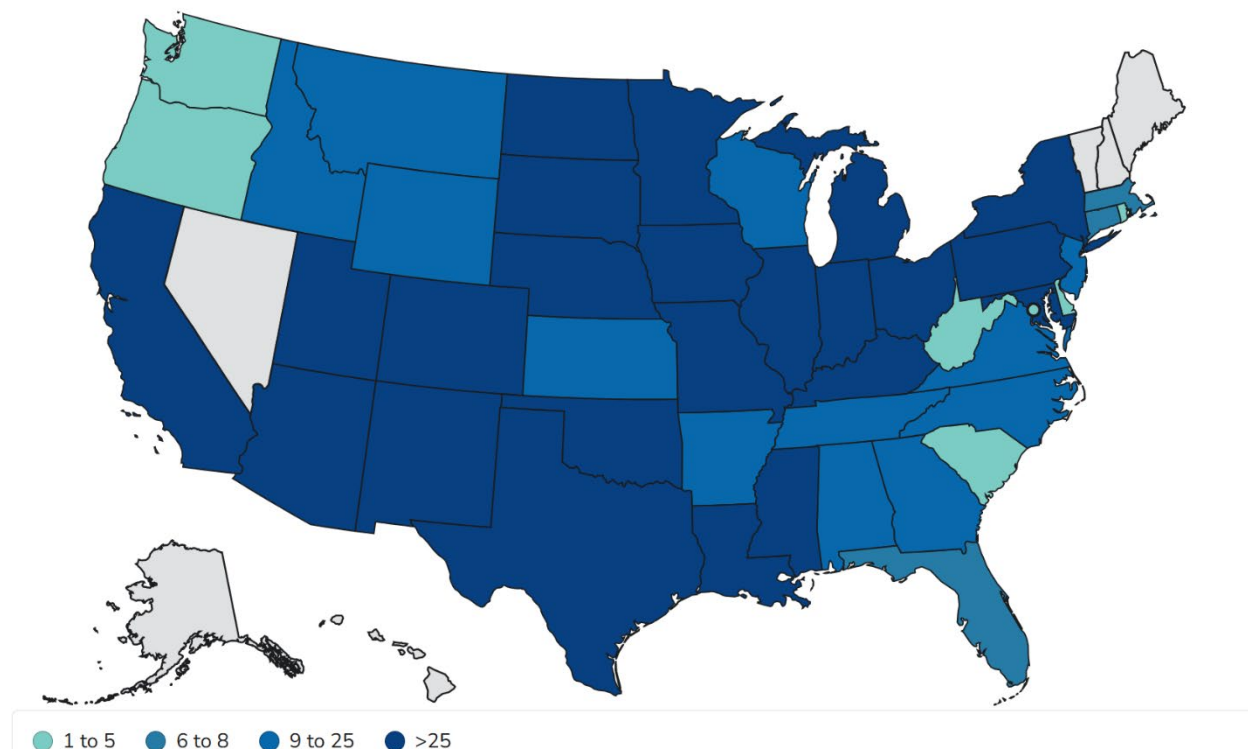


Figure 1: West Nile virus human disease cases reported by state of residence, 2025. Pulled 11/6/2025 via [ArboNET](#).

### Illinois Cases of West Nile Virus

In Illinois, 2025 proved to be a particularly severe year for West Nile virus. As of October 3, 2025, the state reported 142 confirmed human cases, including 7 deaths, across 72 counties.

Mosquito surveillance detected 3,992 positive mosquito batches - a 23.3% positivity rate significantly higher than 2024's 18.4% - and 26 positive horses and other animals, though no positive birds were reported through the state monitoring system. This represents a substantial increase from 2024's total of 69 cases for the entire year.

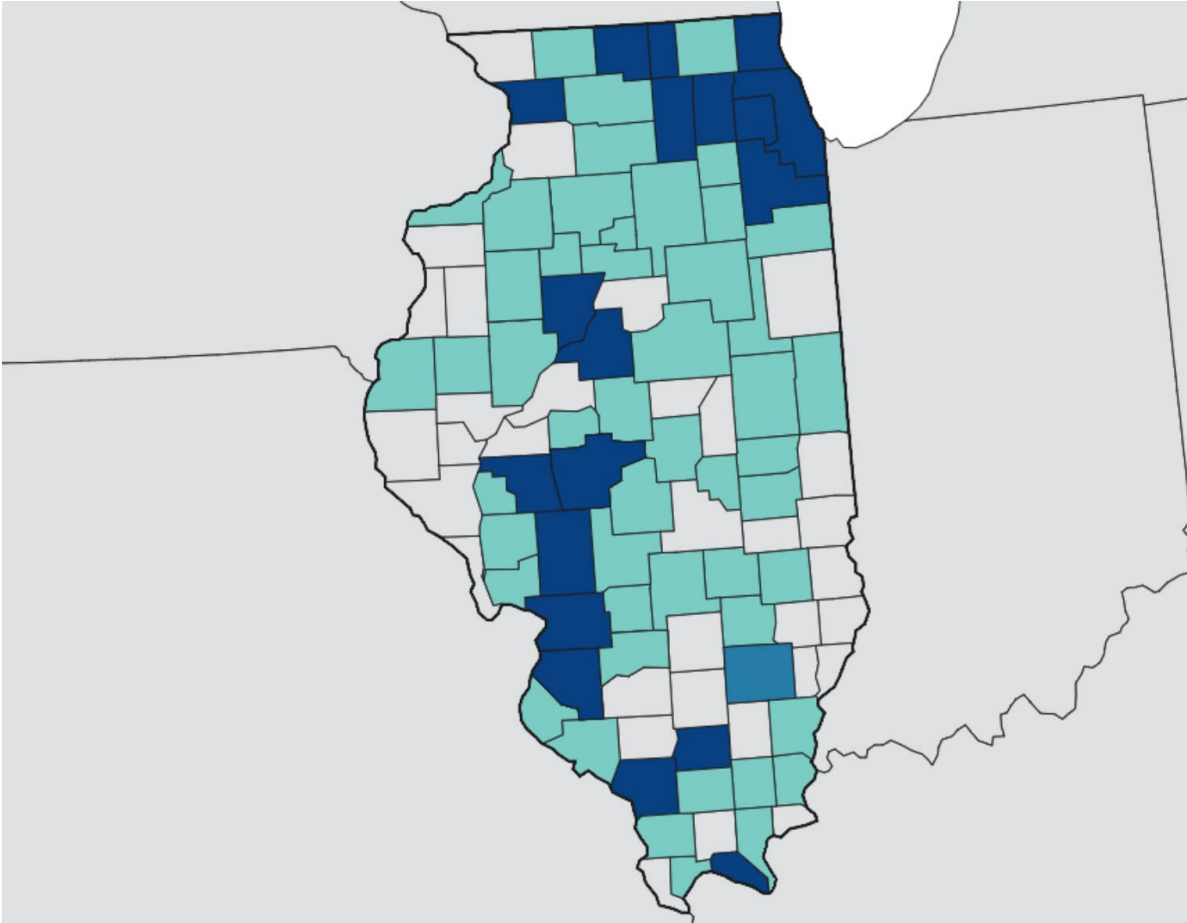


Figure 2: West Nile virus human and non-human activity by county, 2025. Pulled 11/6/2025 via [ArboNET](#).

County	American Crow	Blue Jay	Other Birds	Mosquito Batches	Horse	Other Mammals
BOND	0	0	0	3	0	0
BOONE	0	0	0	18	0	0
BUREAU	0	0	0	5	0	0
CARROLL	0	0	0	5	0	0
CHAMPAIGN	0	0	0	22	0	0
CHRISTIAN	0	0	0	3	0	0
CLAY	0	0	0	2	0	0
CLINTON	0	0	0	5	0	0
COLES	0	0	0	0	2	0
COOK	0	0	0	2958	0	0
DEKALB	0	0	0	17	0	0
DOUGLAS	0	0	0	0	12	0
DUPAGE	0	0	0	219	0	0
EFFINGHAM	0	0	0	0	1	0
FAYETTE	0	0	0	1	0	0
FORD	0	0	0	23	0	0
FRANKLIN	0	0	0	2	0	0
FULTON	0	0	0	1	0	0
GALLATIN	0	0	0	3	0	0
GREENE	0	0	0	9	0	0
GRUNDY	0	0	0	22	0	0
HANCOCK	0	0	0	6	0	0
HENRY	0	0	0	7	0	0
JACKSON	0	0	0	1	0	0
JASPER	0	0	0	3	0	0
JERSEY	0	0	0	2	0	0
KANE	0	0	0	21	0	0
KANKAKEE	0	0	0	53	0	0
KENDALL	0	0	0	16	0	0
KNOX	0	0	0	1	0	0
LAKE	0	0	0	177	0	0
LASALLE	0	0	0	8	0	0
LEE	0	0	0	5	0	0
LIVINGSTON	0	0	0	3	0	0
LOGAN	0	0	0	1	0	0
MACON	0	0	0	25	0	0
MACOUPIN	0	0	0	4	1	0
MADISON	0	0	0	26	0	0
MARSHALL	0	0	0	6	0	0
MASSAC	0	0	0	1	0	0
MCDONOUGH	0	0	0	12	1	0
MCHENRY	0	0	0	50	0	0
MCLEAN	0	0	0	14	0	0
MENARD	0	0	0	6	0	0
MONROE	0	0	0	1	0	0
MONTGOMERY	0	0	0	38	0	0
MORGAN	0	0	0	5	0	0
MOULTRIE	0	0	0	0	9	0

OGLE	0	0	0	2	0	0
PEORIA	0	0	0	31	0	0
POPE	0	0	0	1	0	0
PULASKI	0	0	0	1	0	0
PUTNAM	0	0	0	1	0	0
RANDOLPH	0	0	0	10	0	0
ROCK ISLAND	0	0	0	9	0	0
SAINT CLAIR	0	0	0	25	0	0
SALINE	0	0	0	4	0	0
SANGAMON	0	0	0	4	0	0
SCOTT	0	0	0	3	0	0
STARK	0	0	0	2	0	0
STEPHENSON	0	0	0	3	0	0
TAZEWELL	0	0	0	6	0	0
UNION	0	0	0	2	0	0
VERMILION	0	0	0	9	0	0
WHITE	0	0	0	2	0	0
WHITESIDE	0	0	0	1	0	0
WILL	0	0	0	53	0	0
WILLIAMSON	0	0	0	1	0	0
WINNEBAGO	0	0	0	12	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3992</b>	<b>26</b>	<b>0</b>

Figure 3: Positive Birds, Mosquitoes, Horses, and Other Animals by County, Retrieved 11/6/25  
[https://idph.illinois.gov/wnvpublic/wnvsurveillance\\_data.aspx?year=2025](https://idph.illinois.gov/wnvpublic/wnvsurveillance_data.aspx?year=2025)

## 2025 Eastern Equine Encephalitis (EEE) Update

EEE is a mosquito-borne disease primarily vectored by *Culiseta melanura*, found in freshwater swamps along the Atlantic coast and around the Great Lakes. About one in three patients diagnosed will die from EEE, and many survivors experience ongoing neurological problems.

As of November 2025, human cases have been confirmed in several northeastern states. Animal cases have been reported in Michigan, Wisconsin, and South Carolina. Given elevated disease activity and the influence of climate change on mosquito habitats, communities should maintain robust surveillance and be prepared to implement targeted control measures.

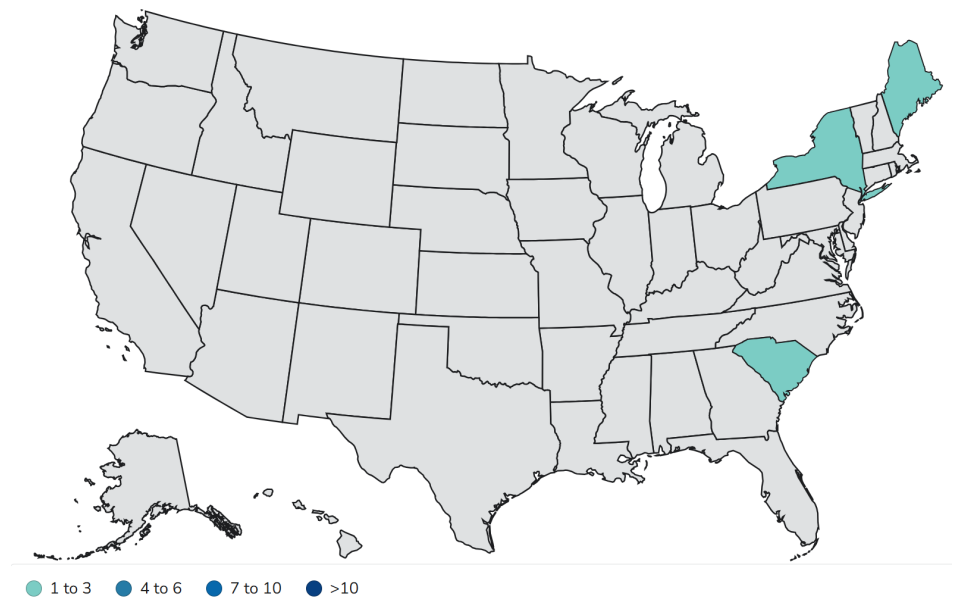


Figure 4: EEE virus human disease cases reported by state of residence, 2025. Via [ArboNet](#). Retrieved 11/6/2025.

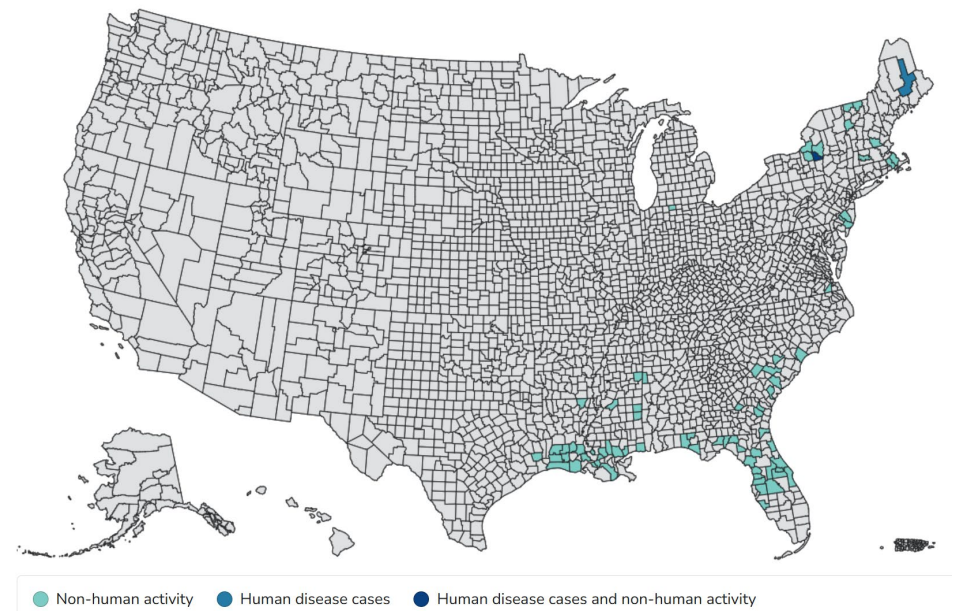


Figure 5: EEE virus human and non-human activity by county of residence, 2025. Via [ArboNet](#). Retrieved 11/6/2025.

## 2025 Zika Virus Update

Zika virus is a mosquito-borne disease that is transmitted primarily by the *Aedes aegypti* mosquito and through sexual transmission. While Zika symptoms are generally mild in adults (fever, rash, joint pain, conjunctivitis), pregnant women who contract Zika virus can pass the virus to their unborn children, increasing the risks of serious birth defects like microencephaly.

When Zika debuted in the US, more than 5,100 travel-related cases of Zika were confirmed nationwide, including 139 locally transmitted cases of transmission in areas of south Florida in 2016. Since that time, cases have steadily decreased. The last cases of local Zika transmission by mosquitoes in the continental United States were in Florida and Texas in 2016-17.

Illinois does not have a significant population of *Aedes aegypti* mosquitoes, so local transmission risk is small.

Year	US States Locally Acquired	US States Travel Associated	US Territories Locally Acquired	US Territories Travel Associated
2025	0	4	1	0

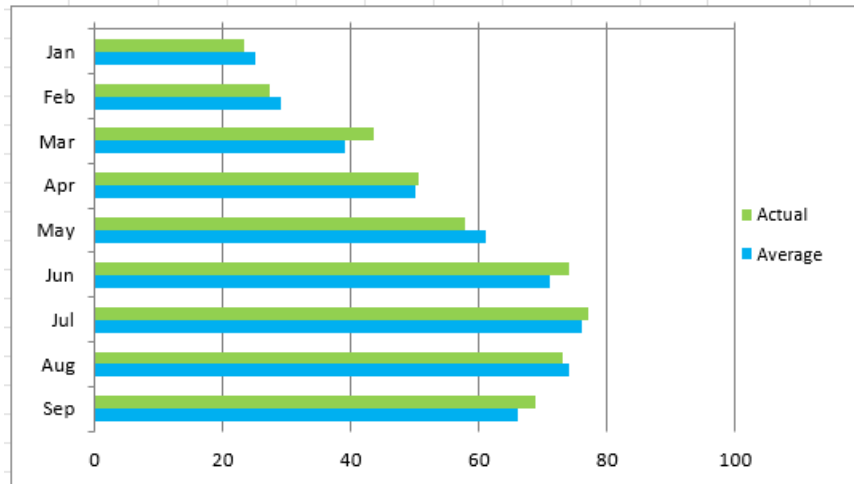
Figure 6:2025 U.S. Zika cases reported to ArboNET. Retrieved 11/6/2025

## Climatology

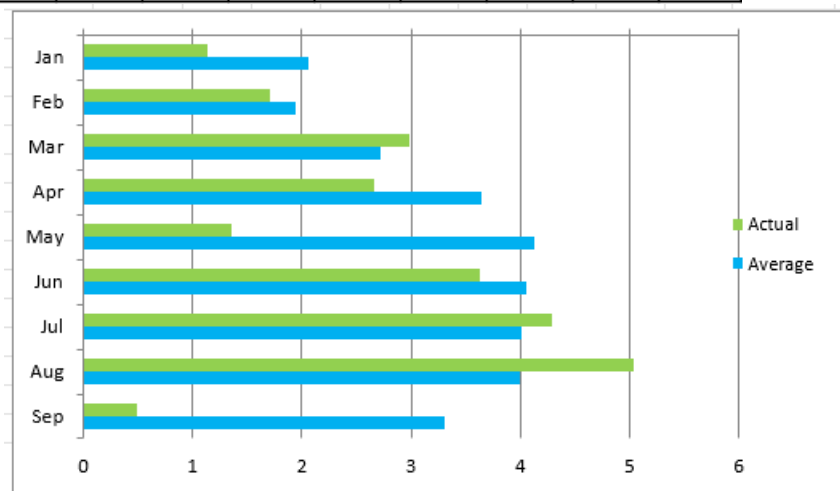
Weather dramatically impacts mosquito breeding and population dynamics. Rainfall determines whether floodwater mosquito eggs will hatch, while fierce storms can wash away egg rafts of container-breeding species. Temperature variations affect both mosquito activity levels and larval development rates. During hot, dry periods, dwindling water sources concentrate both mosquitoes and hosts, amplifying virus transmission and increasing the percentage of infected vectors in the population.

### 2025 O'Hare International Airport (Chicago) Weather Survey Temp and Precipitation

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
<b>Actual</b>	23.32	27.39	43.64	50.63	57.73	73.95	77.16	73.09	68.85
<b>Average</b>	25	29	39	50	61	71	76	74	66

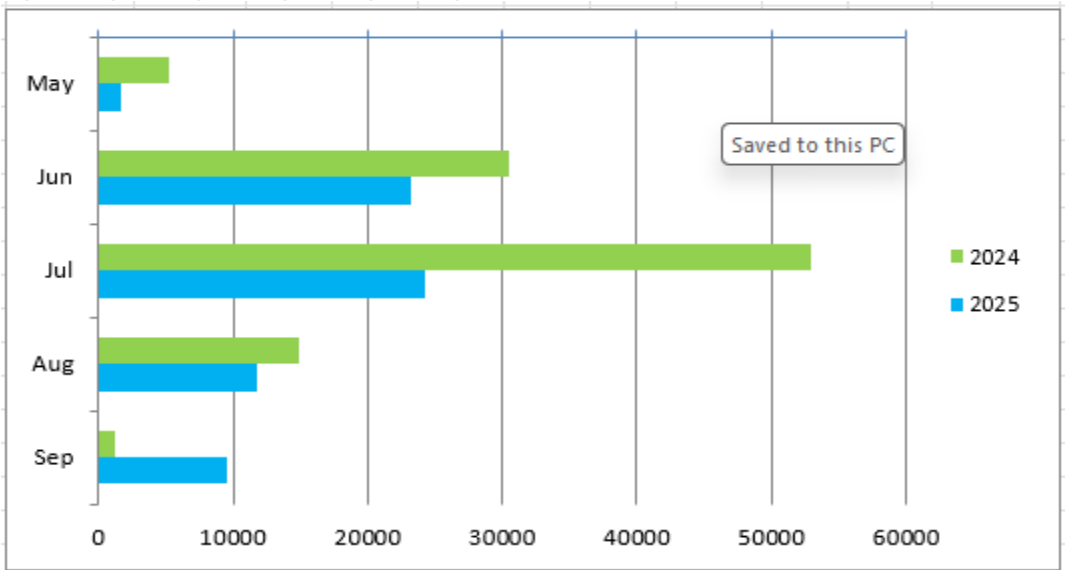


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
<b>Actual</b>	1.14	1.7	2.99	2.66	1.35	3.63	4.29	5.03	0.49
<b>Average</b>	2.06	1.94	2.72	3.64	4.13	4.06	4.01	3.99	3.31

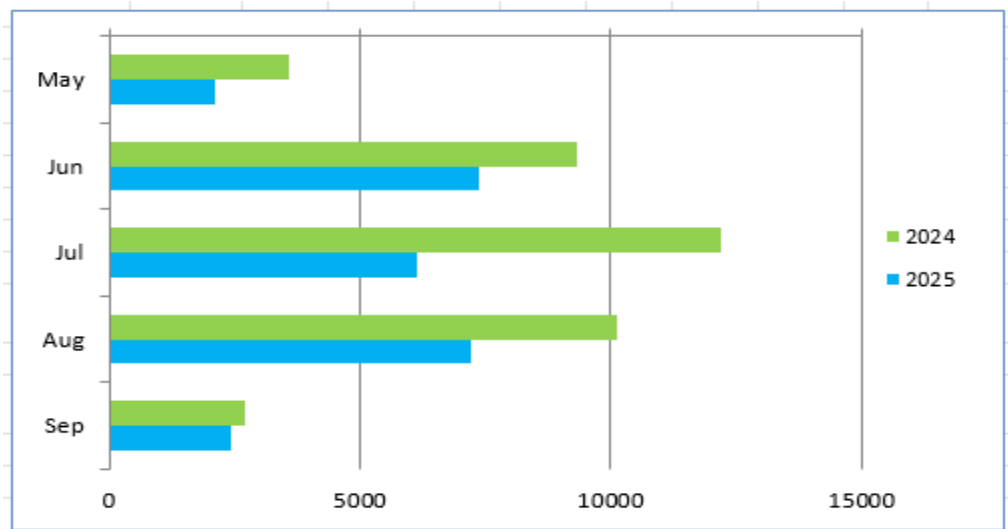


### Aedes Vexans vs. Culex pipiens

<i>vexans</i>	May	Jun	Jul	Aug	Sep
2025	1622	23284	24267	11824	9565
2024	5304	30493	52870	14948	1227



<i>culex</i>	May	Jun	Jul	Aug	Sep
2025	2096	7388	6137	7193	2432
2024	3600	9324	12184	10126	2727



## Surveillance

Surveillance is the foundation of any effective integrated mosquito management (IMM) program. It provides real-time data that allows us to make informed decisions about when, where, and how to deploy control measures. Rather than applying treatments on a fixed schedule, surveillance data helps us target interventions precisely when and where they're needed most. This approach maximizes effectiveness while minimizing unnecessary pesticide use, protecting both public health and the environment. Surveillance also provides early warning of disease threats, giving communities time to respond before human cases occur. Mosquito traps are essential surveillance tools that capture specimens for species identification, population monitoring, and arbovirus testing.



### **New Jersey Light Trap Network**

Developed in the 1930s, New Jersey Light Traps help determine species diversity and monitor mosquito populations. A 25-watt bulb attracts mosquitoes into the trap via an electric fan, confirming predicted migrations and measuring control effectiveness.

### **West Nile Virus Surveillance Trap**

Gravid traps primarily collect gravid *Culex* mosquitoes - the principal vectors of West Nile virus. We capture mosquitoes live, allowing us to test them for arboviruses and providing early indication that the virus is present in the area.



### **Centers for Disease Control and Prevention (CDC) Trap**

CDC traps use carbon dioxide bait (typically dry ice) and light to attract female mosquitoes. A fan draws mosquitoes into a net for arbovirus testing. CDC traps show high species diversity, indicating the presence of mosquito-borne viruses and providing indices of adult mosquito species.



### Light Trap Species Summary

The following table summarizes the species composition from the light trap network operating in Northern Illinois.

Light Trap Species Summary				
Species	Female	%Female	Male	%Male
<i>Aedes albopictus</i>	19	0.02%	2	0.01%
<i>Aedes cinereus</i>	221	0.21%	74	0.27%
<i>Aedes Misc spp</i>	549	0.51%	234	0.84%
<i>Aedes vexans</i>	65507	61.42%	14689	52.63%
<i>Anopheles barberi</i>	1	0.00%	1	0.00%
<i>Anopheles misc spp</i>	100	0.09%	53	0.19%
<i>Anopheles punctipennis</i>	1955	1.83%	225	0.81%
<i>Anopheles quadrimaculatus</i>	6910	6.48%	310	1.11%
<i>Anopheles walkeri</i>	10	0.01%	0	0.00%
<i>Coquillettidia perturbans</i>	1201	1.13%	149	0.53%
<i>Culex erraticus</i>	2192	2.06%	239	0.86%
<i>Culex misc spp</i>	11061	10.37%	6503	23.30%
<i>Culex pipiens</i>	8160	7.65%	3330	11.93%
<i>Culex restuans</i>	5889	5.52%	1054	3.78%
<i>Culex salinarius</i>	53	0.05%	3	0.01%
<i>Culex tarsalis</i>	11	0.01%	0	0.00%
<i>Culex territans</i>	342	0.32%	108	0.39%
<i>Culiseta inornata</i>	89	0.08%	34	0.12%
<i>Culiseta melanura</i>	13	0.01%	35	0.13%
<i>Culiseta misc spp</i>	3	0.00%	12	0.04%
Misc genus / spp	231	0.22%	104	0.37%
No catch	0	0.00%	0	0.00%
<i>Ochlerotatus canadensis</i>	12	0.01%	5	0.02%
<i>Ochlerotatus fitchii</i>	117	0.11%	108	0.39%
<i>Ochlerotatus grossbecki</i>	84	0.08%	38	0.14%
<i>Ochlerotatus hendersoni</i>	5	0.00%	3	0.01%
<i>Ochlerotatus japonicus</i>	437	0.41%	202	0.72%
<i>Ochlerotatus stimulans</i>	0	0.00%	1	0.00%
<i>Ochlerotatus triseriatus</i>	135	0.13%	114	0.41%
<i>Ochlerotatus trivittatus</i>	434	0.41%	52	0.19%
<i>Orthopodomyia signifera</i>	45	0.04%	2	0.01%
<i>Psorophora ciliata</i>	6	0.01%	1	0.00%
<i>Psorophora cyanescens</i>	1	0.00%	0	0.00%
<i>Psorophora ferox</i>	9	0.01%	7	0.03%
<i>Psorophora howardii</i>	92	0.09%	23	0.08%
<i>Psorophora misc spp</i>	1	0.00%	1	0.00%
<i>Uranotaenia sapphirinia</i>	766	0.72%	193	0.69%
Total	106661	100.00%	27909	100.00%

**Total Number of Mosquitoes: 134,570**

## Operations and Surveillance Reports

Attached is a report outlining all services performed year-to-date. These services may include the following:

- **N J Light Trap Service** Seasonal New Jersey Light Trap service for adult mosquito population monitoring
- **WNV Gravid Trap Service:** Seasonal West Nile Virus monitoring trap service.
- **Complete Site Larval Inspection Service:** Inspection service of all potential mosquito larvae development sites.
- **Targeted Site Larval Inspection:** Inspection of all targeted larval development sites.
- **Culex Site Inspection Service:** Inspection of culex mosquito larval development sites for the prevention of West Nile Virus and other mosquito-borne diseases.
- **Larval Site Service Call:** Special inspection of standing water for mosquito breeding per hot line request
- **Hand Larvicide:** Hand equipment application for control of mosquito larvae
- **Backpack Larvicide Treatment.:** Backpack application for control of mosquito larvae
- **Vectolex FG Heli Larviciding:** Helicopter larvicide application for biological control of mosquito larvae.
- **NatularG30 Helicopter Prehatch:** Helicopter prehatch application for larval control.
- **Catch Basin Treatment:** Catch basin treatment with a sustained-release biological insecticide for larval control
- **Natular XRT BYCB Bike:** Backyard catch basin treatment for larval control.
- **Natular XRT CB Bike:** Catch Basin treatment for larval control.
- **Vectolex WSP CB Bike – 30 day:** Treatment of catch basins with Vectolex WSP for larval control.

**Services Performed in 2025:**

Service Item	Service Date
Biomist 3+15 Truck ULV	Monday, June 23, 2025
Natular XRT CB Bike	Monday, June 30, 2025
Biomist 3+15 Truck ULV	Wednesday, July 23, 2025
Biomist 3+15 Truck ULV	Thursday, August 21, 2025

**2025 Services Invoiced Per Contract:**

Services Invoiced Year-to-Date: \$24,424.00

# VILLAGE OF ROSCOE

## AGENDA ITEM - STAFF REPORT



Item # 9.

<b>Agenda Item:</b>	Approval of purchase for new pistols, sights, and holsters.		
<b>Date:</b>	03/17/2026	<b>Meeting:</b>	Committee of the Whole
<b>Prepared by:</b>	Chief Sam Hawley	<b>Department:</b>	Police Department

### Overview/Background Information

The police department strives to maintain all equipment and ensure that key items integral to our officer’s duty are kept in top working order. To that point, the police department practices rotating out old pistols for new, approximately every 7 years, after they have reached end of life.

### Key Issues

Duty pistols currently being utilized have reached the aforementioned end of life, are no longer in optimal condition, and are in need of being replaced. The last purchase date of duty pistols was February of 2019.

### Fiscal Note/Budget Impact

Requesting an approval of funds in the amount of \$14,185.15 which covers the total cost of pistols, sights, and holsters. Total reflects the buy-back of pistols currently being used.

### Prior Legislative Actions

Requested items were included in the 2026 budget which has been approved through board action. Line item #01-040-6051

### Action Required/Recommendation

Recommendation to send to Village Board Meeting for vote.

### Attachments

- Purchase Order #40-2607
- Kiesler Police Supply Quote - Pistols/Sights/Holsters
- Detailed Item Description



# PURCHASE ORDER

Date: 02/25/2026

**PO # 40-2607**

VILLAGE OF ROSCOE  
10631 Main Street  
P.O. Box 283  
Roscoe, IL 61073

Phone 815-623-2829  
Fax 815-623-1360

VENDOR:  
Kiesler Police Supply

SHIP TO: Roscoe Police Department  
10595 Main Street  
Roscoe IL 61073

Contact Person: Roscoe Police Departm  
Office Phone: 815-623-7338  
Cell Phone:  
Fax Number:

SHIPPING METHOD	TERMS	EXEMPTION CERTIFICATE
	Net 30 Days-Govt State/Local	Government - Exempt
QUOTE NO. #	QUOTE DATE	CUSTOMER NUMBER
	02/25/2026	

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
23		Glock 47 / Glock 19 Pistols w/trade in allowance	1.00	11,614.49
21		Blackhawk Glock Holsters	1.00	2,570.66
			Subtotal	
			Shipping	
			<b>Total</b>	<b>14,185.15</b>

Requested by: \_\_\_\_\_ Date 02/25/2026

Approved by: \_\_\_\_\_ Date 02/25/2026



# Sales Quote

KIESLER POLICE SUPPLY  
 2802 SABLE MILL RD  
 JEFFERSONVILLE, IN 47130

**Bill-to Customer**  
 ROSCOE POLICE DEPARTMENT  
 SGT ROBERT LEWIS  
 10595 MAIN STREET  
 ROSCOE, IL 61073

**Ship-to Address**

Your Reference  
 Bill-to Customer No. L75206  
 Tax Registration No.  
  
 No. Q172223  
 Document Date February 23, 2026  
 Due Date March 25, 2026  
 Payment Terms  
 Payment Method  
 Tax Identification Type Legal Entity  
 Shipment Method Standard  
 Sgt. Robert Lewis 815.623.7338  
 rlewis7846@roscoeil.gov

Salesperson KEVIN BURK  
 Email  
 Home Page  
 Phone No.

No.	Description	Quantity	Unit of Measure	Unit Price Excl. Tax	Line Amount Excl. Tax
KIESLER NOTE	TRADE IN ALLOWANCE (3) G19 GEN 5, FXD SIGHTS -\$270 (13) G17 GEN 5, FXD SIGHTS - \$270 (4) G17 GEN 5, AMGLO SIGHTS - \$270 (2) G17 GEN 5, GNS - \$265 (4) S&W M&P-15 - \$250	1	EACH	-6,800.00	-6,800.00
GLOCP61750B02DC8 A3	GLOCK 17MOS8DC GEN6 9MM PISTOL, BOF/USCR  STANDARD COA SIGHTS, FRONT SERRATIONS, W/ AIMPOINT COA OPTIC, BLACK, 5.5LB HCEME	20	EACH	800.63	16,012.60
GLOCP61950B02DC8 A3	GLOCK 19MOS8DC GEN6 9MM PISTOL, BOF/USCR  STANDARD COA SIGHTS, FRONT SERRATIONS, W/ AIMPOINT COA OPTIC, BLACK, 5.5LB. HCEME	3	EACH	800.63	2,401.89
SHIPPING	SHIPPING CHARGE	1	EACH	0.00	0.00
FORMAT KEVIN BURK	QUOTED BY KEVIN BURK  KIESLER POLICE SUPPLY 2802 SABLE MILL ROAD JEFFERSONVILLE, IN 47130 THIS QUOTE IS VALID FOR 30 DAYS KBURK@KIESLER.COM	1	EACH	0.00	0.00
KIESLER SIGNATURE	SIGN/DATE TO APPROVE PURCHASE	1	EACH	0.00	0.00



No.	Description	Quantity	Unit of Measure	Unit Price Excl. Tax	Line Amount Excl. Tax
	X _____ SIGNATURE REQUIRED				
	X _____ DATE				
	X _____ PHONE# FOR FED X QUESTIONS				
	Amount Subject to Sales Tax			0.00	
	Amount Exempt from Sales Tax			0.00	
				<b>Subtotal</b>	<b>11,614.49</b>
				Total Tax	0.00
				<b>Total \$ Incl. Tax</b>	<b>0.00</b>
				<b>Tax Amount</b>	<b>0.00</b>

**KIESLER POLICE SUPPLY, INC. FFL# 4-35-019-11-7M-08220**

**RETURNED GOODS POLICY**

No returned goods will be accepted without prior consent. Any packages returned without properly displaying a return authorization number will be refused. Returns subject to up to 25% restocking fee

**DEFECTIVE MERCHANDISE POLICY**

We are not a warranty repair station for any manufacturer. Returns of defective merchandise must be made directly to the manufacturer for repair or replacement.

**DAMAGED GOODS POLICY**

Claims of shortages or damaged shipments must be made immediately upon receipt of shipment.



# Sales Quote

KIESLER POLICE SUPPLY  
 2802 SABLE MILL RD  
 JEFFERSONVILLE, IN 47130

**Bill-to Customer**  
 ROSCOE POLICE DEPARTMENT  
 SGT ROBERT LEWIS  
 10595 MAIN STREET  
 ROSCOE, IL 61073

**Ship-to Address**  
 ROSCOE POLICE DEPARTMENT  
 Sgt. Robert Lewis 815.623.7338  
 10595 MAIN STREET  
 ROSCOE, IL 61073

Your Reference  
 Bill-to Customer No. L75206  
 Tax Registration No.

Salesperson KEVIN BURK  
 Email  
 Home Page  
 Phone No.

No. Q172358  
 Document Date February 23, 2026  
 Due Date March 25, 2026

Payment Terms  
 Payment Method  
 Tax Identification Type Legal Entity  
 Shipment Method Standard

Sgt. Robert Lewis 815.623.7338  
 rlewis7846@roscoeil.gov

No.	Description	Quantity	Unit of Measure	Unit Price Excl. Tax	Line Amount Excl. Tax
BLAC45ND00BKR	BLACKHAWK T-SERIES LVL III DUTY LIGHT-BEARING HOLSTER FOR GLOCK 17/19/22 & 23 (NON GEN5) 31/32/45/47 W/ TLR-1/2, W/ AUTO OPEN DUST COVER (AODC), BLACK, RIGHT HAND MREM	12	EACH	139.46	1,673.52
BLAC45NF00BKR	BLACKHAWK T-SERIES LVL III DUTY LIGHT BEARING RDS HOLSTER FOR GLOCK 17/19/22 & 23 (NON GEN5) 31/32/45/47 W/ TLR-7/8, W/ AUTO OPEN DUST COVER, BLACK, RIGHT HAND MREM	2	EACH	139.46	278.92
BLAC45NF00BKL	BLACKHAWK T-SERIES LVL III DUTY LIGHT BEARING RDS HOLSTER FOR GLOCK 17/19/22 & 23 (NON GEN5) 31/32/45/47 W/ TLR-7/8, W/ AUTO OPEN DUST COVER, BLACK, LEFT HAND MREM	1	EACH	139.46	139.46
BLAC45ND00BKL	BLACKHAWK T-SERIES LVL III DUTY LIGHT-BEARING HOLSTER FOR GLOCK 17/19/22 & 23 (NON GEN5) 31/32/45/47 W/ TLR-1/2, W/ AUTO OPEN DUST COVER (AODC), BLACK, LEFT HAND MREM	1	EACH	139.46	139.46
KIESLER NOTE	BLACKHAWK T-SERIES LVL III DUTY LIGHT-BEARING HOLSTER FOR GLOCK 17/19/22 & 23 (NON GEN5)	1	EACH	139.46	139.46



No.	Description	Quantity	Unit of Measure	Unit Price Excl. Tax	Line Amount Excl. Tax
	31/32/45/47 W/ X300, W/ AUTO OPEN DUST COVER (AODC), BLACK, RIGHT HAND PART NUMBER - BLAC45NC00BKR MREM				
BLAC410500BK-R	BLACKHAWK CQC HIP HLSTR GLOCK 17/22 W/BELT LOOP & PADDLE SERPA RT TACT MATTE FINISH LHOE	1	EACH	41.21	41.21
BLAC410502BK-R	BLACKHAWK CQC SERPA HOL G19/23/32 W/BELT LOOP & PADDLE SERPA RT PBL TACTICAL MATTE FINISH LHOE	3	EACH	41.21	123.63
SHIPPING	SHIPPING CHARGE	1	EACH	35.00	35.00
FORMAT KEVIN BURK	QUOTED BY KEVIN BURK  KIESLER POLICE SUPPLY 2802 SABLE MILL ROAD JEFFERSONVILLE, IN 47130 THIS QUOTE IS VALID FOR 30 DAYS KBURK@KIESLER.COM	1	EACH	0.00	0.00
KIESLER SIGNATURE	SIGN/DATE TO APPROVE PURCHASE  X _____ SIGNATURE REQUIRED  X _____ DATE  X _____ PHONE# FOR FED X QUESTIONS	1	EACH	0.00	0.00
Amount Subject to Sales Tax				0.00	
Amount Exempt from Sales Tax				0.00	
			<b>Subtotal</b>		<b>2,570.66</b>
			Total Tax		0.00
			<b>Total \$ Incl. Tax</b>		<b>0.00</b>
			<b>Tax Amount</b>		<b>0.00</b>

**KIESLER POLICE SUPPLY, INC. FFL# 4-35-019-11-7M-08220**

**RETURNED GOODS POLICY**

No returned goods will be accepted without prior consent. Any packages returned without properly displaying a return authorization number will be refused. Returns subject to up to 25% restocking fee

**DEFECTIVE MERCHANDISE POLICY**

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**DAMAGED GOODS POLICY**

Claims of shortages or damaged shipments must be made immediately upon receipt of shipment.

# VILLAGE OF ROSCOE

## AGENDA ITEM - STAFF REPORT



Item # 10.

<b>Agenda Item:</b>	Approval of purchase for pistol & rifle ammunition.		
<b>Date:</b>	03/17/2026	<b>Meeting:</b>	Committee of the Whole
<b>Prepared by:</b>	Chief Sam Hawley	<b>Department:</b>	Police Department

### Overview/Background Information

The purchase of pistol and rifle ammunition is an annual necessity.

### Key Issues

### Fiscal Note/Budget Impact

Requesting an approval of funds in the amount of \$9881.68 (total cost of pistol & rifle ammunition for FY2026).

### Prior Legislative Actions

Requested items were included in the 2026 budget which has been approved through board action. Line item #1-040-5990

### Action Required/Recommendation

Recommendation to send to Village Board Meeting for vote.

### Attachments

Purchase Order #40-2602  
Kiesler Police Supply Quote – Ammunition  
Detailed Item Description



# PURCHASE ORDER

Date: 02/04/2026

**PO # 40-2602**

**VILLAGE OF ROSCOE**  
 10631 Main Street  
 P.O. Box 283  
 Roscoe, IL 61073

Phone 815-623-2829  
 Fax 815-623-1360

**VENDOR:**  
 Kiesler Police Supply

**SHIP TO: Roscoe Police Department**  
 10595 Main Street  
 Roscoe IL 61073

Contact Person: Roscoe Police Departm  
 Office Phone: 815-623-7338  
 Cell Phone:  
 Fax Number:

SHIPPING METHOD	TERMS	EXEMPTION CERTIFICATE
	Net 30 Days-Govt State/Local	Government - Exempt
QUOTE NO. #	QUOTE DATE	CUSTOMER NUMBER
	02/04/2026	

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
5	Cases	9MM 147 Grain		2,279.20
4	Cases	223REM 55 Grain Soft Point		1,249.92
4	Cases	223REM 55 Grain Full Metal Jacket Boattail		981.12
21	Cases	9MM 124 Grain		5,221.44
1		Lift Gate Fee		150.00
			<b>Subtotal</b>	
			<b>Shipping</b>	
			<b>Total</b>	<b>9,881.68</b>

Requested by: \_\_\_\_\_ Date 02/04/2026

Approved by: \_\_\_\_\_ Date 02/04/2026



# Sales Quote

KIESLER POLICE SUPPLY  
 2802 SABLE MILL RD  
 JEFFERSONVILLE, IN 47130

**Bill-to Customer**

ROSCOE POLICE DEPARTMENT  
 SGT ROBERT LEWIS  
 10595 MAIN STREET  
 ROSCOE, IL 61073

**Ship-to Address**

ROSCOE POLICE DEPARTMENT  
 Sgt Robert Lewis 815.623.7338  
 10595 MAIN STREET  
 ROSCOE, IL 61073

Your Reference

Bill-to Customer No. L75206  
 Tax Registration No.

Salesperson KEVIN BURK

Email  
 Home Page  
 Phone No.

No. Q171552  
 Document Date February 4, 2026  
 Due Date March 6, 2026

Payment Terms  
 Payment Method  
 Tax Identification Type Legal Entity  
 Shipment Method Standard

Sgt Robert Lewis 815.623.7338  
 rlewis7846@roscoeil.gov

No.	Description	Quantity	Unit of Measure	Unit Price Excl. Tax	Line Amount Excl. Tax
SPEER54226	SPEER GOLD DOT G2 9MM 147 GRAIN HOLLOW POINT 1000RDS/CASE, 50RDS/BOX RCKAC - IL	5	CASE	455.84	2,279.20
SPEER24446	SPEER GOLD DOT DUTY RIFLE 223REM 55 GRAIN SOFT POINT, 500RDS/CASE, 20RDS/BOX LORTM - IL	4	CASE	312.48	1,249.92
FEDEAE223	FEDERAL AMERICAN EAGLE 223REM 55 GRAIN FULL METAL JACKET BOATTAIL 500RDS/CASE,20RDS/BOX LLARH - IL	4	CASE	245.28	981.12
SPEER53824	SPEER LAWMAN CLEANFIRE 9MM 124 GRAIN TOTAL METAL JACKET, ROUND NOSE, 1000RDS/CASE. 50RDSBOX LLTKA - IL	21	CASE	248.64	5,221.44
SHIPPING	SHIPPING CHARGE	1	EACH	0.00	0.00
SHIPPING LIFTGATEFEE	LIFT GATE FEE  IF A LIFTGATE IS REQUIRED AN ADDITIONAL FEE OF \$150.00 WILL APPLY. PLEASE ADVISE PRIOR TO ORDERING.	1	EACH	150.00	150.00
FORMAT KEVIN BURK	QUOTED BY KEVIN BURK  KIESLER POLICE SUPPLY 2802 SABLE MILL ROAD JEFFERSONVILLE, IN 47130 THIS QUOTE IS VALID FOR 30 DAYS	1	EACH	0.00	0.00



No.	Description	Quantity	Unit of Measure	Unit Price Excl. Tax	Line Amount Excl. Tax
	KBURK@KIESLER.COM				
KIESLER SIGNATURE	SIGN/DATE TO APPROVE PURCHASE	1	EACH	0.00	0.00
	X _____ SIGNATURE REQUIRED				
	X _____ DATE				
	X _____ PHONE# FOR FED X QUESTIONS				
	Amount Subject to Sales Tax			0.00	
	Amount Exempt from Sales Tax			0.00	
				<b>Subtotal</b>	<b>9,881.68</b>
				Total Tax	0.00
				<b>Total \$ Incl. Tax</b>	<b>0.00</b>
				<b>Tax Amount</b>	<b>0.00</b>

**KIESLER POLICE SUPPLY FFL# 4-35-019-11-7M-08220**

**RETURNED GOODS POLICY**

No returned goods will be accepted without prior consent. Any packages returned without properly displaying a return authorization number will be refused. Returns subject to up to 25% restocking fee

**DEFECTIVE MERCHANDISE POLICY**

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**DAMAGED GOODS POLICY**

Claims of shortages or damaged shipments must be made immediately upon receipt of shipment.

# VILLAGE OF ROSCOE

## AGENDA ITEM - STAFF REPORT



Item # 11.

<b>Agenda Item:</b>	Discussion of Bridge Street Parking Lot Sun Shade Design Modifications, Installation, and Anticipated Project Completion Timeline		
<b>Date:</b>	February 27, 2026	<b>Meeting:</b>	March 3, 2026
<b>Prepared by:</b>	Josef Kurlinkus	<b>Department:</b>	Administration

### Overview/Background Information

The Bridge Street Parking Lot project was constructed to provide expanded public parking and support downtown activity along the Bridge Street corridor, including community events, market operations, and adjacent commercial uses. A key feature of the project includes installation of steel sun shade structures designed to enhance usability of the parking area while improving visitor comfort and long-term site functionality.

Following earlier construction activities, the project team—including the Village, contractor, design professionals, structural engineers, and the project designer’s insurance carrier—undertook a comprehensive engineering review of the shade support system. That collaborative process has now concluded, and a finalized path forward for fabrication, installation, testing, and project completion has been established.

The Village is now entering the final phase necessary to complete installation of the redesigned shade structures and fully close out the project.

### Redesigned Structural System

The shade structures have been fully redesigned to improve overall performance and constructability while maintaining the original appearance and intended function of the facility.

Key improvements include:

- Reengineered structural supports designed to increase overall strength and load performance;
- Reduced structural weight of the shade components to lessen stresses transferred to the foundation system;
- Updated base plate and anchoring configuration providing improved connection performance;
- Structural drawings prepared and stamped by an independent structural engineer, Virgilio & Associates.

The redesign maintains the aesthetic intent of the original installation while incorporating enhanced connection detailing and installation tolerances recommended through independent engineering review.

### Anchor Installation Methodology

Installation of the revised structures will utilize a post-installed anchoring system secured into the existing concrete piers. New anchor bolts will be installed using the DeWalt Pure220+ epoxy anchoring system, an ultra-high-strength structural adhesive designed for bonding threaded rods into hardened concrete and commonly used for structural remediation and retrofit applications .

Prior to installation Ground Penetrating Radar (GPR) scanning will be performed to confirm reinforcement locations within the concrete piers and verify safe drilling locations, and drilling templates will be used to ensure precise bolt alignment. Anchors will then be installed incrementally, allowing verification of performance before full deployment across all shade locations.

## **Independent Testing and Quality Assurance**

Item # 11.

To ensure structural reliability throughout installation, third-party inspection and testing will occur at multiple stages of construction. Geocon Professional Services has been retained to provide construction materials testing and inspection services, including:

- Anchor bolt pull testing,
- Structural steel inspection,
- Visual inspection and testing of weld connections,
- Documentation confirming compliance with project specifications .

Testing will occur sequentially as each installation phase progresses rather than after full completion. This incremental approach allows confirmation of performance prior to advancing to subsequent installations and minimizes project risk. Structural review of testing results will be conducted in coordination with the project engineer before final acceptance.

## **Construction Sequence**

Based on contractor coordination and engineering recommendations, the anticipated completion sequence is as follows:

1. GPR scanning and confirmation of reinforcement locations
2. Core drilling for new anchor installations
3. Installation and epoxy curing of anchor bolts
4. Third-party pull testing and verification
5. Grouting of revised base plates
6. Steel fabrication delivery and erection
7. Weld inspection and testing
8. Asphalt restoration and final site repairs
9. Final inspections and project closeout

Construction-related parking impacts are expected to be temporary and limited primarily to active installation periods.

## **Insurance Coverage and Project Costs**

The remediation work associated with redesign, fabrication, testing, and installation has been reviewed and approved by the project designer's insurance carrier.

The total insurance claim associated with corrective work is approximately \$145,899.55, which includes:

- Structural redesign and engineering,
- Fabrication modifications,
- Anchor installation and material revisions,
- Independent testing and inspection,
- Related construction activities and equipment impacts.

These expenses are being covered through the applicable insurance coverage. Accordingly, the Village's financial responsibility remains limited to completion of the original construction contract and does not include additional costs associated with implementation of the redesigned structural system.

## **Remaining Village Contract Balance**

Item # 11.

Separate from insurance-funded remediation work, the Village retains an outstanding balance associated with completion of the original construction contract. Per the most recent Application for Payment, the remaining balance to finish—including retainage—is approximately: \$103,000 (including approximately \$27,000 in retainage) .

These funds represent completion of remaining contractual work items and final project closeout once installation is complete.

## **Project Status and Expected Completion**

With engineering redesign complete, insurance authorization secured in principle, and testing protocols established, the project is positioned to move into the final fabrication and installation phase.

Upon approval by the Village Board of the proposed settlement agreement with the project designer’s insurance carrier, fabrication of the revised structural components and initial anchor testing activities will commence. These early steps include procurement of materials, fabrication of modified steel components, and pilot installation and testing of the redesigned anchoring system.

At this time, the project team’s goal is to complete installation of the shade structures and restore full operation of the Bridge Street Parking Lot by Memorial Day. Achievement of this schedule is dependent upon timely approval of the settlement agreement, fabrication lead times, weather conditions, and successful completion of required third-party testing and inspections during installation.

## **Attachments**

Change Order for Insurance Repairs with Revised Shade Detail & Cost Estimates

Stenstrom Construction - Pay Application #6

Testing Quote from Geocon Professional Services for Bridge Street Parking Lot - Roscoe, IL

Information Sheet - DeWalt Pure220+ epoxy anchoring system

rev. March 6, 2026

**Bridge Street Multi-Use Parking Project Report**

Project Expenditure Summary - Expenditures Made to Date	
Phase	\$
Property Acquisition	\$ 111,421.00
Site Preparation	\$ 17,090.00
Design, Engineering & Construction Administration	\$ 40,504.25
Construction	\$ 520,570.47
<b>Paid to Date by Village</b>	<b>\$ 689,585.72</b>

Remaining Contract Balance	
Total Contracted \$	\$ 624,291.12
Total Payments Made	\$ (520,570.47)
<b>Total Owed by Village:</b>	<b>\$ 103,720.65</b>
Value of Work to be Completed	\$ (76,322.20)
Retainage Held (Owed to Contractor)	\$ (27,398.45)
<b>Total Owed by Contractor</b>	<b>\$ (103,720.65)</b>

Project Budget by Fiscal Year	
Year	Budgeted Amount
2024	\$ 129,900.00
2025	\$ 654,761.00
2026	\$ 103,000.00
<b>Total Project Budget</b>	<b>\$ 887,661.00</b>
Estimated Total Project Cost to Village	\$ 793,306.37
Budget Variance	\$ (94,354.63)

Redesign & Repair Costs (Insurance Claim)		
Description of Work	\$	Contractor
Stabilize and Remove of Materials	\$ 15,420.00	GC (Stenstrom)
Fabrication and Installation of New Shades	\$ 118,917.50	GC (Stenstrom)
Evaluation and Redesign by Structural Engineer	\$ 3,027.50	Virgillio & Associates
Independent Materials Testing	\$ 1,325.00	Geocon
Repairs to Damaged Equipment	\$ 6,691.00	RP Rents
<b>Total Insurance Claim Paid to Village</b>	<b>\$ 145,381.00</b>	

# VILLAGE OF ROSCOE

## AGENDA ITEM - STAFF REPORT



Item # 11.

<b>Agenda Item:</b> Bridge Street Parking Lot Project – Cost Summary and Insurance Claim Overview			
<b>Date:</b> March 6, 2026		<b>Meeting:</b> March 18, 2026	
<b>Prepared by:</b> Josef Kurlinkus		<b>Department:</b> Administration	

### AGENDA MEMO SUPPLEMENT

At the request of the Village Board, staff has prepared a supplemental report summarizing the overall financial status of the Bridge Street Parking Lot project as well as the scope and cost of the work required to redesign, fabricate, and install the revised sun shade structures.

This memorandum supplements the agenda memorandum previously provided for this item and is intended to provide additional context regarding the total project cost and the work being completed as part of the Village’s insurance claim related to the project designer.

The attached **Bridge Street Parking Lot Project Summary** provides a one-page overview of the following:

- Total project expenditures made to date
- Remaining balance owed under the original construction contract
- Total budgeted project funding by fiscal year
- Estimated final project cost to the Village
- Budget variance relative to the originally authorized project budget
- A breakdown of the work associated with the redesign and repair of the shade structures

As shown in the summary, the Village has paid approximately **\$689,585.72** toward the project to date, with a remaining contract balance of approximately **\$103,720.65**, which includes retainage to be released upon final completion of the project .

The attached report also identifies the work necessary to complete the redesigned shade structures, including structural engineering review, fabrication of revised steel components, anchor installation, and independent materials testing. These activities are being funded through the Village’s insurance claim filed against the project designer.

The total value of this insurance claim is **\$145,381.00**, which includes the costs associated with redesign, fabrication, testing, and related construction activities required to complete installation of the revised structures .

This supplemental information is being provided to assist the Board in understanding both the **overall project financial status** and the **scope of work covered through the insurance claim** as the Village moves toward final completion of the Bridge Street Parking Lot project.



December 19, 2025

Job # 30602

Place Foundry  
Attn: Joseph Anderson  
728 North Prospect St  
Rockford, IL 61107

RE: REVISED Shade Detail (PCO #9)

**Initial Collapse and Removal of Materials from Site**

- 1. Hoss Steel making site safe after steel collapse( 5/27/25) - \$3,887.00
- 2. Hoss deconstructing and setting steel back on Custom Iron trucks (6/11/25) - \$8,658
- 3. Custom Ironworks hauling of steel back to their office (6/11/25) - \$2,875

**Shade Design Changes**

- 1. Custom Ironworks material revisions and Steel fabrication \$81,960
  - a. Includes recycling original steel, new base plates, stiffener plates, plate washers, anchor bolts, & Dewalt kit
  - b. Includes new hauling to site
- 2. GPRS to scan existing rebar in piers - \$2,530
- 3. Rock Valley Cutting to core 84 each, 30"x7/8" holes for new anchor bolts - \$9,660
- 4. Hoss to set new anchor bolts and weld plate washers after base plate grouting - \$10,867.50
  - a. Hoss to use bolts and dewalt kit supplied by Custom Ironworks
- 5. Stenstrom - \$ 13,900.00
  - a. Grout new base plate
  - b. Asphalt Repairs
  - c. Supervision

**Total Cost: \$ 134,337.50**

**Construction Notes**

- \*All permits and fees not included
- \*Based on attached drawings
- \*Pull test on Anchor Bolts by others
- \*Material/ Compaction testing not included
- \*Work to be complete in one mobilization
- \*Utility locating not covered by JULIE, by others
- \*Premium time not included.

**Stenstrom Excavation & Blacktop:**

Douglas B. Curry, P.E.  
President  
Stenstrom Excavation & Blacktop Group

**Accepted By:**

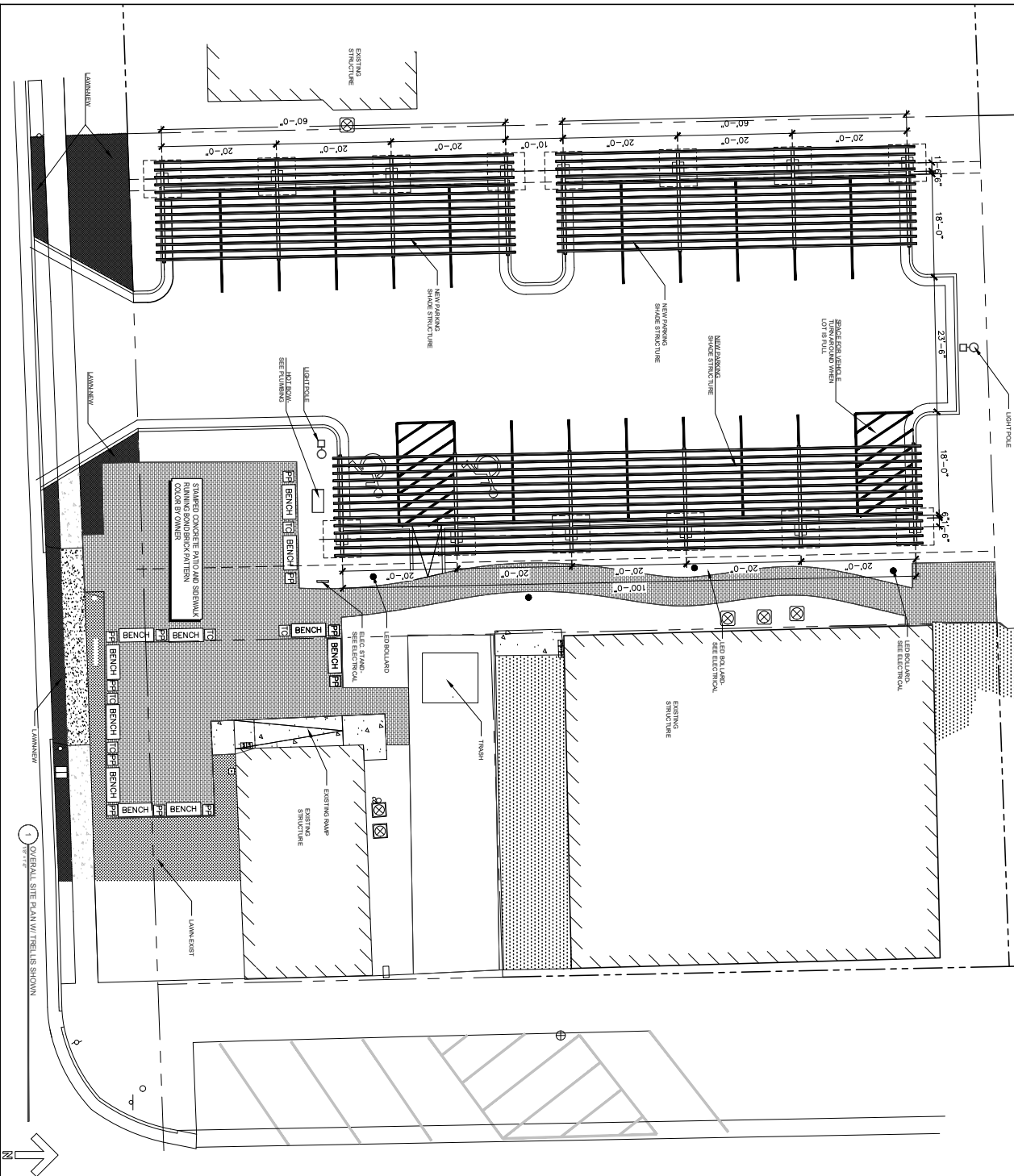
Date: \_\_\_\_\_

2422 Center St., Rockford, IL 61108  
Office: 815-398-3478 | Fax: 815-229-0978  
[Dougc@rstenstrom.com](mailto:Dougc@rstenstrom.com)  
<http://www.rstenstrom.com>



## TERMS AND CONDITIONS

- 1.) Stenstrom Excavation and Blacktop Group will not be responsible for drainage of asphalt pavement placed with less than a 1% slope in any direction or for pavement failure resulting from insufficient or improperly installed stone base placed by others, or for damage to existing concrete sidewalks, aprons, approaches, garage floors and curb/gutter located in or adjacent to the construction area.
- 2.) All amounts not paid when due will bear interest at the rate of 2% per month on the unpaid balance on the first day of the month commencing on the date the payment was due.
- 3.) The party accepting this proposal shall indemnify Stenstrom Excavation and Blacktop Group and its agents and employees and shall hold them harmless from any and all actual or alleged claims, damages, losses, penalties (governmental or private), and expenses, including attorney's fees, arising out of or resulting from the performance of the work described in this proposal excluding, however, claims, damages, losses, penalties and expenses which are caused by the negligence of Stenstrom Excavation and Blacktop Group or its agents or employees.
- 4.) Stenstrom Excavation and Blacktop Group does not include permits, testing, fees, bonds, seeding, landscaping, weed control, utility relocation or irrigation relocation unless specifically noted.
- 5.) Stenstrom Excavation and Blacktop Group reserves all lien rights permitted by law and this proposal gives notice that Stenstrom Excavation and Blacktop Group may record a lien against the property where the work is performed and not paid promptly. Owner agrees to pay all reasonable costs associated with collection including attorney fees.
- 6.) Stenstrom Excavation and Blacktop Group warrants its work (labor and construction methods) for one (1) year. Purchased materials including asphalt are not included.



# PLACE foundry DESIGN

PLACE FOUNDRY DESIGN, PLLC  
ARCHITECTURE & ENGINEERING  
128 N PROSPECT ST., STE 101  
ROSEMONT, IL 60018  
TEL: 630-571-9612  
WWW.THEPLACEFOUNDRY.COM  
ILLINOIS DESIGN FIRM REGISTRATION # 144239946

OWNER: VILLAGE OF ROSCOE, IL  
PROJECT: BRIDGE STREET PARKING/MARKET PLAN

ADDRESS: 7400 PROSPECT ST. ROSCOE, IL 60181

NO.	REVISIONS	DATE	DESCRIPTION
1	ISSUED FOR PERMIT	08/20/2018	
2	CONTRACT		
3			
4			
5			

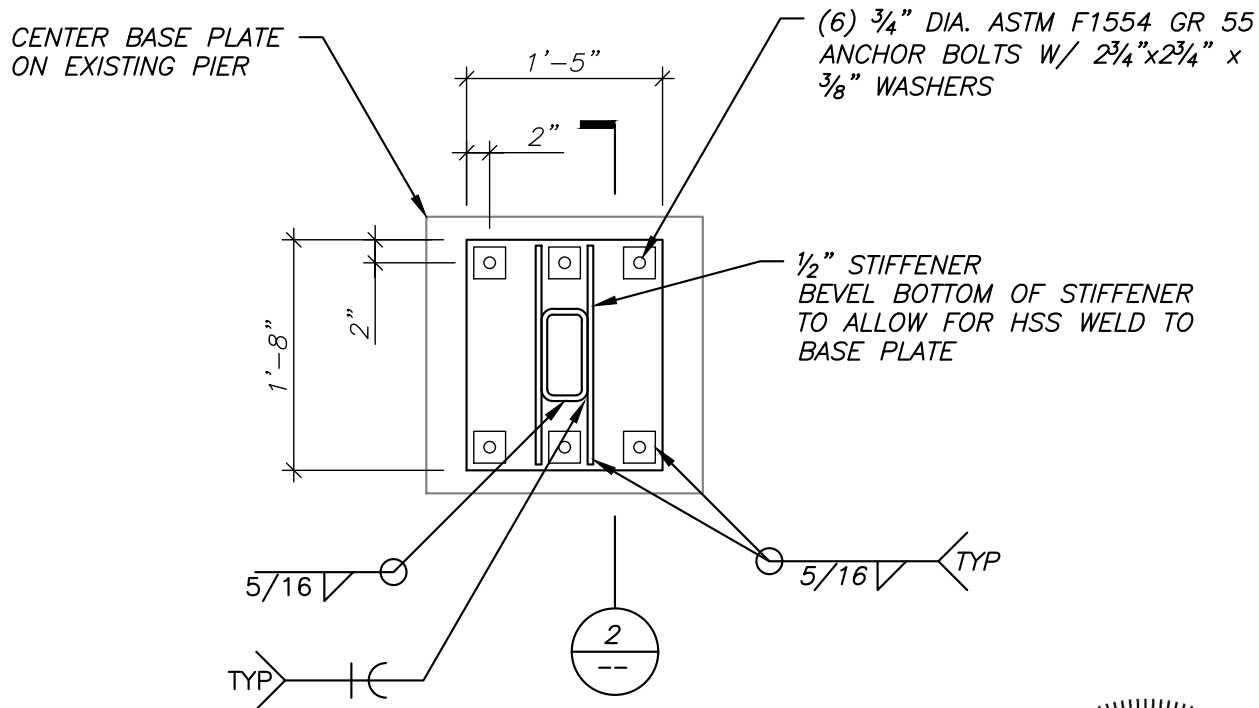
DATE: 08/20/2018  
DRAWN BY: BA  
CHECKED BY: JA

PROJECT NUMBER: 24-0223  
SHEET NUMBER: SITE PLAN  
AS100

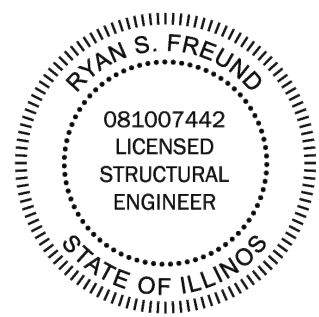
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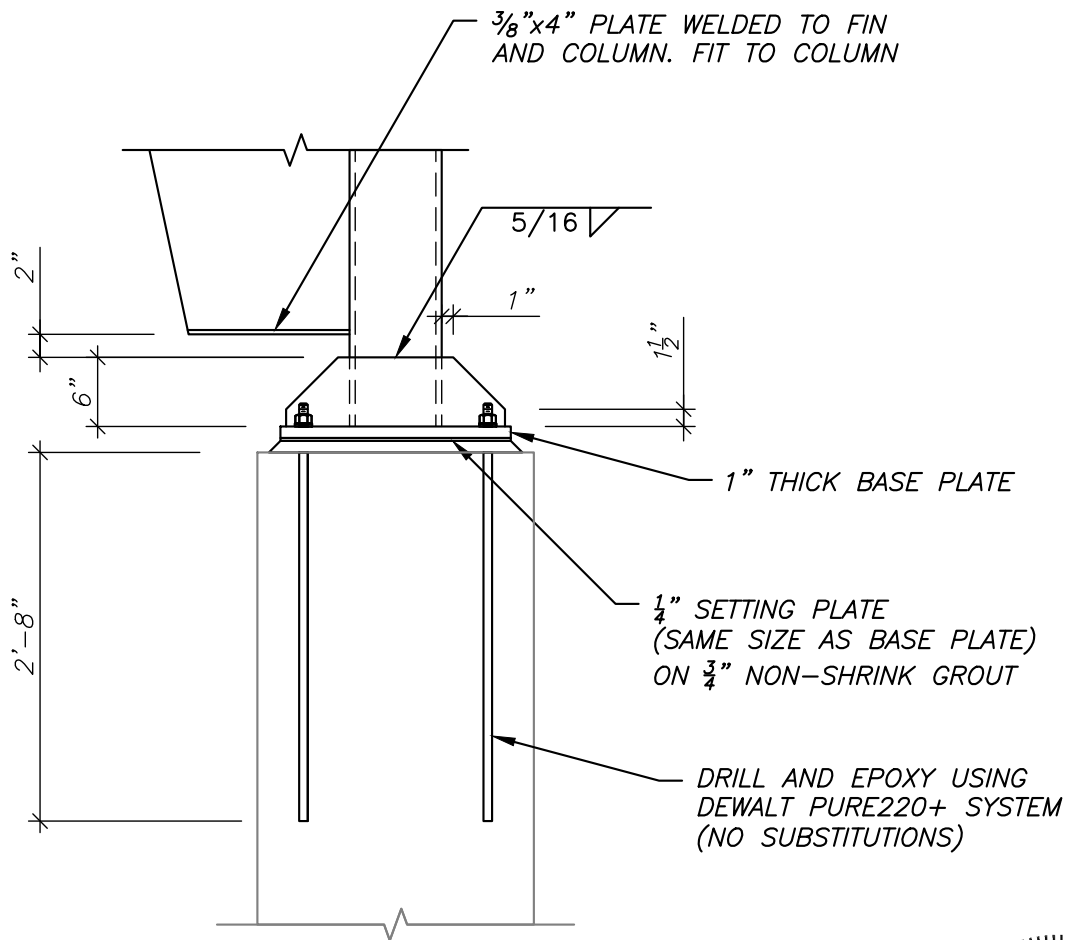


1 PLAN VIEW  
 --- 3/4" = 1'-0"

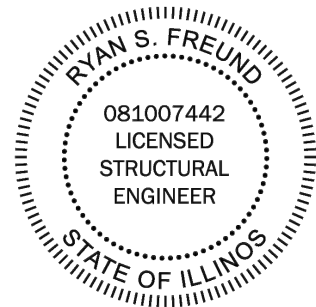


*[Signature]* 07/02/2025  
 Signature Date  
 Expires 11/30/2026


 <p><b>VIRGILIO &amp; ASSOCIATES, LTD.</b>  <b>STRUCTURAL ENGINEERS</b></p> <p>24069 North Echo Lake Road          Lake Zurich, IL 60047          847-550-8411 Telephone</p>	<p><b>BRIDGE STREET CANOPY</b></p> <p>ROSCOE, ILLINOIS 61073</p>		
	<p>Project No. 2025.097</p>	<p>Date: 07/02/2025</p>	<p>By:</p>



2 SECTION  
 -- 3/4" = 1'-0"



*[Signature]* 07/02/2025  
 Signature Date  
 Expires 11/30/2026

 <p><b>VIRGILIO &amp; ASSOCIATES, LTD.</b>  <b>STRUCTURAL ENGINEERS</b></p> <p>24069 North Echo Lake Road          Lake Zurich, IL 60047          847-550-8411 Telephone</p>	<p><b>BRIDGE STREET CANOPY</b></p> <p>ROSCOE, ILLINOIS 61073</p>		
	<p>Project No. 2025.097</p>	<p>Date: 07/02/2025</p>	<p>By:</p>

**APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702**

TO OWNER:  
Village of Roscoe  
10631 Main Street, Roscoe, IL 61073

PROJECT:  
Bridge Street Parking/Market

APPLICATION NO.: 6  
PERIOD TO: 10/20/25  
PROJECT NO.S: 30602  
CONTRACT DATE: 10/25/2024

Distribution to:  
 OWNER  
 ARCHITECT  
 CONTRACTOR

FROM CONTRACTOR:  
Stenstrom Excavation & Blacktop Group  
2422 Center Street, Rockford, IL 61108  
CONTRACT FOR: Site Work

VIA ARCHITECT:  
Place Foundry Design, PLLC.  
728 North Prospect Street Suite 101  
Rockford, IL 61107

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	<u>\$594,804.00</u>
2. Net change by Change Orders	<u>\$29,487.12</u>
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	<u>\$624,291.12</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	<u>\$547,968.92</u>
5. RETAINAGE:	
a. 5 % (Columr of Completed Work)	<u>\$27,398.45</u>
b. 5 % of Stored Material (Column F on G703)	<u>\$0.00</u>
Total Retainage (Line 5a + 5b or Total in Column I of G703)	<u>\$27,398.45</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	<u>\$520,570.47</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	<u>\$484,727.35</u>
8. CURRENT PAYMENT DUE	<u>\$35,843.12</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	<u>\$103,720.65</u>

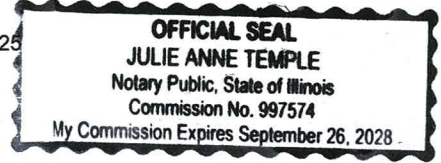
The undersigned Contractor certifies that to the best of the Contractor's with the Contract Documents, knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificate for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Stenstrom Excavation & Blacktop Group  
By: *[Signature]*

State of Illinois  
County Winnebago

Subscribed and sworn to before  
me this 12th day of November, 2025

Notary Public: *[Signature]*  
My Commission Expires: 26-Sep-28



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 35,843.12

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount Certified.)

ARCHITECT:  
By: *[Signature]* Date: 11-12-25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in	\$0.00	
previous months by Owner	\$11,547.12	
Total approved this Month	\$17,940.00	
<b>TOTALS</b>		
NET CHANGES by Change Order	\$29,487.12	

**CONTINUATION SHEET**

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 6

APPLICATION DATE: 11/12/2025

PERIOD TO: 10/20/2025

ARCHITECT'S PROJECT NO.:

A	B	C	C.1	C.2	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED CHANGES TO DATE	REVISED SCHEDULE OF VALUES	Work Completed FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G + C)	BALANCE TO FINISH (C - G)	RETAINATE (IF VARIABLE RATE)
1	Mobilization	\$21,536.00			\$19,381.60	\$1,078.00		\$20,459.60	95.00%	\$1,076.40	1,022.98
2	Excavation	\$38,063.00			\$38,063.00	\$0.00		\$38,063.00	100.00%	\$0.00	1,903.15
3	Concrete Removal	\$7,991.00			\$7,991.00	\$0.00		\$7,991.00	100.00%	\$0.00	399.55
4	Stone Base	\$34,098.00			\$34,098.00	\$0.00		\$34,098.00	100.00%	\$0.00	1,704.90
5	Shade Footings & Foundations	\$53,195.00			\$53,195.00	\$0.00		\$53,195.00	100.00%	\$0.00	2,659.75
6	Curb	\$25,792.00			\$25,792.00	\$0.00		\$25,792.00	100.00%	\$0.00	1,289.60
7	4" Pavment	\$28,454.00			\$28,454.00	\$0.00		\$28,454.00	100.00%	\$0.00	1,422.70
8	City Walk	\$3,212.00			\$3,212.00	\$0.00		\$3,212.00	100.00%	\$0.00	160.60
9	Stamped Concrete	\$34,253.00			\$34,253.00	\$0.00		\$34,253.00	100.00%	\$0.00	1,712.65
10	Shade Structures	\$139,383.00			\$111,506.40	\$27,876.60		\$139,383.00	100.00%	\$0.00	6,969.15
11	Hotbox Installation	\$6,382.00			\$6,382.00	\$0.00		\$6,382.00	100.00%	\$0.00	319.10
12	1" Water Service & Curb Stop	\$10,484.00			\$10,484.00	\$0.00		\$10,484.00	100.00%	\$0.00	524.20
13	Yard Hydrant	\$6,377.00			\$6,377.00	\$0.00		\$6,377.00	100.00%	\$0.00	318.85
14	Painting	\$66,475.00			\$0.00	\$0.00		\$0.00	0.00%	\$66,475.00	0.00
15	Electrical	\$87,729.00			\$70,183.20	\$8,775.00		\$78,958.20	90.00%	\$8,770.80	3,947.91
16	Striping	\$3,735.00			\$3,735.00	\$0.00		\$3,735.00	100.00%	\$0.00	186.75
17	Landscaping	\$27,645.00			\$27,645.00	\$0.00		\$27,645.00	100.00%	\$0.00	1,382.25
18											
19	CO#1 Undercut/ Stump Removal	\$2,428.92			\$2,428.92	\$0.00		\$2,428.92	100.00%	\$0.00	121.45
20	CO#2 Misc. Structure Removal & Backfill	\$4,452.00			\$4,452.00	\$0.00		\$4,452.00	100.00%	\$0.00	222.60
21	CO#3 Geocon Testing	\$4,666.20			\$4,666.20	\$0.00		\$4,666.20	100.00%	\$0.00	233.31
	CO#4 Patio Work	\$3,995.00			\$3,995.00	\$0.00		\$3,995.00	100.00%	\$0.00	199.75
18	CO#5 NE Sidewalk Connection	\$2,466.00			\$2,466.00	\$0.00		\$2,466.00	100.00%	\$0.00	123.30
	CO#6 Concrete Apron	\$4,060.00			\$4,060.00	\$0.00		\$4,060.00	100.00%	\$0.00	203.00
	CO#7 ROW, Plantings, & Logo	\$4,246.00			\$4,246.00	\$0.00		\$4,246.00	100.00%	\$0.00	212.30
18	CO#8 Bridge St Concrete Curb	\$3,173.00			\$3,173.00	\$0.00		\$3,173.00	100.00%	\$0.00	158.65
	<b>TOTALS</b>	<b>\$624,291.12</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$510,239.32</b>	<b>\$37,729.60</b>	<b>\$0.00</b>	<b>\$547,968.92</b>	<b>87.77%</b>	<b>\$76,322.20</b>	<b>\$27,398.45</b>



August 20, 2025

Mr. Josef R. Kurlinkus  
Village Administrator  
Village of Roscoe  
10631 Main Street, P.O. Box 283  
Roscoe, IL 61073

Subject: Construction Testing and Inspection Services  
Bridge Street Parking Lot Steel Inspection  
3600 River Road  
Roscoe, IL 61073  
Proposal No. 25-P907

Dear Mr. Kurlinkus:

Geocon Professional Services is pleased to submit this proposal for providing construction materials testing services on the above referenced project. A brief description of our understanding of the project and a discussion of the scope of services to be provided are included in the following paragraphs.

#### **Project Understanding**

The project is located at the above address and will consist of steel inspection for bolt anchors and welds for remediation purposes.

#### **Scope of Work**

GEOCON proposes to provide technical personnel to perform the necessary testing and monitoring services in accordance with the project specifications or other applicable guidelines. It is understood that the testing services required for this project may include the following:

- *Structural steel testing and inspection*

#### **Fee Proposal**

It is proposed to perform the services on a unit charge basis in accordance with the Proposed Fee Schedule and pursuant to the General Conditions, both of which are enclosed herein and considered part of this proposal. Based on Geocon's previous experience on similar sized projects, it is estimated that the total fee for testing services on this project may be on the order of **\$1,325.00**. A more accurate budget can be provided once a construction schedule becomes available. The final compensation will depend upon the actual number of laboratory tests performed and technical time expended for this project. Any special equipment or test procedures not included on the fee schedule can be quoted upon request.

Construction Testing and Inspection Services  
Bridge Street Parking Lot Steel Inspection  
3600 River Road  
Roscoe, IL 61073  
Proposal No. 25-P907

**Authorization**

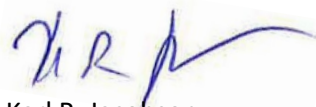
GEOCON will proceed with the work on the basis of written authorization. Please sign in the acceptance block below and return one copy of this proposal for our files.

Should you have any questions regarding this proposal, or if we could be of any other assistance, please feel free to call us at our office. We are looking forward to working with you on this project.

**GEOCON PROFESSIONAL SERVICES, LLC**



Nelson Hatheway  
Project Engineer  
Ph: 779-368-4322  
Email: [nelson.hatheway@geoconcompanies.com](mailto:nelson.hatheway@geoconcompanies.com)



Karl R. Jacobson  
Rockford Operations Manager  
Ph: 815-988-5597  
Email: [karl.jacobson@geoconcompanies.com](mailto:karl.jacobson@geoconcompanies.com)

Attachments: Proposed Fee Schedule  
General Conditions

**ACCEPTANCE OF PROPOSAL AND ENCLOSURES**

**FIRM:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**Construction Testing Cost Estimate - Proposal No. 25-P907**  
 Bridge Street Parking Lot - Roscoe, IL- August 20, 2025

**ITEM 1: Structural Steel Inspection and Testing**

Senior Steel Technician: Perform structural steel, bolted connections and visual welds testing and inspection

Estimated Total Hours:	0 days @	8 hrs./day	0.0 Hours	Structural Steel - Shop
	1 days @	8 hrs./day	8.0 Hours	Structural Steel/Metal Decking - Field
	1 days		8.0 Hours	

<u>Item</u>	<u>Quantity</u>	<u>Unit Fee</u>	<u>Total</u>
Senior Steel Technician (Shop Fabrication Testing)	0.0 Hours	\$ 135.00	\$ -
Senior Steel Technician (Field Testing)	8.0 Hours	\$ 135.00	\$ 1,080.00
UT/MT Technician	0.0 Hours	\$ 135.00	\$ -
UT Machine, Consumables/day	0.0 Days	\$ 140.00	\$ -
Trip Charge (incl. mileage, truck charges)	1.0 Trips	\$ 95.00	\$ 95.00
Project Engineer	1.0 Hours	\$ 150.00	\$ 150.00
Principal Engineer	0.0 Hours	\$ 190.00	\$ -

**Structural Steel Inspection & Testing Estimated Total: \$ 1,325.00**

**Total Estimated Cost: \$ 1,325.00**

- All field testing will be billed portal to portal to and from our office with a minimum charge of 4 hrs, including same day cancellations. If total time exceeds 6 hours, it will be billed for a minimum 8 hour day. Full time testing, starting on the sixth consecutive 8 hour day will be billed for onsite time only.
- Client and or contractor is responsible for providing safe access to all areas needing to be tested and or inspected including manlifts, scaffolds etc.
- Overtime approved by the Client will be invoiced at 1.5x standard rate for work beyond eight (8) hours/day, work outside the standard 7:00-3:00 shift, and Saturdays. Sundays and Holidays will be 2.0 x standard rates. Sundays and Holidays will be 2.0 x standard rates.
- Night shift work will be invoiced at 1.25 x standard rate.
- All fixed hourly labor rates included in GEOCON's proposal that are governed by the Collective Bargaining Agreement (CBA) with Local 150 are subject to automatically increase March 1st of every year based on the % increase included in the governing CBA.
- Lab testing performed on Saturdays at the request of the client will include an additional lab fee of \$200 per day.
- Services and fees not listed will be quoted upon request. The above prices include one hard copy of reports distributed as requested and electronic distribution as needed to applicable parties.
- Invoices will be due within 30 days from the date of issue.



## 2025 Unit Rate Sheet

### ENGINEERING SERVICES

Engineering services for on-site monitoring and evaluation, construction materials testing, job site meetings, report preparation and review, and consultation field and laboratory. Field and Laboratory testing reports will be subject to engineering review, charged at the applicable rate.

Project Manager	\$150.00 Per Hr.	Principal Engineer	\$ 190.00 Per Hr.
-----------------	------------------	--------------------	-------------------

### FIELD TESTING SERVICES

Technical services for on-site monitoring and testing of construction materials including earthwork, foundation, slab-on-grade, concrete, masonry, structural steel, fireproofing roofing and pavement construction.

Senior Engineering Technician	\$135.00 Per Hour	Nuclear Density Gauge	\$ 50.00 Per Day
Structural Steel Inspector	\$135.00 Per Hour	Trip Charge	\$ 95.00 Per Trip

### LABORATORY AND MISCELLANEOUS TESTING SERVICES

Concrete Cyl Compression Test	\$ 27.00 Each	Floor Flatness Machine	\$130/ Per Day
Mortar Cube Compression Test	\$ 35.00 Each	UT Machine	\$175/ Per Day
Standard Proctor	\$ 280.00 Each	Modified Proctor	\$ 280.00 Each

### REMARKS

- All field testing will be billed portal to portal to and from our office with a minimum charge of 4 hours, including same day cancellations. If total time exceeds 6 hours, it will be billed for a minimum 8 hour day. Full time testing, starting on the sixth consecutive 8 hour day will be billed for onsite time only.
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- Services and fees not listed will be quoted upon request. The above prices include one hard copy of reports distributed as requested and electronic distribution as needed to applicable parties.
- Invoices will be due within 30 days from the date of issue.

**Item 1. Scope of Work.** GEOCON Professional Services, LLC (GEOCON) shall perform services in accordance with an "agreement" made with the "client". The agreement consists of GEOCON's proposal, Standard Fee Schedule, and these General Conditions. The "client" is defined as the person or entity requesting and/or authorizing the work, and in doing so, client represents and warrants that he is duly authorized in this role, even if performed on behalf of another party or entity, in which case the other party or entity is also considered as the client. The hiring of GEOCON signifies the acceptance of this proposal and the terms of this agreement.

The fees for services rendered will be billed in accordance with the Standard Fee Schedule; unit rates for services not covered in the Fee Schedule or elsewhere in the agreement can be provided. Any cost estimates stated in this contract shall not be considered as a firm figure unless otherwise specifically stated in this contract. The standard prices proposed for the work are predicated upon the client's acceptance of the conditions and allocations of risks and obligations described in the agreement. The client agrees to impart the terms of this agreement to any third party to whom client releases any part of GEOCON's work. GEOCON shall have no obligations to any party other than those expressed in this agreement. All fixed hourly labor rates included in GEOCON's proposal that are governed by the Collective Bargaining Agreement (CBA) with Local 150 are subject to automatically increase March 1<sup>st</sup> of every year based on the % increase included in the governing CBA.

**Item 2. Site Access.** The client will provide for the right-of-access to the work site. In the event the work site is not owned by the client, client represents to GEOCON that all necessary permissions for GEOCON to enter the site and conduct the work have been obtained. While GEOCON shall exercise reasonable care to minimize damage to the property, the client understands that some damage may occur during the normal course of work, that GEOCON has not included in its fee the cost of restoration of damage, and that client will pay for such restoration costs.

**Item 3. Personnel Responsibility.** The presence of GEOCON field representatives will be for the purpose of providing observation and field testing and does not include supervision or direction of the actual work of the contractor, his employees or agents. The contractor (s) for this project should be so advised. The contractor should also be informed that neither the presence of, nor the observation and testing by GEOCON personnel shall excuse the contractor in any way for defects discovered in his work. It is understood that GEOCON will not be responsible for job or site safety of the project. Job and site safety will be the sole responsibility of the contractor unless contracted to others.

**Item 4. Observations and Tests.** The term "observation" implies only that GEOCON should observe the applicable portions of the work we have agreed to be involved with and perform tests, from which to develop an opinion as to whether the work essentially complies with the job requirements. Client shall cause all tests and observation of the site, materials and work performed by GEOCON or others to be timely and properly performed in accordance with the plans, specifications and contract documents, and GEOCON's recommendations. No claims for loss, damage or injury shall be brought against GEOCON by client or any third party unless all tests and observations have been so performed and unless GEOCON's recommendations have been followed.

**Item 5. Accuracy of Test Locations and Elevations.** The accuracy and proximity of provided survey control will affect the accuracy of in-situ test location and elevation determinations. Unless otherwise noted, the accuracy of test locations and elevations will be commensurate only with pacing and approximate measurements or estimates.

**Item 6. Degree of Certainty of Compliance.** With any manufactured product, there are statistical variations in its uniformity, and in the accuracy of tests used to measure its qualities. As compared with other manufactured products, field construction usually has wider fluctuations in both product and test results. Thus, even with very careful observations and testing, it cannot be said that all parts of the product comply with the job requirements. Our proposal is for the Scope of Services requested by our client and as scheduled by the client or client's representative. The degree of certainty for compliance with project specifications is much greater with full-time observation and testing than it is with intermittent observation and testing.

**Item 7. Hazardous Materials and Conditions.** Prior to the start of services, or at the earliest time such information is learned, it shall be the duty of the client, or other involved or contacted parties, to advise GEOCON of any known or suspected undocumented fills, hazardous materials, by-products, or constituents, and any known environmental, geologic, and geotechnical conditions, which exist on or near any premises upon which work is to be performed by GEOCON employees or subcontractors or which in any other way may be pertinent to GEOCON's proposed services,

The discovery of unanticipated hazardous materials, or suspected hazardous materials, may require that special and immediate measures be exercised to protect the health and safety of GEOCON site personnel and/or the public. GEOCON may at its option and on the basis of its judgment and opinion, exercise such precautions to complete the project, or terminate further work on the project. In either case, the client will be notified as soon as practically possible, and the client agrees to bear all reasonable and equitable cost adjustments, if any, associated with such measures taken,

**Item 8. Reports and Ownership of Documents.** GEOCON will furnish three copies of the report to the client. Additional copies will be furnished to the owner or others at the rate specified in the fee schedule. All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by GEOCON as instruments of service, shall remain the property of GEOCON, unless there are other contractual agreements. GEOCON will retain final reports relating to the services performed for a period of 5 years following submission of the report. Client agrees to return upon demand and will not use for any purpose whatsoever all reports and other work furnished to client or his agent which are not paid for.

**Item 9. Confidentiality.** GEOCON shall hold confidential the business and technical information

obtained or generated in performance of services under this agreement and identified in writing by the client as "confidential". GEOCON shall not disclose such information except if such disclosure is required by governmental statute, ordinance, or regulation; for compliance with professional standards of conduct for public safety, health, and welfare concerns; or for protection of GEOCON against claims or liabilities arising from performance of its services.

The technical and pricing information contained in any report or proposal submitted by GEOCON is to be considered confidential and proprietary and shall not be released or otherwise made available to any third party without the express written consent of GEOCON.

**Item 10. Standard of Care.** GEOCON will perform the services under this agreement in accordance with generally accepted practice, in a manner consistent with that level of care and skill ordinarily exercised by members of this profession under similar circumstances. No other warranties implied or expressed, in fact or by law, are made or intended in this agreement. The client recognizes that subsurface soil, groundwater and other materials can vary between sampling and testing points and with time, and that the Interpretation of data, and opinions and recommendations made by GEOCON are based solely on obtained data. Such limitations can result in a redirection of conclusions and Interpretations where new or changed information is obtained. GEOCON will not be responsible for the interpretation by others, of data obtained by GEOCON.

**Item 11. Limitations of Liability.** The client agrees to limit GEOCON's liability to the client and all parties claiming through the client or otherwise claiming reliance on GEOCON's services, allegedly arising from GEOCON's professional acts or errors and omissions, to a sum not to exceed the lesser of GEOCON's fees for the services performed on the project, or \$25,000.00, provided that such claims are not attributable to GEOCON's gross negligence or intentional misconduct. In this latter event, the limit of liability will be increased to \$25,000 less any applicable insurance amount covering alleged damages or claims. In no event shall GEOCON or any other party to this agreement, including parties which may have or claim to have a direct or indirect reliance on GEOCON's services, be liable to the other parties for incidental, indirect, or consequential damages arising from any cause.

**Item 12. Insurance and Indemnity.** GEOCON represents that they now carry, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over their employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$1,000,000 occ / \$2,000,000 agg); (iii) automobile liability insurance (\$1,000,000 B.I. and P.D. combined single limit); and (iv) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Additionally, insured on a primary and non-contributory basis with respect to the general liability and auto liability coverage only. Waivers of subrogation applies to the general liability, auto liability, and workers compensation in favor of the stated additional insureds. Certificates of insurance can be provided to the client upon written request. GEOCON shall not be responsible for any loss, damage, or liability beyond the insurance limits and conditions. GEOCON agrees to indemnify the client from and save client harmless against any loss, damage, or liability stemming from acts of gross negligence by GEOCON. Except as expressly set forth in Item Nos. 11 and 12, the client agrees to hold GEOCON, its officers, directors, agents, and employees, harmless from any claims, suits or liability including but not limited to attorney fees, costs of settlement and other incidental costs, for personal injury, death, illness, property damage or any other loss, allegedly arising from or related to GEOCON's performance of work.

**Item 13. Modification.** This agreement and all attachments pursuant to this agreement represent the entire understanding between the parties, and neither the client nor GEOCON may amend or modify any aspect of this contract unless such alterations are reduced to writing and properly executed by the parties hereto. These terms and conditions shall supersede all prior or contemporaneous communications, representations, or agreements, and any provisions expressed or implied in the request for proposal, purchase order, authorization to proceed, or other contradictory provisions, whether written or oral.

**Item 14. Termination.** This agreement may be terminated by either party upon seven day's prior written notice. In the event of termination, GEOCON shall be compensated by the client for all services performed up to and including the termination date, including reimbursable expenses, and for the completion of such services and records as are necessary to place GEOCON's files in order and/or protect its professional reputation.

**Item 15. Payment.** Invoices for performed work will be submitted monthly for services rendered the prior month and/or upon completion of said services, payable within 30 days of invoice date. The fees quoted are based upon an expected timely payment. An interest charge of 1.5% per month will be added to delinquent charges; however, GEOCON at its option may terminate its services due to client's failure to pay when due. In the event of termination of services prior to completion, client shall compensate GEOCON for all services performed prior to and for such termination,

**Item 16. Sample Disposal.** Unless otherwise agreed, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed of thirty (30) days after submission of GEOCON's report.

**Item 17. Third Party Reliance.** The Services provided are for GEOCON and Client's sole benefit and exclusive use with no third-party beneficiaries intended. Reliance upon the Services and any work product is limited to Client and is not intended for third parties. For a limited time period not to exceed three months from the date of the report, GEOCON will issue additional reports to agreed upon with Client, however Client understands that such reliance will not be granted until parties sign and return a reasonably acceptable reliance agreement and GEOCON receive agreed-upon reliance fee.



# ANCHORS & FASTENERS

# Pure220+™

Item # 11.

## ULTRA HIGH STRENGTH EPOXY ANCHORING SYSTEM

Pure220+™ is a two-component adhesive anchor designed for bonding threaded rod and reinforcing bar hardware into drilled holes in concrete base materials and for post-installed reinforcing bar connections (rebar development). It can also be considered for other applications in concrete and masonry such as anchor bolt repairs, filling abandoned holes and large cracks.



### OVER 20% STRONGER<sup>1</sup> BOND STRENGTH

### EASIER TO DISPENSE<sup>2</sup>

- Formulation aids cold weather dispensing

### 50% CLOSER EDGE DISTANCE<sup>3</sup>

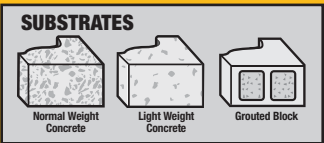
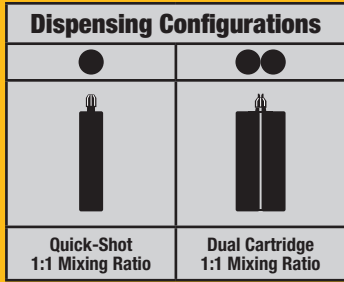
- Enables anchor placement closer to the end of the slab.

### DUSTX+™ APPROVED<sup>4</sup>

- For OSHA Table 1 compliant dustless installation

### MADE IN THE USA WITH GLOBAL MATERIALS

1. Bond strength compared to Pure110+® average load values with threaded rod in dry cracked concrete for size 3/8", 1/2", 3/4", 7/8" and 1".
2. vs. Pure110+®.
3. Based on average edge distance in inches, anchor sizes 5/8" - 1-1/4", compared to Pure110+®.
4. With the DW015 dust extractor.



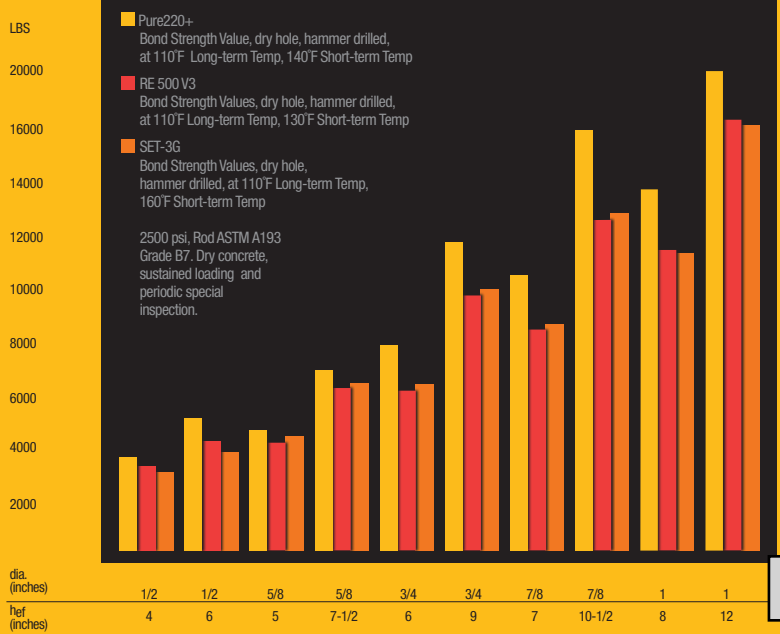
### COMPETITIVE COMPARISON

	DeWALT Pure220+™	Hilti RE500-V3	Simpson SET-3G
Code Approval	ESR-3298 (December 2022)	ESR-3814 (March 2023)	ESR-4057 (April 2022)
Underwater (submerged)	Yes	Yes	Yes
Cracked Concrete + Seismic	Yes	Yes	Yes
Min. Cure Time at 68°F	8 hrs	7 hrs	24 hrs
Min. Cure Time at 50°F	24 hrs	16 hrs	72 hrs
Hollow Drill Bit Approval	Yes	Yes	Yes
Post-Installed Rebar Approval	Yes	Yes	Yes
Storage Temperature	41°F - 95°F	41°F - 77°F	45°F - 90°F
Fire Tested PIR	Yes	Yes	No

Hilti RE500-V3 is a trademark of Hilti Corporation  
SET-XP is a registered trademark of Simpson Strong-Tie Company Inc.

### BOND STRENGTH COMPETITIVE COMPARISON

Pure220+™ vs. Hilti RE 500 V3 vs. Simpson SET-3G





### GEL (WORKING) TIME AND CURING TABLE

TEMPERATURE OF BASE MATERIAL	MAXIMUM WORKING TIME	INITIAL CURING TIME	FULL CURING TIME
41°F (5°C) to 49°F (9°C)	80 minutes	24 hours	48 hours
50°F (10°C) to 58°F (14°C)	60 minutes	15 hours	30 hours
59°F (15°C) to 67°F (19°C)	40 minutes	10 hours	20 hours
68°F (20°C) to 76°F (24°C)	30 minutes	5 hours	11 hours
77°F (25°C) to 85°F (29°C)	12 minutes	4 hours	9 hours
86°F (30°C) to 103°F (39°C)	8 minutes	3 hours	6 hours
104°F (40°C) to 109°F (42°C)	6 minutes	2 hours	4 hours
110°F (43°C)	5 minutes	2 hours	4 hours

Cartridge temperature must be between 41°F (5°C) and 104°F (40°C).

- Initial cure times are for post-installed rebar applications only. After the initial curing time, the installation of connecting reinforcements and formwork attachments is permitted for post-installed rebar applications.

### Pure220+™ CARTRIDGES (1:1 MIX RATIO)

CAT. NO.	DESCRIPTION	PACK QTY.	PALLET QTY.
DFC114110	Pure220+ 9.5 fl. oz. Quick-Shot cartridge	12	846
DFC114121	Pure220+ 20.5 fl. oz. dual cartridge	12	720

A mixing nozzle is packaged with each cartridge.

Pure220+ mixing nozzles must be used to ensure complete and proper mixing of the adhesive.

### MIXING NOZZLES AND NOZZLE EXTENSIONS

CAT. NO.	DESCRIPTION	PACK QTY.	CARTON QTY.
PFC1641600	Mixing nozzle (with 8" extension)	2	24
08609-PWR	High flow mixing nozzle (with 8" extension)	2	24
08281-PWR	Mixing nozzle extension, 8" long (3/8" O.D.)	2	24
08297-PWR	Mixing nozzle extension, 20" long (3/8" O.D.)	1	12
PFC1640600	Flexible Extension Hose, 25 ft. (5/8" O.D.)	1	12

### DISPENSING TOOLS FOR INJECTION ADHESIVE

CAT. NO.	DESCRIPTION	PACK QTY.	CARTON QTY.
08437-PWR	Manual caulking gun for Quick-Shot cartridge	1	12
DCE560B (DCE560D1)	Cordless 20v Battery powered dispensing tool for Quick-Shot (Kit)	1	-
08409-PWR	20.5 fl. oz. Standard metal manual tool	1	10
DCE591B (DCE591D1)	20.5 fl. oz. cordless 20v Battery powered dispensing tool (Kit)	1	-
08459-PWR	20.5 fl. oz. Pneumatic tool	1	-

### HOLE CLEANING TOOLS AND ACCESSORIES

CAT. NO.	DESCRIPTION	PACK QTY.
PFC1671050	Premium Wire brush for 7/16" ANSI hole, 6" length	1
PFC1671100	Premium Wire brush for 1/2" ANSI hole, 6" length	1
PFC1671150	Premium Wire brush for 9/16" ANSI hole, 6" length	1
PFC1671200	Premium Wire brush for 5/8" ANSI hole, 6" length	1
PFC1671225	Premium Wire brush for 11/16" ANSI hole, 6" length	1
PFC1671250	Premium Wire brush for 3/4" ANSI hole, 6" length	1
PFC1671300	Premium Wire brush for 7/8" ANSI hole, 6" length	1
PFC1671350	Premium Wire brush for 1" ANSI hole, 6" length	1
PFC1671400	Premium Wire brush for 1-1/8" ANSI hole, 6" length	1
PFC1671450	Premium Wire brush for 1-1/4" and 1-3/8" ANSI hole, 6" length	1
PFC1671500	Premium Wire brush for 1-1/2" ANSI hole, 6" length	1
PFC1671830	SDS-plus adapter for premium steel brushes	1
PFC1671000	Premium manual brush wood handle	1
PFC1671820	Premium steel brush extension, 12" length	1
08292-PWR	Air compressor nozzle with extension, 18" length	1
<b>STD. WIRE BRUSHES FOR LARGE DIAMETER HOLES</b>		
08299-PWR	Std. Wire brush for 1-3/4" ANSI hole, 11" length	1
08271-PWR	Std. Wire brush for 2" ANSI hole, 11" length	1
08272-PWR	Std. Wire brush for 2-3/16" ANSI hole, 11" length	1
08282-PWR	Std. steel brush extension, 12" length	1
08283-PWR	SDS-Plus adaptor for Std. steel brushes	1

### PISTON PLUGS FOR POST-INSTALLED REBAR CONNECTIONS

CAT. NO.	DESCRIPTION	ANSI DRILL BIT DIA.	PACK QTY.
PFC1691510	5/8" Plug	5/8"	1
PFC1691515	11/16" Plug	11/16"	1
PFC1691520	3/4" Plug	3/4"	1
PFC1691530	7/8" Plug	7/8"	1
PFC1691540	1" Plug	1"	1
PFC1691550	1-1/8" Plug	1-1/8"	1
PFC1691555	1-1/4" Plug	1-1/4"	1
PFC1691560	1-3/8" Plug	1-3/8"	1
PFC1691570	1-1/2" Plug	1-1/2"	1
PFC1691580	1-3/4" Plug	1-3/4"	1
PFC1691590	2" Plug	2"	1
PFC1691600	2-3/16" Plug	2-3/16"	1

**GENERAL INFORMATION**

**PURE220+™**

Epoxy Injection Adhesive Anchoring System and Post-Installed Reinforcing Bar Connections

**PRODUCT DESCRIPTION**

The Pure220+ is a two-component, ultra high strength adhesive anchoring system. The system includes injection adhesive in plastic cartridges, mixing nozzles, dispensing tools and hole cleaning equipment. Pure220+ is designed for bonding threaded rod and reinforcing bar hardware into drilled holes in concrete base materials and for post-installed reinforcing bar connections (rebar development). It can also be considered for anchor bolt repairs, filling abandoned holes and large cracks.

**GENERAL APPLICATIONS AND USES**

- Bonding threaded rod and reinforcing bar into hardened concrete
- Rebar development length and lap splice connections in concrete up to 60d embedments
- Evaluated for installation and use in dry and wet holes, including water-filled and submerged
- Can be installed in a broad range of base material temperatures with excellent working times
- Cracked and uncracked concrete conditions as well as wind and seismic loading (SDC A - F)

**FEATURES AND BENEFITS**

- + Suitable for use in hammer-drilled holes and core-drilled holes
- + Can be considered for oversized holes in concrete (see www.DEWALT.com)
- + Smooth paste formula allows for easier dispensing and very good flow rates
- + Standard curing system which offers excellent working times even in warm temperatures
- + Cartridge design allows for multiple uses using extra mixing nozzles
- + Mixing nozzles proportion adhesive and provide simple delivery method into drilled holes
- + Evaluated and recognized for freeze/thaw performance and sustained loading
- + Evaluated and recognized for long term and short term loading (see performance tables)
- + Outstanding bond strengths and performance data including at elevated temperatures
- + In-service temperature ratings between -40°F (-40°C) and 176°F (80°C)

**APPROVALS AND LISTINGS**

- International Code Council, Evaluation Service (ICC-ES) ESR-5144 for cracked and uncracked concrete
- Code Compliant with 2024 IBC/IRC, and 2021 IBC/IRC, 2018 IBC/IRC, and 2015 IBC/IRC
- Tested in accordance with ACI 355.4/ASTM E488, and ICC-ES AC308 for use in structural concrete with design according to ACI 318 (-19 & -14) Chapter 17 and ACI 318 Appendix D
- Tested and qualified for use in post-installed reinforcing bar connections including rebar development and lap splices in accordance with ICC-ES AC308, Table 3.8 and ACI 318 Chapter 12 and Chapter 25
- Evaluated and qualified by an accredited independent testing laboratory for recognition in cracked and uncracked concrete including static, wind and seismic loading
- Tested in accordance with ICC-ES AC308 for bond strength vs temperature for post-installed reinforcing bar applications subject to fire (within ESR-5144)
- City of Los Angeles, LABC and LARC Supplement (within ESR-5144)
- Florida Building Code, FBC Supplement including HVHZ (within ESR-5144)
- Compliant with NSF/ANSI/CAN 61 for drinking water system components - health effects Also classified as lead free in accordance with NSF/ANSI/CAN 372
- Compliant to California DPH for VOC emissions and South Coast AQMD for VOC content (LEED v4.1)
- Conforms to requirements of ASTM C881 including C882 and AASHTO M235, Types I, II, IV and V, Grade 3, Classes B & C
- Department of Transportation listings – see www.DEWALT.com or contact transportation agency

**GUIDE SPECIFICATIONS**

CSI Divisions: 03 16 00 - Concrete Anchors, 04 05 19.16 Masonry Anchors and 05 05 19 Post-Installed Concrete Anchors. Adhesive anchoring system shall be Pure220+ as supplied by DEWALT, Towson, MD. Anchors shall be installed in accordance with published instructions and requirements of the Authority Having Jurisdiction.

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 Installation Instructions for Adhesive Anchors ..... 19  
 Installation Instructions for Post-Installed Rebar Connections ..... 21  
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**PURE220+ ADHESIVE IN CARTRIDGE**  
 (STANDARD THREADED ROD AND REBAR STEEL SUPPLIED BY OTHERS)

**PACKAGING (1:1 MIX RATIO)**

**Coaxial Cartridge**

- 9.5 fl. oz. (280 ml or 17 in<sup>3</sup>)

**Dual Cartridge (side-by-side)**

- 20.5 fl. oz. (610 ml or 37 in<sup>3</sup>)

**STORAGE LIFE & CONDITIONS**

Coaxial and dual cartridges: Two years Store in a dry, dark environment with temperature ranging from 41°F to 95°F (5°C to 35°C)

**ANCHOR SIZE RANGE (TYPICAL)**

- 3/8" to 1-1/4" diameter threaded rod
- No. 3 to No. 11 reinforcing bar (rebar)

**SUITABLE BASE MATERIALS**

- Normal-weight concrete
- Lightweight concrete
- Grouted Concrete Masonry

**PERMISSIBLE INSTALLATION CONDITIONS (ADHESIVE)**

- Dry concrete
- Water-saturated concrete (wet)
- Water-filled holes (flooded)
- Underwater concrete (submerged)



**CODE LISTED**  
 ICC-ES ESR-5144  
 CONCRETE



**INSTALLATION SPECIFICATIONS**

**ADHESIVES**

**PURE220+**  
Epoxy Injection Adhesive Anchoring System

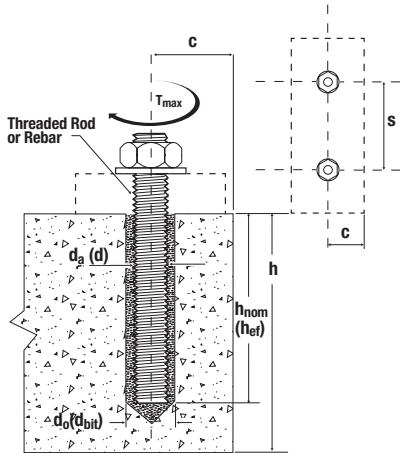
**Installation Specifications for Threaded Rod and Reinforcing Bar<sup>6</sup>**

Parameter	Symbol	Units	Fractional Nominal Rod Diameter (Inch) / Reinforcing Bar Size (No.)											
			3/8	#3	1/2	#4	5/8	#5	3/4 or #6	7/8 or #7	1 or #8	#9	1-1/4	#10
Threaded rod outside diameter	$d_a$ (d)	inch (mm)	0.375 (9.5)		0.500 (12.7)		0.625 (15.9)		0.750 (19.1)	0.875 (22.2)	1.000 (25.4)	-	1.250 (31.8)	-
Rebar nominal outside diameter	$d_a$ (d)	inch (mm)	0.375 (9.5)		0.500 (12.7)		0.625 (15.9)		0.750 (19.1)	0.875 (22.2)	1.000 (25.4)	1.125 (28.7)	-	1.250 (31.8)
Nominal drill bit (ANSI) / core bit diameter	$d_o$ (d <sub>bit</sub> )	inch	7/16	1/2	9/16	5/8	11/16	3/4	7/8	1	1-1/8	1-3/8	1-3/8	1-1/2
Minimum embedment <sup>1,2</sup>	$h_{ef,min}$	inch (mm)	2-3/8 (60)		2-3/4 (70)		3-1/8 (79)		3-1/2 (89)	3-1/2 (89)	4 (102)	4-1/2 (114)	5 (127)	5 (127)
Maximum embedment <sup>1,2</sup>	$h_{ef,max}$	inch (mm)	7-1/2 (191)		10 (254)		12-1/2 (318)		15 (381)	17-1/2 (445)	20 (508)	22-1/2 (572)	25 (635)	25 (635)
Minimum member thickness	$h_{min}$	inch (mm)	$h_{ef} + 1-1/4$ ( $h_{ef} + 30$ )						$h_{ef} + 2d_a$					
Minimum anchor spacing	$s_{min}$	inch (mm)	1-7/8 (48)		2-3/8 (60)		3 (77)		3-3/4 (95)	4-1/4 (108)	4-3/4 (121)	5-1/4 (135)	5-7/8 (149)	6-1/4 (149)
Minimum edge distance (up to 100% $T_{max}$ )	$c_{min}$	inch (mm)	1-5/8 (41)		1-3/4 (44)		2 (51)		2-3/8 (60)	2-1/2 (64)	2-3/4 (70)	3 (76)	3-1/4 (82)	3-1/4 (82)
Max. torque <sup>3</sup>	$T_{max}$	ft-lbs (N-m)	20 <sup>(4)</sup> (27)		30 (41)		45 (61)		65 (88)	95 (129)	145 (197)	220 (298)	280 (380)	280 (380)
Min. edge distance, reduced <sup>4</sup> with up to (45% $T_{max}$ )	$c_{min,red}$	inch (mm)	-		-		1-3/4 (45)		1-3/4 (45)	1-3/4 (45)	1-3/4 (45)	2-3/4 (70)	2-3/4 (70)	2-3/4 (70)

For pound-inch units: 1 mm = 0.03937 inch, 1 N-m = 0.7375 ft-lbf. For SI: 1 inch = 25.4 mm, 1 ft-lbf = 1.356 N-m.

1. Embedment range qualified for use with the anchoring design provisions of ACI 318 (-19 & -14) or ACI 318 Appendix D as applicable, ICC-ES AC308, Section 4.2 and ESR-5144.
2. For rebar development lengths with embedments up to 60d, see the table for Installation Parameters for Common Post-installed Reinforcing Bar Connections.
3. Torque may not be applied to the anchors until the full cure time of the adhesive has been achieved.
4. Max. torque is 11 ft-lbs (15 N-m) for ASTM A36 / F1554 Grade 36 carbon steel threaded rods and ASTM A193 Grade B8/B8M (Class 1) stainless steel threaded rods.
5. For installations below the minimum edge distance,  $c_{min}$ , down to the reduced minimum edge distance,  $c_{min,red}$ , the reduced maximum torque is 0.45\* $T_{max}$ . The minimum anchor spacing,  $s_{min}$  is 5d<sub>a</sub>.
6. Contact DEWALT for guidance on anchor diameters or hole sizes not included in this documentation.

**Detail of Steel Hardware Elements used with Injection Adhesive System**



**Nomenclature**

- $d_a$  (d) = Diameter of anchor
- $d_o$  (d<sub>bit</sub>) = Diameter of drilled hole
- h = Base material thickness
- $h_{nom}$  ( $h_{ef}$ ) = Embedment depth
- s = Spacing of anchors
- c = Edge distance
- $T_{max}$  = Maximum torque

**Threaded Rod and Deformed Reinforcing Bar Material Properties**

Steel Description (General)	Steel Specification (ASTM)	Nominal Anchor Size (inch/No.)	Minimum Yield Strength, $f_y$ (psi)	Minimum Ultimate Strength, $f_u$ (psi)
Carbon rod	A36 or F1554 Grade 36	3/8 through 1-1/4	36,000	58,000
	F1554 Grade 55		55,000	75,000
	A449	3/8 through 1	92,000	120,000
		1-1/4	81,000	105,000
	A193, Grade B7 or F1554 Grade 105	3/8 through 1-1/4	105,000	125,000
Stainless rod	F568M Class 5.8	3/4 through 1	58,000	72,500
	F593 Condition CW	3/8 through 5/8	65,000	100,000
		3/4 through 1-1/4	45,000	85,000
	A193/193M Grade B8/B8M, Class 1	3/8 through 1-1/4	30,000	75,000
	A193/A193M Grade B8/B8M2, Class 2B	3/8 through 1-1/4	75,000	95,000
Reinforcing Bar	A615, Grade 40	#3 through #6	40,000	60,000
	A615, Grade 60	#3 through #10	60,000	90,000
	A706, Grade 60		60,000	80,000
	A615, Grade 75	#3 through #10	75,000	100,000
	A615/A706, Grade 80	#3 through #10	80,000	100,000

Tabulated material properties are provided for reference; other steel hardware elements and sizes may also be considered. Reinforcing bars typically are bare, zinc coated or galvanized in accordance with ASTM A767.

**MATERIAL SPECIFICATIONS**

Pure220+ is a high strength, non-sag, non-shrink, 100% solids epoxy adhesive. The formula does not contain styrene or solvents.

Pure220+ conforms to requirements of ASTM C881 and AASHTO M235, Types I, II, IV and V, Grade 3, Classes B & C (also meets Type III except for elongation).

**Properties of Cured Adhesive**

Property (Standard)	Units	Value
Consistency (ASTM C881)	Non-sag (Grade 3)	
Compressive Yield Strength @ 7 days (ASTM D695)	psi	11,755
Compressive Modulus (ASTM C881)	psi	1,790,430
Tensile Strength @ 7 days (ASTM D638)	psi	2,360
Tensile Elongation @ 7 days (ASTM D639)	%	0.10
Water Absorption, 24 hours (ASTM D570)	%	0.11
Bond Strength (ASTM C882)	2 days (moist cure)	psi 2,460
	14 days (moist cure)	psi 2,945
Linear Coefficient of Shrinkage on Cure (ASTM C881)	in./in.	.001
Heat Deflection Temperature @7 days (ASTM C881)	°F	138
Shore D Hardness (DIN EN ISO 868)	-	88
Gel time (ASTM C881)	@ 50°F	minutes 160
	@ 70°F	(minimum) 30
Electrical resistance, specific surface resistance (IEC 93)	Ω	2.0 x 10 <sup>15</sup>
Electrical resistance, specific flow resistance (IEC 93)	Ω cm	1.6 x 10 <sup>15</sup>
Thermal Compatibility (ASTM C884)	Pass (no cracking or delamination)	
*There is no requirement in ASTM C881 and AASHTO M235 for viscosity, tensile strength or tensile elongation of Grade 3 products.		
Where ASTM C881 specifically referenced, the tests were also conducted in accordance with AASHTO M235.		

**Gel (working) Time and Curing Table**

Temperature of base material	Maximum working time	Initial curing time <sup>1</sup>	Full curing time
41°F (5°C) to 49°F (9°C)	80 minutes	24 hours	48 hours
50°F (10°C) to 58°F (14°C)	60 minutes	15 hours	30 hours
59°F (15°C) to 67°F (19°C)	40 minutes	10 hours	20 hours
68°F (20°C) to 76°F (24°C)	30 minutes	5 hours	11 hours
77°F (25°C) to 85°F (29°C)	12 minutes	4 hours	9 hours
86°F (30°C) to 103°F (39°C)	8 minutes	3 hours	6 hours
104°F (40°C) to 109°F (42°C)	6 minutes	2 hours	4 hours
110°F (43°C)	5 minutes	2 hours	4 hours

Cartridge temperature must be between 41°F (5°C) and 104°F (40°C).

1. Initial cure times are for post-installed rebar applications only. After the initial curing time, the installation of connecting reinforcements and formwork attachments is permitted for post-installed rebar applications.

**Chemical Resistance**

Chemical Agent	Concentration %	Resistant	Not Resistant
Accumulator acid			•
Acetic acid	10		•
Acetic acid	40		•
Laitance		•	
Acetone	5		•
Acetone	10		•
Acetone	100		•
Ammonia, aqueous solution	5	•	
Ammonia, aqueous solution	32		•
Aniline	100		•
Beer	100	•	
Benzyl alcohol	100		•
Chlorine	all	•	
Phosphoric acid	85	•	
Boric acid, aqueous solution		•	
Calcium carbonate, suspended in water	all	•	
Calcium chloride, suspended in water		•	
Calcium hydroxide, suspended in water		•	
Chlorinated lime (calcium hypochlorite)	10		•
Carbon tetrachloride	100	•	
Caustic soda solution	10	•	
Caustic soda solution	40	•	
Citric acid	10		•
Citric acid	50		•
Citric acid	all	•	
Chlorine water, swimming pool	all		•
Deminerlized water	all		•
Diesel oil	100	•	
Ethyl alcohol, aqueous solution	100		•
Ethyl alcohol, aqueous solution	50		•
Formic acid	10	•	
Formic acid	30		•
Formic acid	100		•
Formaldehyde, aqueous solution	20	•	
Formaldehyde, aqueous solution	30	•	
Freon		•	
Fuel oil		•	
Gasoline (premium grade)	100	•	
Glycol (ethylene glycol)		•	
Hydraulic fluid	conc.		•
Hydrochloric acid (muriatic acid)	conc.		•
Hydrogen peroxide	10		•
Hydrogen peroxide	30		•
Isopropyl alcohol	100		•
Kerosene (jet fuel)	100	•	
Lactic acid	10		•
Lactic acid	all		•
Linseed oil	100	•	
Lubricating oil	100	•	
Magnesium chloride, aqueous solution	all	•	
Methanol	100		•
Standard benzine			•
Motor oil (SAE 20 W-50)	100	•	
Nitric acid	10		•
Oleic acid	100	•	
Perchloroethylene	100	•	
Petroleum	100	•	
Phenol, aqueous solution	8		•
Phosphoric acid	10	•	
Potash lye (potassium hydroxide)	10	•	
Potash lye (potassium hydroxide)	40	•	
Potassium carbonate, aqueous solution	all	•	
Potassium chlorite, aqueous solution	all	•	
Potassium nitrate, aqueous solution	all	•	
Sodium carbonate	all	•	
Sodium chloride, aqueous solution	all	•	
Sodium phosphate, aqueous solution	all	•	
Sodium silicate	all	•	
Sulfuric acid	10		•
Sulfuric acid	30		•
Sulfuric acid	70		•
Tartaric acid	all	•	
Tetrachloroethylene	100	•	
Toluene			•
Trichloroethylene	100		•
Turpentine	100	•	

Results shown in the table are applicable to brief periods of chemical contact with fully cured adhesive (e.g. temporary contact with the adhesive during a spill).

# VILLAGE OF ROSCOE

## AGENDA ITEM - STAFF REPORT



Item # 12.

<b>Agenda Item:</b>	Review and recommendation of approval of a Settlement Agreement and Release		
<b>Date:</b>	February 12, 2026	<b>Meeting:</b>	Village Board DATE: 2/17/2026
<b>Prepared by:</b>	Attorney Tom Green	<b>Department:</b>	Legal

### Overview/Background Information

The Village, on June 27, 2024, contracted for the design and construction of a parking lot and outdoor community space at 5466 Bridge Street. The parking lot includes shade trellis/canopies for parking as part of the project. In May of 2025, a structural failure of the shade trellis/canopy occurred. The attached partial Settlement Agreement will release funds for reconstruction and completion of the project.

### Key Issues

The Settlement Agreement expressly excludes from the release claims any additional cost to remove and replace the concrete foundations (and any and all site restoration costs associated therewith), should a GPRS scan determine that the rebar within has been damaged beyond utility, and/or if the structural steel testing of the bolt anchors and welds fail (“Reserved Claims”).

### Fiscal Note/Budget Impact

None

### Prior Legislative Actions

A proposal for services to construct the project was accepted by the Village Board on June 27, 2024.

### Action Required/Recommendation

Resolution 2026-R7, authorizing the execution of the Settlement Agreement and Release is presented and recommended for approval.

### Attachments

Resolution 2026-R7  
Settlement Agreement and Release

**VILLAGE OF ROSCOE, ILLINOIS  
RESOLUTION NO. 2026-R08**

**A RESOLUTION OF THE VILLAGE OF ROSCOE, WINNEBAGO COUNTY, ILLINOIS, APPROVING AND AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT AND RELEASE**

**WHEREAS**, by Proposal for Services accepted by the Village of Roscoe (“Village”) on June 27, 2024, Place Foundry Design, PLLC (“PFD”) agreed to provide design and engineer services for the construction of a parking lot and outdoor community space located at 5466 Bridge Street, Roscoe, IL (the “Project”).

**WHEREAS**, on May 26, 2025, a structural failure of the shade trellis being erected at the Project occurred.

**WHEREAS**, the Village has alleged that the structural failure of the shade trellis was a result of design deficiencies in the plans prepared by PFD.

**WHEREAS**, the Village of Roscoe, Illinois (“Village”), desires to enter into a Settlement Agreement and Release with Place Foundry Design, PLLC to provide for settlement and resolution of the current claim against PFD; and

**WHEREAS**, the Village President and Board of Trustees find that it is in the best interests of the Village and its residents to execute this Settlement Agreement and Release between the Village and PFD;

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

SECTION ONE: The foregoing recitals are incorporated herein as findings of the Board of Trustees of the Village of Roscoe.

SECTION TWO: The Village President is authorized to execute the Settlement Agreement and Release attached hereto, with Place Foundry Design, PLLC, or an Agreement in substantially similar form.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage, approval, and publication as provided by law.

**2026-R7**

**1<sup>st</sup> Read:**

**PASSED BY ROLL CALL VOTE ON:**

<b>NAME</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Trustee William Babcock				
Trustee John Broda				
Trustee Dayne Mead				
Trustee Michael Sima				
Trustee Michael Wright				
Trustee Molly Butz				
President Carol A. Gustafson				

**APPROVED \_\_\_\_\_ 2026**

**ATTEST:**

\_\_\_\_\_  
VILLAGE PRESIDENT

\_\_\_\_\_  
VILLAGE CLERK

## SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release (“Release”) is made as of the \_\_\_\_ day of \_\_\_\_\_, 2026 by and between Village of Roscoe, Illinois (the “Village”) and Place Foundry Design, PLLC (“PFD”). The Village and PFD are hereafter referred to collectively as the “Parties” and may be individually referenced as a “Party.”

### Recitals

- A. **WHEREAS**, by Proposal for Services accepted by the Village on June 27, 2024, PFD agreed to provide design and engineer services for the construction of a parking lot and outdoor community space located at 5466 Bridge Street, Roscoe, IL (the “Project”).
- B. **WHEREAS**, on May 26, 2025, a structural failure of the shade trellis being erected at the Project occurred.
- C. **WHEREAS**, by correspondence to PFD dated July 31, 2025, the Village alleges that the structural failure of the shade trellis was result of design deficiencies in the plans prepared by PFD. The Village demands that PFD take corrective action to allow for the completion of the Project (the “Claims”).
- D. **WHEREAS**, Stenstrom Excavation & Blacktop has prepared an estimate dated August 1, 2025, for the costs of the response following the May 26, 2025 collapse, as well as materials and further work required pursuant to the updated structural details for the shade trellis revised July 10, 2025 (the “Remediation Work”). Also included in the Remediation Work is Virgilio & Associates, Ltd.’s invoice no 178, the August 20, 2025 proposal from Geocon Professional Services, and the RP Rents, LLC invoice dated 6/27/2025.
- E. **WHEREAS**, without making any admissions of liability or wrongdoing whatsoever, the Village and PFD each wish to resolve the Claims by settlement.

### Terms and Conditions

**NOW THEREFORE**, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties, intended to be legally bound, agree as follows:

- 1. **Consideration.** PFD agrees to pay or cause to be paid to the Village one hundred forty-five thousand, eight hundred ninety-nine dollars and 55/100 (\$145,899.55). A check or electronic payment shall be made payable to the Village of Roscoe, Illinois within thirty (30) days of the Effective Date. Payment is contingent upon receipt of a properly completed W-9 by the Village and verified payment instructions.

2. **Effective Date.** The latest date on which this Release is executed by any of the Parties shall be the Effective Date of the Agreement.
3. **Release and Waiver.** In exchange for the consideration described herein, each of the Parties and each of their owners, subsidiaries, partners, employees, representatives, insurers, heirs, assigns, executors, administrators, and any other agents forever release, acquit and discharge the other Parties and their owners, subsidiaries, affiliated corporations and entities, trustees, shareholders, officers, directors, predecessors, successors, partners, employees, representatives, insurers, heirs, assigns, executors, administrators, and any other agents from any and all rights, claims, demands, actions, causes of action, liabilities, damages, compensation, fees, costs, or other claims whatsoever, past and future, in law or in equity, fixed or contingent, known or unknown, suspected or unsuspected, which they may have or claim to have, at any time heretofore has had, or may claim to have in the future, arising out of or related to the Claims as more fully described in the Recitals set forth above (the “Released Claims”). Expressly excluded from the Released Claims are additional costs to remove and replace the concrete foundations (and any and all site restoration costs associated therewith), should a GPRS scan determine that the rebar within has been damaged beyond utility and/or if the structural steel testing of the bolt anchors and welds fail (“Reserved Claims”).
4. **Reserved Claims.** Nothing in this Release should be construed as admission or denial of the need for additional costs described in the Reserved Claims.
5. **Confidentiality.** To the fullest extent permitted by law, and except as expressly provided for herein, the terms of this Release, but not the fact of the settlement, are and shall be held strictly confidential and shall not be disclosed to any party not a signatory hereof, except such terms may be disclosed ( 1) to attorneys, insurers, tax advisers, and financial advisers of the Parties, or any governmental agency, (2) if ordered by a Court of competent jurisdiction, or (3) as otherwise required by law.
6. **Construction of the Agreement.** This Release shall be construed as though mutually drafted and not against any Party because that party drafted the Release.
7. **Representations and Warranties.** The Parties declare that they have read this Release and understand and know the contents thereof, and each person executing this Release represents and warrants that he or she is empowered to do so and hereby binds the respective Party. Each of the Parties further represents and warrants (1) that no other person or entity has, or has had, any interest in the claims, demands, obligations, or causes of action which are the subject matter hereof, and (2) that it has not sold, assigned, transferred,

conveyed, or otherwise disposed of any such claims, demands, obligations, or causes of action.

- 8. **Binding Agreement.** It is agreed that this Release shall be binding upon and inure to the benefit of the heirs, executors, trustees, shareholders, administrators, representatives, successors, insurers, reinsurers, assigns, agents, employees, contractors, governing bodies, and members of the respective Parties.
- 9. **Entire Agreement.** This Release constitutes the entire agreement between the Parties here to with respect to the resolution of the Released Claims.
- 10. **Governing Law.** This Agreement is intended to be construed pursuant to the laws of the State of Illinois.
- 11. **Multiple Counterparts.** This Release may be executed in counterparts, each of which shall be deemed an original, and all counterparts so executed when taken together shall constitute one agreement, notwithstanding that the Parties may not be signatories to the same counterpart. This Release and its counterparts may be delivered by email, and such copies shall be binding and deemed original for purposes of implementation and enforcement.
- 12. **Severability.** If any of the provisions, terms or clauses of this Release are declared illegal, unenforceable, or ineffective in a legal forum, those provisions, terms, and clauses shall be deemed severable, such that all other provisions, terms and clauses of the Agreement shall remain valid and binding upon all parties.

**IN WITNESS WHEREOF**, the undersigned, having read the foregoing, fully understanding it and agreeing to the terms, have execute the Release on the dates indicated below

**VILLAGE OF ROSCOE, ILLINOIS.**

**PLACE FOUNDRY DESIGN, PLLC.**

\_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_