



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole

Tuesday, April 07, 2026

[immediately following Village Board Meeting]

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

- 1. Approval of the Minutes** for the meeting of the Committee of the Whole from **March 18, 2026.**

PUBLIC COMMENT (limited to 3 minutes per speaker)

OLD BUSINESS

NEW BUSINESS

- 2. Presentation, Discussion and Recommendation of Donation of Village owned Property to Northern Illinois Landbank Authority (NILBA)** for future development.

Property Address: 11243 Main Street, Roscoe, Illinois

Presentation by:

Region 1 Planning Council (R1)
Michael Dunn, Executive Director
Eric Setter, Director of Community Revitalization

- 3. Discussion and Recommendation of a Special Event Permit** for the Annual **Chicory Ridge Garage Sale**. Event to be held on June 5th, 6th and 7th from 8am-5pm.
- 4. Discussion and Recommendation of an alternate electrical supply agreement** for the Village of Roscoe **street light accounts.**

PUBLIC COMMENT (limited to 3 minutes per speaker)

PRESENTATIONS

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT



Meeting Minutes

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

Committee of the Whole Meeting Wednesday, March 18, 2026

CALL TO ORDER

Trustee Wright called the meeting to order at 7:03 pm.

ROLL CALL

PRESENT

- Trustee William Babcock
- Trustee Dayne Mead
- Trustee Michael Sima
- Trustee Michael Wright
- Village President Carol Gustafson

ABSENT

- Trustee John Broda
- Trustee Molly Butz

APPROVAL OF THE MINUTES

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

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

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

PUBLIC COMMENT (limited to 3 minutes per speaker)

No Public Comments.

PRESENTATIONS

Presentation of Prospective Residential Development – No Action Requested

(Capo Construction LLC)

Hillary Rottman Zoning Consultant begins with introducing the long-vacant Roseway property and explaining its history of prior approvals and amendment. The developers-Capo Construction were invited to present an early, conceptual plan so trustees could react before any formal zoning steps. Ken,

representing the company, explains that they recently went under contract for the land and assembled a quick concept to gather feedback. Nelson Showstrom, a consultant and longtime local building official, outlines the proposal 87 market-rate townhomes, each with three bedrooms and two-car garages, arranged in a mix of 3-6 and 8-unit buildings. He emphasized that the design avoids over-density while still generating enough units to cover infrastructure costs, and that the plan preserves meaningful green space. The developers highlight a contemporary architectural style, strong regional housing demand, and their intent to create a high-quality, attractive neighborhood.

Trustees then engage in an extended Q & A, covering traffic flow, trail connections, price points, construction timelines, and market analysis. The developers estimate units will start in the low-\$300,000s and that the project would take two to three years to build once approvals are secured. They confirm the homes will be for sale, not rentals, and that an HOA will be established. Trustees ask about neighborhood outreach, and the developers express full willingness to meet with nearby residents, noting that community engagement is now a standard part of their process. Questions also touch on green-space usability, signage, and whether similar projects exist for comparison. The conversation closes with mutual appreciation. President and Trustees value the early transparency, and the developers welcome the collaborative format as they prepare for the formal zoning and PUD amendment process.

Presentation by Marni Henert of Rock River Services regarding the renewal of Village's electrical aggregation agreement

Marne Hennard from Rock River Energy Services gives the board a detailed overview of the village's long-running electrical aggregation program, which began after residents approved a referendum in 2012. She explains how aggregation allow the village to combine residents' electricity usage to negotiate better supply rates than individuals could obtain on their own. Marne walks through the program's history, noting that Roscoe has participated in several contracts since 2013- some independently and others jointly with Loves Park and Rockford to increase buying power. She also reviews participation numbers, average household usage, and past savings compared to ComEd's fluctuating "price to compare." Although savings vary year to year, she emphasized that the program remains optional and residents can opt in or out at any time without fees.

The main purpose of her visit is to explain a proposed "blend and extend" contract from the current supplier, MC Squared. Due to sharply rising capacity costs- driven largely by increased electricity demand form AI and data centers-future energy prices are expected to climb significantly. Instead of waiting for the current contract to expire in September 2026, MC Squared proposes starting a new two-year agreement in June 2026 at a fixed rate of 9.99 cents/kWh, up from the current 7.79 cents. Marne explains that waiting for fall pricing would likely result in rates above 10.5 cents or even 11-12 cents.

Trustee Sima ask questions about participation boundaries, ComEd rate projections, opt-out procedures, and how the program affects residents served by other utilities, Marne confirms that the offer provides price stability, remains fully optional, and requires board authorization at the April 7 meeting so that legally required resident notices can be mailed on time.

NEW BUSINESS

- 1. 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.

Hillary Rottman Village Zoning Consultant begins by explaining the background of the property and the specifics of the variance request. The building at 5704 Andrews Drive is an 8-unit apartment building with a detached garage built in 1997, long before the current zoning code limited accessory structures in residential districts to 700 sq. ft., The existing garage is already about 2,500 sq. ft., making it legally non-conforming. the owner is requesting to add 895 sq. ft. to the structure. Hillary notes that the proposed expansion meets all setback requirements and that staff recommends approval because this is a unique multifamily situation- the zoning code treats multifamily the same as single-family, even though their needs differ. She also clarifies that the owner does not intend to request similar expansions on his other properties, and that most of those sites lack the space to do so anyway.

Trustee Wright explains that he went to the property and looked around and spoke with some of the residents and they expressed concerns about parking shortages and the awkward layout of the current lot, where cars angle tightly between the building and the garage. Some garage stalls are being used for storage, reducing available parking. One resident hoped the expansion might free up existing garage stalls for tenant parking. Others mentioned. Others mentioned that the new structure would help block the view of the township's storage yard, which they consider an eyesore.

Hillary emphasizes that while the zoning code is not ideal for multifamily properties, this request meets the findings of fact for a variance and does not increase density or create negative impacts. Trustees discuss whether the new space will be used for storage or parking and ultimately agree to move the item forward to the next board meeting, requesting that the owner attend to answer remaining questions.

Motion was made to move to the board with the owner to attend the meeting for further discussion by Trustee Babcock, second by Trustee Mead. Voting yes: Trustees Sima, Babcock, Mead, Wright 4-0-0.

2. 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.

Hillary Rottman Village Zoning Consultant stated the purpose of the amendment is to align the property with the Main Street Core district standards, which better match the character, scale, and intended redevelopment pattern of the downtown corridor. Mr. Osborne is here tonight remotely and gave a brief discussion on his plans for his small business.

Trustees reviewed the staff report and ZBA findings, which emphasized that the property's location, scale, and intended use are more consistent with the mixed-use, pedestrian-oriented character envisioned for the Main Street Core. Trustees expressed no concerns with the

amendment and agreed that the request is straightforward, consistent with the comprehensive plan, and appropriate for the surrounding development pattern.

Motion was made to move to the board by Trustee Babcock, second by Trustee Sima. Voting yes: Trustees Wright, Mead, Babcock, Sima 4-0-0.

3. 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.

Brandon Boggs Village Engineer explained that the Village's river access area has long-standing maintenance needs, including shoreline stabilization, launch-area improvements, and general upgrades that would enhance safety and usability. Brandon emphasized that the BAAD program is specifically designed for municipalities with aging or under-developed river access points, making Roscoe a strong candidate. He noted that the grant could significantly offset costs that would otherwise fall entirely on the Village, especially given the rising price of materials and construction labor. He also highlighted that the improvements would not only address current deficiencies but would support long-term recreational use, ADA accessibility, and environmental resilience along the Rock River. Brandon stressed that pursuing the grant does not commit the village to construction; rather, its positions Roscoe to secure outside funding while staff continues refining project scope and cost estimates.

Troy Taylor Public Works Supervisor approached the proposal from a public works and infrastructure-planning perspective, He agreed that the BAAD grant represents a practical opportunity to address long-standing issues at the river access site, particularly erosion, surface deterioration, and the need for safer, more functional public access. Troy noted that the village has historically deferred improvements in this area due to cost, and the grant could finally make a comprehensive upgrade financially feasible. He emphasized that the project would improve not only the launch area but also the surrounding circulation, parking, and user experience.

Motion was made to move to the board for approval by Trustee Babcock, second by Trustee Wright. Voting yes: Trustees Sima, Babcock, Wright, Mead 4-0-0.

4. Discussion and Recommendation to adopt the 2026 Zoning Map prepared by Fehr Graham & Associates.

Brandon Boggs Village Engineer explained that Fehr Graham had completed the annual statutory update required to keep the village's zoning records accurate and legally compliant. He noted that the updated map incorporates all zoning actions approved over the past year, including rezoning cases, annexations, and corrections to parcels where zoning classifications no longer matched actual land use. Brandon emphasized that this update is not a policy change but a technical housekeeping process that ensures the village's official zoning map reflects all legally adopted decisions. He also highlighted that Fehr Graham cross-checked the map against GIS data and previous approvals to eliminate inconsistencies and improve clarity for staff, developers, and residents.

Brandon also took a moment to thank Janel and Hillary for their work in preparing the supporting documentation and coordinating the zoning updates with Fehr Graham. He acknowledged that their attention to detail and record-keeping made the annual update process significantly smoother.

Motion was made to move to the board for approval by Trustee Wright, second by Trustee Sima. Voting yes: Trustees Wright, Mead, Sima, Babcock 4-0-0.

5. Discussion and Recommendation of a Mosquito Management Agreement with Clarke Environmental Mosquito Management, Inc. (2026–2028)

Joe Kurlinkus Village Administrator explains that the Village's annual contract for mosquito abatement was up for renewal and that the proposed agreement would continue the same level of service provided in prior years. He states the program includes routine spraying during peak mosquito season, larvicide treatments in standing-water areas, and targeted applications when weather conditions or mosquito counts indicate elevated activity. Joe noted that the contractor has historically been responsive to resident concerns and the at the village has received consistent service without major issues. The renewal maintains the same operational approach, ensuring that spraying occurs only under appropriate environmental conditions to maximize effectiveness and minimize unnecessary chemical use.

Trustee Wright asked how much is the cost? Joe states it is 24,000. a year.

Trustee Mead discusses the importance of maintaining mosquito control, particularly give the proximity of residential neighborhoods to wooded areas, wetlands, and the Rock River. Joe emphasized that the program helps reduce nuisance conditions for residents and supports public health by limiting mosquito populations during the summer months.

Motion was made to move to the board for approval was made by Trustee Wright, second by Trustee Sima. Voting yes: Trustees Mead, Sima, Babcock, Wright 4-0-0

6. Discussion and Recommendation for approval of purchase for new Pistols, Sights, and Holsters in the amount of \$14,185.15.

Sam Hawley Chief of Police requested approval to purchase 23 new pistols to replace aging firearms last bought in 2019. Although the department has 19 sworn officers, extra pistols are needed as backups in case of malfunctions or evidence seizures. The purchase includes a trade-in-of old pistols, new Aimpoint red-dot sight systems, and 21 holsters at a discounted rate. The department's firearms instructor recently completed certification training for the new sighting system, which will improve accuracy and speed.

Motion was made to move to the board for approval by Trustee Sima, second by Trustee Babcock. Voting yes: Trustees Babcock, Wright, Mead, Sima 4-0-0.

7. Discussion and Recommendation for approval of purchase for Pistol & Rifle Ammunition in the amount of \$9881.68.

Sam Hawley Chief of Police requested approval to purchase pistols and rifle ammunition totaling \$ 9,881.68 Sam explained that ammunition is needed for qualifications, routine training, and advanced courses where officers may use hundreds or even thousands of rounds. With the transition to new pistols and red-dot systems, officers will undergo additional training, increasing ammunition needs this year.

Motion was made to send to the board for approval by Trustee Wright, second by Trustee Babcock. Voting yes: Trustees Babcock, Wright, Mead, Sima 4-0-0.

OLD BUSINESS**8. Discussion of Bridge Street Parking Lot Sun Shade Design Modifications, Installation, and Anticipated Project Completion Timeline**

Joe Kurlinkus Village Administrator presented a detailed breakdown of all costs incurred to date. This included property acquisition, demolition and asbestos abatement, design and engineering fees, permitting, and the construction contract with Stenstrom. The total investment so far is \$689,000 with \$520,000 already paid to the contractor and \$103,720 remaining, which includes unfinished work and retainage. Joe emphasized that the project remains under the originally budgeted amount, though the budget figures were estimates. Joe also reviewed the change order and settlement calculations that led to the insurance claim, which covers costs already incurred for removal, redesign, stabilization, and preparation for new shade structures.

A major portion of the discussion focused on the insurance settlement and the required testing before the claim can be fully closed. The settlement provides \$145,000 to make the Village whole, but the agreement includes a carve-out requiring multiple rounds of testing: concrete pillar testing, bolt testing, pull-tests using the Dewalt anchoring system, ground-penetrating radar, and independent inspections by GPRS and Geoscience. These tests must confirm that the existing foundations and embedded bolts are structurally sound before new shade structures can be installed. If any test fails, the insurance company is obligated to pay for the next level of remediation, which could include removing and replacing pillars, curbs, electrical components, and other infrastructure.

Trustee Wright asked if testing should occur before signing the agreement, but Joe and Tom Green Village Attorney clarified that the agreement is contingent on successful testing, so the Village remains protected. Trustee Wright also asked about what they should do with the steel from the failed shade structure, which is currently being stored at the manufacturer's facility. The manufacturer is preparing to charge storage fees, and Joe explained that the steel is essentially scrap worth roughly \$1000. not tens of thousands. Trustee Sima asked if whether it could be repurposed, Joe indicated that recycling it is the most realistic option, and Stenstrom can handle scrapping and apply the credit toward the project. Trustee Sima and Trustee Wright centered on a confidentiality clause in the settlement agreement. they both expressed discomfort with confidentiality language in the municipal contract, but Tom Green Village Attorney explained that the clause does not apply to municipalities, and the agreement is already public.

The Trustees agreed to move the settlement forward to the board, with the Attorney Green directed to ask the insurance company whether they would remove the clause.

9. Discussion & Recommendation of Bridge Street Parking Lot Repairs and Settlement Agreement

PUBLIC COMMENT (limited to 3 minutes per speaker)

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

Trustee Wright asked for a motion to Adjourn the meeting.

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

Meeting adjourned at 8:51 pm.

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



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

Overview/Background Information

NILBA Background

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

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

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

Rationale for Land Bank Partnership

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

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

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

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

Property History & Village Objectives

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

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

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

Developer Proposal

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

The proposal includes:

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

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

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

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

Fiscal Note/Budget Impact

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

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

Action Required/Recommendation

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

Attachments

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

DONATION AGREEMENT

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

RECITALS

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

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

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

THEREFORE, the Parties agree as follows:

AGREEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17. **MISCELLANEOUS PROVISIONS.**

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

If to Donor:

Name:

Mailing Address after conveyance:

Email:

If to Donee:

Northern Illinois Land Bank Authority

Attn: Eric Setter

127 N. Wyman St., Suite 100

Rockford, IL 61101

Email: ESetter@r1planning.org

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

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

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

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

DONOR: _____

Sign: _____

Its: _____

Date: _____

DONEE: Northern Illinois Land Bank Authority

By: _____
Michael Dunn

Its: Presiding Officer

Date: _____

EXHIBIT A

LEGAL DESCRIPTION

Common Address:

Legal Description:

Permanent Index No.:



Memorandum

To: Josef Kurlinkus, Village Administrator

From: Region 1 Planning Council

Date: February 2, 2026

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

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

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

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

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

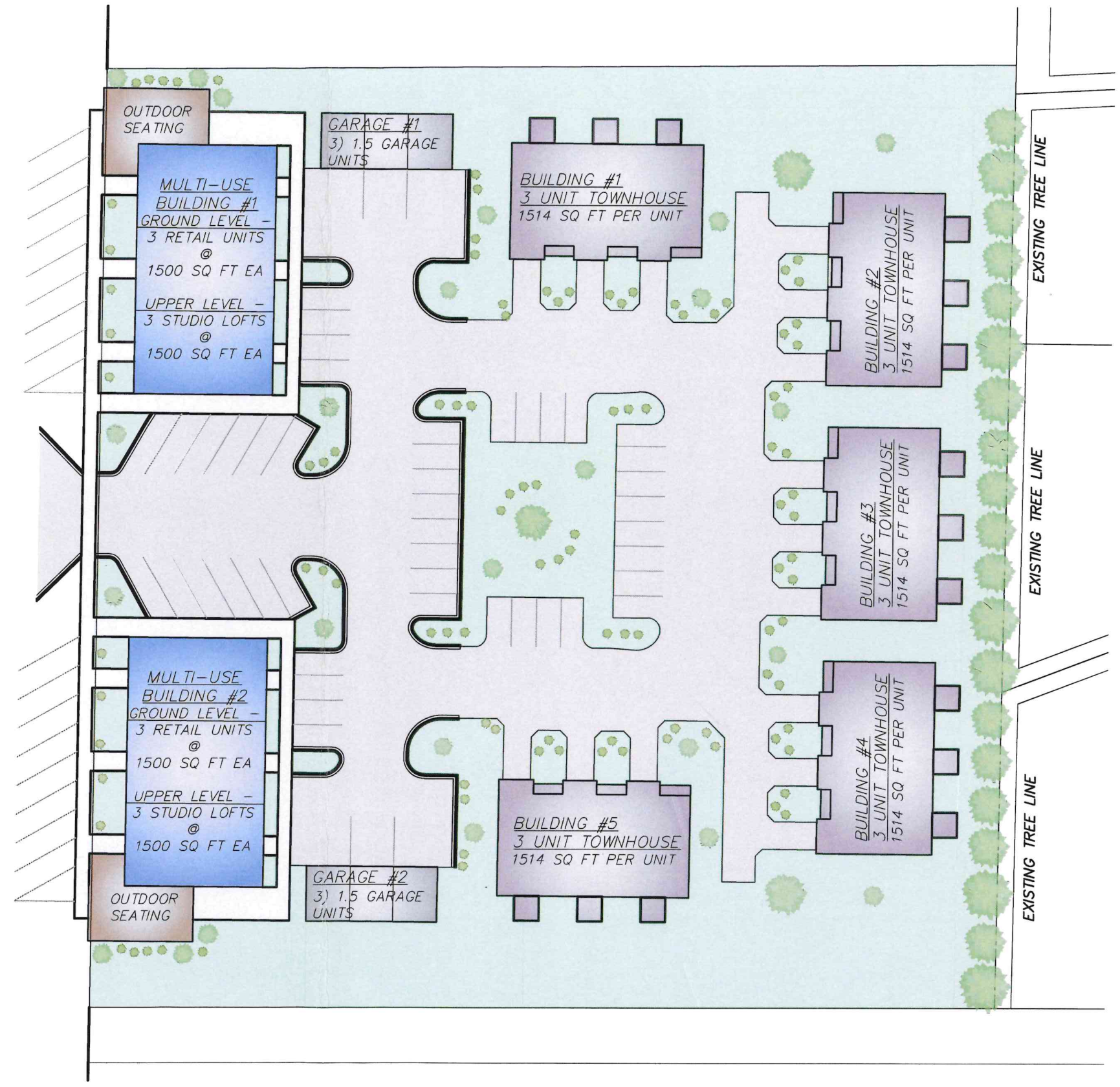
Based on comparable properties in the same Roscoe tax code, the completed development is expected to generate around \$140,000 annually in total property tax revenue, with the Village's direct share estimated at approximately \$7,500 per year. Most property tax revenue would flow to school districts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

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

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

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

MAIN STREET



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

MULTI-USE PROJECT
MAIN STREET
ROSCOE, IL 61073

SITE PLAN
NOT TO SCALE

12/10/2025
S-1
PAGE













VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 3.

Agenda Item: Discussion and Recommendation of a Special Event Permit for the Annual Chicory Ridge Garage Sale. Event to be held on June 5th, 6th and 7th from 8am-5pm.

Date: 03/27/2026

Meeting: 04/07/2026 COTW

Prepared by: Janel

Department: Permits

Overview/Background Information

The organizer for the Chicory Ridge Subdivision Garage Sales has submitted an application for the annual neighborhood-wide garage sale event. The event is proposed for:

- Friday, June 5, 2026
- Saturday, June 6, 2026
- Sunday, June 7, 2026
- 8:00 a.m. to 5:00 p.m. each day

In previous years, the Friday sale day was excluded due to school being in session. As school will be out of session on June 5, 2026, the applicant is requesting that Friday be reinstated.

This annual event features around 80 to 100 homeowners showcasing a diverse array of items for sale. It attracts hundreds of visitors from the surrounding communities.

Key Issues

Traffic congestion and parking pose a significant challenge for this event. Parking restrictions are proposed to remain consistent with prior years to ensure safe traffic flow and emergency access. These include:

- Parking permitted only on the even-numbered side of streets
- No parking on the odd-numbered side, including temporary stops
- No parking on either side of the following road segments:
 - Chicory Ridge Way (from Roscoe Road to Angelica Lane)
 - Meadowsweet Lane (from Roscoe Road to Angelica Lane)

One potential concern is the status of a nearby bridge closure. The County has indicated a possible construction timeline between June and November; however, no firm dates have been established. Staff will need to monitor the situation and coordinate as needed should the closure coincide with the event.

Trash collection within the subdivision occurs on Thursdays, which should minimize any interference with the event.

Fiscal Note/Budget Impact

The \$100.00 permit fee was received.

The police department will hire back officers for this event, and public works will allocate time for installing the signs. Estimated costs associated with staffing and supporting the event are included in the meeting packet for review.

Prior Legislative Actions

This event has been hosted and approved annually for 15 years.

Action Required/Recommendation

Approve the event known as Chicory Ridge Subdivision Annual Garage Sale to be held on June 5th, 6th, & 7th.

Item # 3.

Attachments

Special Event application

Cost Estimates

Chicory Ridge Garage Sales Event
06/05/2026 - 06/07/2026

W/OUT Bridge Closure

Police	Date	Hours	Hourly Rate	Cost
1 - Hired Back	6/5/2026	10	\$70.44	\$704.44
1 - Hired Back	6/6/2026	10	\$70.44	\$704.44
1 - Hired Back	6/7/2026	10	\$70.44	\$704.44
Sub-Total				\$2,113.32

With Bridge Closure

Police	Date	Hours	Hourly Rate	Cost
2 - Hired Back	6/5/2026	20	\$70.44	\$1,408.80
2 - Hired Back	6/6/2026	20	\$70.44	\$1,408.80
1 - Hired Back	6/7/2026	10	\$70.44	\$704.44
Sub-Total				\$3,522.04

Officers will be scheduled
1/2 hour before to 1/2 hour after event.

Chicory Ridge Garage Sale Cost

Set Up

1. Put out sign boards to Roscoe Rd – 2 crew, 1 hr = 2 hrs total
2. Move sign board to Chicory Rds – 2 crew, 1 hr = 2 hrs total
3. Put up no parking signs in neighborhood – 4 crew, 3 hr = 12 hrs total

Take Down

1. Bring back sign boards – 2 crew, 1 hr = 2 hrs total
2. Remove all no parking signs – 4 crew, 3 hr = 12 hrs total

Total Crew Hrs

30 hrs x \$29 (Avg Wage of PW) = \$870

Extra Cost

50 more no parking signs (some get damage/stolen every year) =
\$275

Total Cost for Garage Sale = \$1,145

Special Event
Application Form

Return completed form to Roscoe Police Department * 10595 Main St. * PO Box 312 * Roscoe, IL 61073

Assembly Block Party Neighborhood Garage Sale

Name of the Event and Sponsoring Organization:

Chicory Ridge Neighborhood Garage Sale

Nature of Event:

Garage Sale - Subdivision

Location of Event: Chicory Ridge Projected Attendance: _____

Address of Organizer: 10948 Borage Tr. Phone Number: [REDACTED]

Event Date(s): June 5, 6, and 7

Event Hours: 8:00 am/pm until 5:00 am/pm

Setup/Assembly Date: June 4th, 2026 Start Time: _____ am/pm

Dismantle Date: June 1st, 2026 am/pm Completion Time: 8:00pm am/pm

Please describe, in specific details, the scope of your setup/assembly work:
(submit separate document if necessary)

We are setting hours for Friday, Saturday and Sunday from 8:00am-5:00pm only

Large ticket items are to be picked up after 5:00pm.

- | | | |
|---|---|--|
| Will this event require use of fireworks? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Will this event require street closures | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Will alcohol be served? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Will signage be posted? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Will food be served? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

If answering yes to any of the above, please provide separate individual permit applications forms as outlined in the Special Event Guidelines and Checklist documents

Special Event
Application Form

Who is your point of contact for this event? (must be available during entire duration of event)

Name: Jillie Sumpter Phone Number: [REDACTED]

Email: [REDACTED]

Additional Comments:

Applicant Signature:

[REDACTED]

Date:

3/23/26

Return completed application to: Roscoe Village Hall
10631 Main Street
Roscoe, Illinois 61073
permits@villageofroscoe.com

OFFICIAL USE ONLY

Date Filed: 3-23-2024

Village Administrator: _____ Date: _____
Signature

Village Board (if necessary): _____ Date: _____
Signature


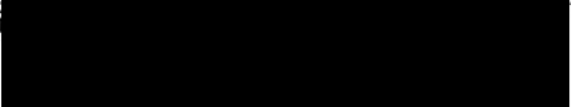
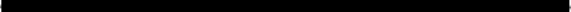
Application Fee Paid: \$100 Special Event: Neighborhood Garage Sale
\$50 Special Event: Assembly
\$25 Special Event: Block Party

Receipt

Cc: Police Department, Public Works, Zoning, HRFPD, WCHD

Special Event
Hold Harmless Agreement

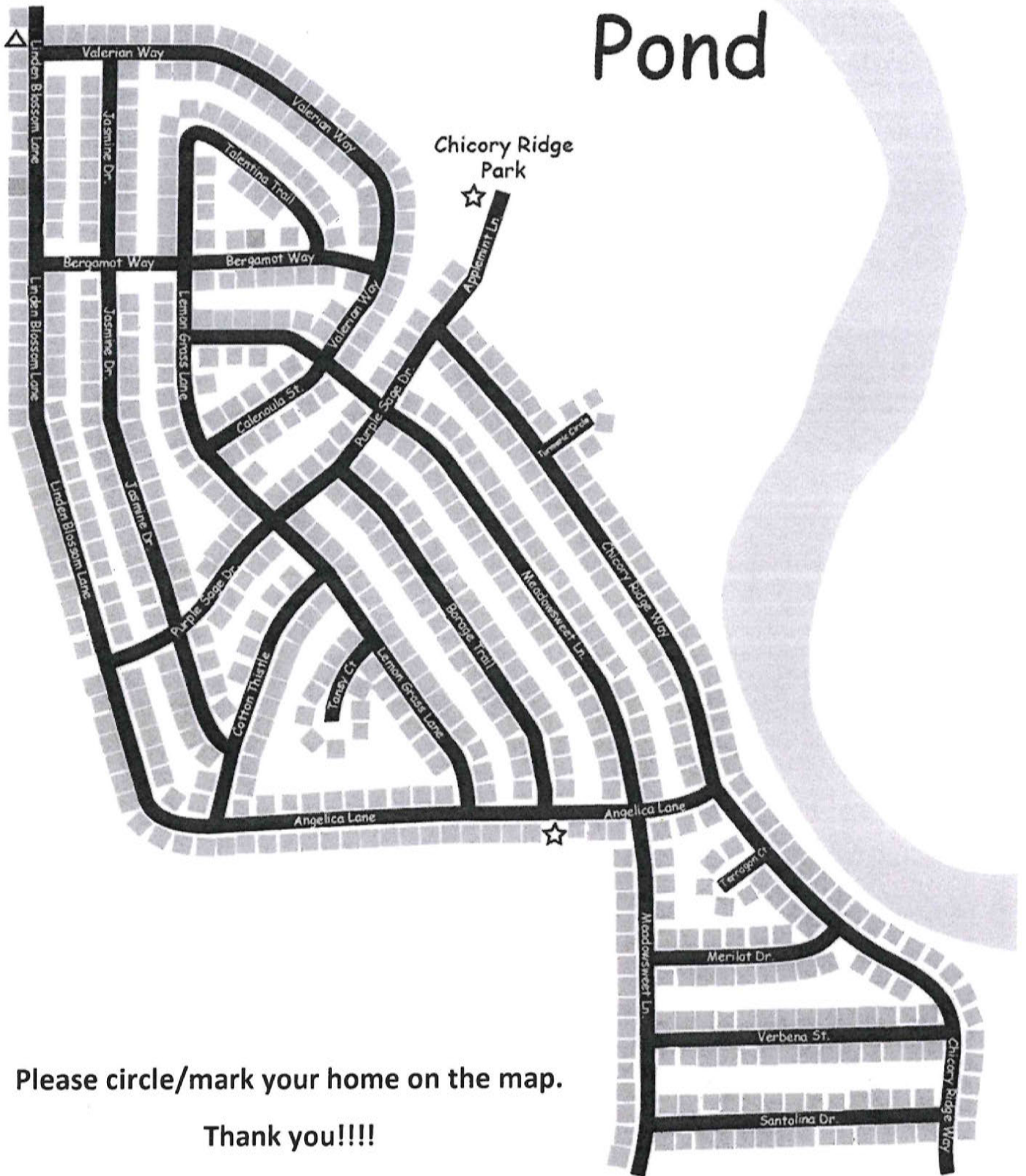
I, Jolite Sumpter indemnify and hold the Village of Roscoe harmless against any and all liability and expenses whatsoever, for bodily injury or death, including without limitation injury or death to agents, employees, servants or volunteers of the applicant(s) that may be casually related to any act of ordinary negligence, intentional, willful or wanton misconduct and any such claim, loss or injury arising out of participation with the event known as Chicony Ridge Neighborhood Garage Sale to be held June 5th 6th & 7th, 2020
Signed this 23 day of March, 2020

Jolite Sumpter
Name
10948 Borage Tr.
Address

City

State

Witness

PARKING GUIDELINES

- NO PARKING BEFORE ANGELICA LANE ON EITHER SIDE CHICORY RIDGE WAY OR MEADOWSWEET LANE
- PARKING ONLY ON THE EVEN SIDE OF STREETS
- NO PARKING on the ODD SIDE OF THE STREET, *not even for a temporary stop*
- NO PARKING in front of a PRIVATE DRIVEWAY
- NO PARKING against the FLOW of TRAFFIC
- NO PARKING within 30 Feet of a STOP SIGN
- NO PARKING within 15 Feet of a FIRE HYDRANT
- NO BLOCKING ANY STREETS
- EMERGENCY VEHICLES NEED TO HAVE ACCESS TO ALL ROADS
- ~~SCHOOL BUSES NEED TO NAVIGATE THROUGH THE STREETS~~

Pond



Please circle/mark your home on the map.

Thank you!!!!

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Agenda Item:	Discussion of an alternate electrical supply agreement for the Village of Roscoe Street Lighting Accounts		
Date:	4/7/2026	Meeting:	Committee of the Whole
Prepared by:	Anne Hanson	Department:	Village Hall

Overview/Background Information

The Village of Roscoe is responsible for electricity services for three street light accounts through ComEd including the following sites/areas:

- 25 Bridge Lights near Village Hall with an approximate monthly supply cost of \$100.00
- Bike Path Lights near Chase Bank with an approximate monthly supply cost of \$30.00
- 363 Street Light Village-Wide with an approximate monthly supply cost of \$280.00

In 2023, Rock River Energy Services conducted a review of these accounts and determined that ComEd was providing the most cost-effective rates at that time. A recent review of these accounts, including an evaluation of current competitive supply rates, has identified potential cost savings opportunities through an alternate electricity supplier. Rock River Energy Services has provided options for consideration that may reduce the Village’s electricity costs for these street lighting accounts by approximately \$1,000 annually. Final savings will depend on market conditions and contract pricing at the time of execution.

Based on the current bids, the most cost-effective option is a 48-month contract with Constellation. Rock River Servies does not expect big fluctuation in these prices.

Action Required/Recommendation

Staff recommend that the Village Board authorize staff to work with Rock River Energy Services to secure competitive pricing for these accounts to present to the Board for final approval on April 21, 2026.

Attachments

Bid Sheet is from March 26, 2026. Bid sheets will be updated on April 7, 2026.



Rock River Energy Services Company
 2047 S. IL Route 2
 Oregon, IL 61061



May 2026 Start

March 26, 2026
Village of Roscoe-Street Lighting
 10631 Main St.
 Roscoe, IL 61073

ComEd Rate to Compare*:	0.05355	Per kWh	\$	Current Est. Annual Cost	4,487.44
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Fixed "ALL INCLUSIVE" Cost Comparison:
 Price includes Cost of Energy, Transmission Service Charges, Capacity Charges, Ancillary Service and PJM Charges, and Distribution and Transmission Losses.
Does not include ComEd delivery or Taxes.

Estimated Term kWh Consumption	12 Months	24 Months	36 Months	48 Months	60 Months
Usage	83,799	167,598	251,397	335,196	418,995

Constellation

Alternative Supplier Rate:	0.04128	0.04102	0.04034	0.03997	0.04007
Est. Annual Fixed Energy Cost:	\$ 3,459.22	\$ 3,437.43	\$ 3,380.45	\$ 3,349.45	\$ 3,357.83

Dynegy Energy

Max Term 58 Months

Alternative Supplier Rate:	0.04641	0.04603	0.04589	0.04580	0.04650
Est. Annual Fixed Energy Cost:	\$ 3,889.11	\$ 3,857.27	\$ 3,845.54	\$ 3,837.99	\$ 3,896.65

MC2

Alternative Supplier Rate:	0.05350	0.05301	0.05291	N/A	N/A
Est. Annual Fixed Energy Cost:	\$ 4,483.25	\$ 4,442.18	\$ 4,433.81		

AEP

Max Term 58 Months

Alternative Supplier Rate:	0.04268	0.04249	0.04244	0.04267	0.04323
Est. Annual Fixed Energy Cost:	\$ 3,576.54	\$ 3,560.62	\$ 3,556.43	\$ 3,575.70	\$ 3,622.63

Our Agent fee is included in this price and is paid to us directly from the contracted supplier.

ComEd Account Number	Electric Choice ID
1901062222	1901020316
0687761222	683568219
7539473000	7530124494

This proposal is based on 3 location(s).

The price is determined by the estimated term kWh usage, and these rates are time sensitive.

***Does not include Purchased Electric Adjustment (PEA) which varies monthly and no longer has a cap. New rate starting in June 2026 TBD**



Rock River Energy Services Company
 2047 S. IL Route 2
 Oregon, IL 61061



May 2026 Start

April 7, 2026
Village of Roscoe-Street Lighting
 10631 Main St.
 Roscoe, IL 61073

ComEd Rate to Compare*:	0.05355	Per kWh	\$	Current Est. Annual Cost	4,487.44
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Fixed "ALL INCLUSIVE" Cost Comparison:
 Price includes Cost of Energy, Transmission Service Charges, Capacity Charges, Ancillary Service and PJM Charges, and Distribution and Transmission Losses.
Does not include ComEd delivery or Taxes.

Estimated Term kWh Consumption	12 Months	24 Months	36 Months	48 Months	60 Months
Usage	83,799	167,598	251,397	335,196	418,995

Constellation

Alternative Supplier Rate:	0.04112	0.04084	0.04000	0.03958	0.03961
Est. Annual Fixed Energy Cost:	\$ 3,445.81	\$ 3,422.35	\$ 3,351.96	\$ 3,316.76	\$ 3,319.28

Dynegy Energy

Max Term 58 Months

Alternative Supplier Rate:	0.04669	0.04663	0.04656	0.04614	0.04675
Est. Annual Fixed Energy Cost:	\$ 3,912.58	\$ 3,907.55	\$ 3,901.68	\$ 3,866.49	\$ 3,917.60

MC2

Alternative Supplier Rate:	0.05340	0.05272	0.05281	N/A	N/A
Est. Annual Fixed Energy Cost:	\$ 4,474.87	\$ 4,417.88	\$ 4,425.43		

AEP

Max Term 58 Months

Alternative Supplier Rate:	0.04325	0.04290	0.04286	0.04298	0.04340
Est. Annual Fixed Energy Cost:	\$ 3,624.31	\$ 3,594.98	\$ 3,591.63	\$ 3,601.68	\$ 3,636.88

Our Agent fee is included in this price and is paid to us directly from the contracted supplier.

ComEd Account Number	Electric Choice ID
1901062222	1901020316
0687761222	683568219
7539473000	7530124494

This proposal is based on 3 location(s).

The price is determined by the estimated term kWh usage, and these rates are time sensitive.

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