



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Village Board of Trustees
Tuesday, May 05, 2026
6:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES

- 1. Approval of the Minutes** for the meeting of the Village Board of Trustees from **April 21, 2026.**

PUBLIC COMMENT (Limited to 3 minutes per speaker)

PRESIDENT'S REPORT

- 2. Information & Discussion: IML Legislative Proposal - Reducing Expenses and Advancing Local (REAL) Housing Act**

TREASURER'S REPORT

- 3. Cash Report and Bills**
- 4. Approval of Bills**
- 5. Year to Date, Revenues and Expenditures**

CONSENT AGENDA

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

MOTIONS AND RESOLUTIONS (Final action)

- 6. Approval of Resolution 2026-R24, authorizing for a Memorandum of Understanding between the Village of Roscoe and Village of Rockton for Police Mutual Aid.**

NEW BUSINESS (First reading or suspend rules)

- 7.** Approval of a **Special Event Permit** for **2026 Historic Attractions Cruise Nights**. Events to be held: 2nd Wednesday of the month, May-September from 5pm-8pm at 13825 Metric Drive
- 8.** Approval of a **Special Event Permit** for the **SDGA Open** to be held on September 27, 2026 from 8am-6pm at Porter Park

QUESTIONS AND REPORTS

- 9.** **Update and Report** on Village of Roscoe Code Enforcement Activity & Services.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Village Board of Trustees
Tuesday, April 21, 2026
6:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

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

President Gustafson asked for a motion to have Trustee Sima join in remotely.

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

APPROVAL OF THE MINUTES

- 1. Approval of the Minutes** for the meeting of the Village Board of Trustees from **April 07, 2026.**

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

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

PUBLIC COMMENT (Limited to 3 minutes per speaker)

No Public Comment.

PRESIDENT’S REPORT

2. Issuance of a **Proclamation recognizing May 2026 as "Motorcycle Awareness Month"**.
[presented to: ABATE of Illinois, Kurt Husen]

President Gustafson reported that the recent severe storm caused widespread damage across Roscoe but, importantly, resulted in no injuries. She thanks the residents who took warnings seriously and checked on neighbors and helped with the clean-up afterward. President Gustafson highlighted the coordinated response involving the Illinois Emergency Management Agency, county emergency staff, local police, public works, township highway departments, and Waste Management, which is providing dumpsters and debris-removal support. She noted that the Village prepared public information packets based on the many calls, emails and QR-code submissions received, and emphasized that recovery will be orderly and ongoing, with no residents overlooked. President Gustafson would like to thank Joe Kurlinkus, Anne Hanson for setting up a walk-in information center for anyone that comes into the Village for assistance and Janel Reidinger for all their help. She also announced a Multi-Agency Resource Center at Life Church on Friday from 2-7 pm, where agencies-including Illinois Department of Insurance- will assist residents with storm-related needs.

President Gustafson has George Gaulrapp from ComEd, George explained that the storm knocked out power to 42,000 customers across the region and brought down nine poles in Roscoe, with winds near 80 mph contributing to the damage. He said ComEd deployed 13 crews, brought in additional teams from other counties, and restored 99.9% of customers by Saturday night, praising Roscoe residents for their cooperation and willingness to help crews.

President Gustafson issued a proclamation declaring May 2026 as Motorcycle Awareness Month, emphasizing the need for all drivers to stay alert and share the road safety with motorcyclists. She highlighted Illinois' long standing commitment to motorcycle safety education and recognized ABATE's advocacy work. Beverly Husse accepted the proclamation and noted that one of the biggest risks riders face is simply not being seen by other drivers. She stated that she loves driving in the country on nice warm days.

3. Announcement of **Illinois Housing Blueprint Listening Sessions**
4. Appointment and Confirmation of **Brooke Schlichting** to fill a *vacant unexpired* term on the **Zoning Board of Appeals** for the Village of Roscoe, Illinois

(Unexpired Term: May 2024 - May 2029)

President Gustafson asked for a motion for the appointment of Brook Schlick to fill the remaining unexpired term on the Zoning Board of Appeals. She added a new member with deep local roots and business experience. President Gustafson highlighted that Schlick has lived in the Roscoe area since 2007, previously owned the local boutique K Page, and has additional professional background through her work with the Entra Group. She emphasized that Schlick brings both a resident's perspective and practical business insight, making he well-

suiting to evaluate zoning requests and understand how land-use decisions affect the community.

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

TREASURER'S REPORT

5. Cash Report and Bills
6. Approval of Bills

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

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

7. Year to Date, Revenues and Expenditures

CONSENT AGENDA

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

8. **Approval of a Special Event Permit for the Annual Chicory Ridge Garage Sale.** Event to be held on June 5th and 6th (Fri. & Sat.) from 8am-5pm.

President Gustafson asked for a motion for the approval of Special Event Permit for Chicory Ridge garage sale.

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

MOTIONS AND RESOLUTIONS (Final action)

9. **Approval of Resolution 2026-R22** authorizing execution of a service agreement with the **lowest responsible bidder** for the supply of electricity for **village owned street lights**.

President Gustafson asked for a motion for the approval of Resolution 2026-R22.

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

10. **Approval of Resolution 2026-R23**, authorizing an Agreement with Fehr-Graham & Associates, LLC for construction engineering and materials testing services for the **2026 Residential Streets Program** for the quoted amount of **\$54,800.00**.

President Gustafson asked for a motion for Resolution 2026-R23.

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

NEW BUSINESS (First reading or suspend rules)

- 11. Approval of a Special Event Permit for Babes on the Block, Mother's Day Edition.** Event to be held on Thursday May 7, 2026 from 4pm-7pm at 5466 Bridge Street.

President Gustafson asked for a motion to suspend the rules and make this a final vote.

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

President Gustafson asked for a motion to approve a special event permit for Babes on the Block Mother's Day Edition.

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

QUESTIONS AND REPORTS

President Gustafson began by noting that Winnebago County has started work on Old River Road turn-lame project, and that crews will be installing a culvert later in the week. She announced that Old River Road will be fully closed on Friday from 6:00 am to 5:00 pm., and the Village will send out additional information once the count finalizes it traffic-control plan.

Brandon Boggs Village Engineer provided an update on the 2026 residential streets program. He explained that bids have been awarded to Rock Road Companies, and the next steps includes issuing contracts, securing bonding, and holding a pre-construction meeting. He noted the project had an aggressive completion deadline of July 3, but the work is straight forward resurfacing, so the schedule is achievable. Once the contractor submits its schedule is achievable. Once the contractor submits its schedule, the village will share it with trustees and post it online for residents.

Boggs then transitioned into the Class D Patching Program, explaining that bid documents are currently being developed. Public Works is assessing roadway conditions to identify patch location, after which engineering will finalize quantities and cost estimates, He anticipates seeking board authorization to bid at the next meeting, with contracts likely ready near the end of June. This will give the contractor a working window from July through October. Boggs noted that this year's program will be smaller than previous years because the village has completed several robust patching cycles recently. He also explained that the village typically completes an initial round of patches early in the season and may add additional location later if needed and within budget.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

No Public Comment.

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

President Gustafson asked for a motion to adjourn the meeting.

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

Meeting was Adjourned at 6:57 pm.

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Agenda Item: Presidents Report: IML REAL Housing Act Legislative Proposal

Date: May 1, 2026

Meeting: Village Board - 05/05/2026

Overview/Background Information

The Village has received the attached communication and proposal materials from the Illinois Municipal League regarding the proposed Reducing Expenses and Advancing Local (REAL) Housing Act. The IML initiative is presented as a comprehensive, locally driven approach to addressing housing affordability while preserving municipal authority over zoning, land use, and community development decisions.

This item is being provided for informational purposes and to make the Board aware of ongoing legislative discussions at the state level, including the REAL Housing Act and the Governor's competing housing proposal. The attached materials outline potential impacts to local governance and encourage municipal engagement with state legislators on these issues.

Action Required/Recommendation

Informational Only

Attachments

- Correspondence from Brad Cole, Chief Executive Officer Illinois Municipal League
- IML Reducing Expenses and Advancing Local (REAL) Housing Act

DATE: April 30, 2026

TO: Municipal Officials

**CC: IML Board of Directors
Stakeholders and Other Interested Parties**

**FROM: Brad Cole, Chief Executive Officer
Illinois Municipal League**

RE: IML Introduces Housing Affordability Legislation

The Illinois Municipal League (IML) has developed the [Reducing Expenses and Advancing Local \(REAL\) Housing Act](#), a comprehensive legislative proposal that preserves municipal authority, advances achievable housing affordability and delivers meaningful property tax relief. The REAL Housing Act proposal document and resource page is available at iml.org/REALhousing.

The REAL Housing Act provides a balanced and effective alternative that reflects the needs of Illinois. Communities vary in demographics, infrastructure capacity and geography, and housing policy must be flexible enough to accommodate those differing local conditions. A statewide mandate that removes input from residents and local authority will not achieve sustainable affordability but risks increasing costs and other consequences for the very residents it should intend to help.

Governor JB Pritzker's housing preemption proposal, the Building Up Illinois Developments (BUILD) plan, would significantly impact local authority for zoning, land use and community development, shifting decision making away from municipalities while increasing costs and limiting flexibility at the local level. The BUILD proposal takes a one-size-fits-all approach to housing policy by broadly preempting local authority on issues that are inherently local. BUILD, drafted in part by land developers and real estate interest groups, risks creating unintended consequences for infrastructure capacity, public safety and long-term community planning.

IML urges municipal leaders to engage directly with their legislators to reinforce the importance of preserving local authority and to support the REAL Housing Act as a comprehensive, locally-driven solution to housing affordability challenges.

Please also continue to engage legislators to oppose Governor Pritzker's BUILD housing preemption proposals.

Once you have spoken with your legislator, please submit feedback to us through this online submission form ([available via this link](#)), so we can track each legislator's committed position. Thank you for your help in this manner.

As always, please feel welcome to contact me if you have any questions or comments.
Thanks.

BRAD COLE | Chief Executive Officer
ILLINOIS MUNICIPAL LEAGUE

500 East Capitol Avenue | PO Box 5180 | Springfield, Illinois 62705

IMI!
ILLINOIS MUNICIPAL LEAGUE

REAL
Reducing Expenses and Advancing Local
HOUSING ACT

APRIL 30, 2026

#REALhousing

Educate. Advocate. Empower.

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FIRST VICE PRESIDENT

Mayor John C. Lewis, Mount Vernon

SECOND VICE PRESIDENT

Mayor Rita Ali, Peoria

CHIEF EXECUTIVE OFFICER

Brad Cole, Former Mayor, Carbondale

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 Mayor David Gains, Alton
 Mayor Jennifer Gain Meyer, Belleville
 Mayor Dan Brady, Bloomington
 Mayor Mary Alexander-Basta, Bolingbrook
 Village President Katrina Thompson, Broadview
 Mayor Carolin Harvey, Carbondale
 Mayor Mark Kownick, Cary
 Mayor Brandon Johnson, Chicago
 Mayor Jeff Stehman, Collinsville
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 Mayor Teresa Kernc, Diamond
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 Mayor Jodi Miller, Freeport
 Village President Mike McCormick, Godfrey
 Village President Rodney S. Craig, Hanover Park
 Mayor Kevin B. Hemann, Highland
 Mayor Andy Ezard, Jacksonville
 Mayor Christopher W. Curtis, Kankakee
 Village President James L. Discipio, La Grange Park
 Mayor Rick Hall, Mattoon
 Mayor Chris Brown, Morris
 Mayor Joe Judge, Mount Carmel
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 Mayor Linda K. Moore, Quincy
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 Village President Rick Reinbold, Richton Park
 Mayor Thomas P. McNamara, Rockford
 Mayor Scott R. Nickles, Round Lake Beach
 Village President Tom Dailly, Schaumburg
 Mayor Misty Buscher, Springfield
 Mayor Samuel D. Cunningham, Waukegan

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Mayor Deborah Frank Feinen, Champaign
 Mayor Julie Moore Wolfe, Decatur
 Mayor Mark T. Kupsky, Fairview Heights
 Mayor Michael J. Inman, Macomb
 Mayor Leon Rockingham, Jr., North Chicago
 Mayor Gerald R. Bennett, Palos Hills
 Village President Catherine M. Adduci, River Forest

April 30, 2026

Members of the Illinois General Assembly:

In his State of the State Address on February 18, 2026, Governor JB Pritzker announced the Building Up Illinois Developments (BUILD) plan. As the statewide association representing all 1,294 cities, villages and towns across Illinois, the Illinois Municipal League (IML) is opposed to these bills, due to their individual and combined mandates and preemption of municipal authority. On March 3, IML delivered a letter to Governor Pritzker and legislative leaders respectfully requesting to be included in all future conversations, legislative working group meetings and/or other discussions that pertain to BUILD and its impact on local authority and implementation.

Local governments have the responsibility to provide well-planned, safe and affordable communities for residents while balancing short-term needs with long-term planning. A one-size-fits-all approach to housing policy simply does not work in a state as vast and diverse as Illinois. To that end, IML has thoughtfully designed a comprehensive and collaborative proposal to meaningfully address housing affordability, while preserving municipal authority to reflect the unique characteristics of communities across our state: The Reducing Expenses and Advancing Local (REAL) Housing Act. The proposal and supporting materials follow this letter.

The REAL Housing Act delivers real property tax relief, encourages real community input and provides real tools for local officials to implement housing solutions that will have real impacts on affordability. The REAL Housing Act is the kind of practical, results-driven approach that comes from working with municipalities, not against them.

As outlined in this proposal, municipalities support affordable housing and are already implementing innovative, effective solutions in partnership with their residents. This proposal builds on that work – rather than preempting it – while delivering tangible financial relief for Illinois families.

IML is committed to working with leaders and members of the General Assembly and the Governor's Office to discuss housing relief throughout Illinois. Any real solution must include municipal perspectives, as local officials will ultimately be responsible for implementing whatever is enacted.

Please feel welcome to contact me if IML may be of assistance with this or any other matter; we look forward to working together on these issues. I may be reached by phone (217-525-1220) or by email (bcole@iml.org). Thanks.

Yours very truly,

BRAD COLE
 Chief Executive Officer



Table of Contents

Executive Summary 1

REAL Housing Act Proposal..... 2

HB 5626 Position Paper 20

Local Housing Authority Infographic 21

Housing Resources Web Page 23

Letter to Governor JB Pritzker..... 24

Fact Sheets

- *Residential Zoning 25*
- *Comprehensive Plans..... 28*
- *Impact Fees 30*
- *Parking Regulations 32*

Executive Summary

Reducing Expenses and Advancing Local (REAL) Housing Act

The Reducing Expenses and Advancing Local (REAL) Housing Act is a direct response to one of the biggest financial pressures facing Illinois families today – the rising cost of housing, driven in large part by high property taxes and industry-driven profits. This proposal is built to deliver real relief by reducing what people pay to live in their homes and putting money back in their pockets.

The REAL Housing Act:

- Preserves local authority to ensure housing growth aligns with infrastructure capacity, public safety and professional planning;
- Supports middle housing development to expand affordable housing options without one-size-fits-all mandates;
- Establishes local authority for the creation of overlay districts where middle housing is allowed by-right;
- Promotes adaptive reuse of existing structures and redevelopment of blighted areas to increase supply and reduce costs;
- Lowers the cost of purchasing a home by capping excessive real estate commission structures;
- Reduces construction costs by exempting residential building materials from the state portion of sales tax;
- Protects renters by limiting excessive and duplicative fees and reducing upfront housing costs;
- Protects residents of condominium and homeowners' associations from unreasonable cost burdens;
- Prohibits discrimination from artificial intelligence in housing-related decisions;
- Studies property insurance availability and costs as a potential barrier to housing access;
- Requires prevailing wage for workers on projects benefiting from this Act while supporting workforce development for skilled construction jobs;
- Allows workforce training initiatives for construction trades;
- Streamlines permitting and inspection timelines to reduce delays and lower development costs;
- Improves local flexibility in the use and timing of impact fees to support housing affordability;
- Prioritizes state infrastructure funding for communities actively increasing housing supply;
- Ensures development is supported by adequate infrastructure capacity, protecting public safety and service delivery;
- Reaffirms the importance of Tax Increment Financing (TIF) as a local tool to support housing development;
- Assists local governments with comprehensive planning and zoning updates to meet community-specific needs;
- Prioritizes residential housing development as a higher land use than solar energy farms;
- Allows locally-determined housing stability policies to address affordability challenges;
- Preserves local authority to determine parking regulations;
- Provides flexibility in building code standards while maintaining safety requirements;
- Delivers property tax relief by tying increased Local Government Distributive Fund (LGDF) revenues directly to dollar-for-dollar reductions in property taxes; and,
- Alleviates local property tax pressures by reimbursing local governments for state mandated veterans property tax exemptions.

iml.org/REALhousing

IML Housing Affordability Proposal: REAL Housing Act

The Reducing Expenses and Advancing Local (REAL) Housing Act is a direct response to one of the biggest financial pressures facing Illinois families today: the rising cost of housing, driven in large part by high property taxes and industry-driven profits. This proposal is meant to deliver real relief by reducing what people pay to live in their homes and putting money back in their pockets.

At the center of the Act is a clear commitment to taxpayers: when the state increases funding for the Local Government Distributive Fund (LGDF), those dollars must result in property tax relief. By tying future LGDF increases to direct reductions in property tax levies, this proposal ensures that additional state revenue is not absorbed into higher spending, but instead returned to the people it came from. It creates a transparent, accountable system where taxpayers benefit.

The REAL Housing Act goes further by tackling the full cost of housing and the expenses that show up in rent and mortgage payments. By addressing the policies that drive up housing costs, the Act is designed to reduce overall housing expenses by at least 10%. For Illinois families, that means real, tangible savings.

This is not a one-size-fits-all mandate and it does not shift costs onto local communities. It is a practical approach that respects local decision making while demanding that state policy finally deliver affordability for the people paying the bills: residents and taxpayers.

The bottom line is simple: lower property taxes, lower housing costs, lift up skilled labor wages and provide real financial relief for Illinois families without silencing local voices.

Definitions

1. “Middle housing” means small scale, multi-unit residential housing types compatible with single-family neighborhoods, including duplexes, triplexes, fourplexes and accessory dwelling units (ADU) accessible to households earning between 80% and 140% of the area median income (AMI).
2. “Qualified residential development” means a residential project that meets eligibility requirements under this Act, including affordability thresholds or participation in local programs under this Act.
3. “Unit of local government” has the meaning provided in Article VII of the Illinois Constitution.
 - a. This includes counties, municipalities, townships, special districts and units designated as units of local government by law which exercise limited governmental powers or powers in respect to limited governmental subjects, but does not include school districts.

Local Authority Preserved

1. Nothing in this Act shall be construed to:
 - a. Require any unit of local government to approve any development or limit the ability to deny a development application consistent with applicable law;
 - b. Require any unit of local government to adopt or amend a comprehensive plan, zoning ordinance or land use regulation;
 - c. Preempt or override local zoning, permitting or development decisions;

- d. Limit the authority of a unit of local government to regulate land use, development, public safety or infrastructure consistent with applicable law; or,
 - e. Prohibit a unit of local government from adopting additional criteria, conditions or certification requirements for projects within its jurisdiction.
2. This Act is intended to reduce housing costs without shifting financial burdens onto units of local government or local taxpayers.

Section 1. Middle Housing Incentive Program

1. The state shall establish a Middle Housing Incentive Fund to support voluntary local participation in expanding housing supply.
2. A unit of local government may opt into the program by:
 - a. Allowing duplexes, triplexes, fourplexes and ADUs in designated areas; and,
 - b. Adopting locally-tailored zoning updates to support middle housing.
3. State agencies shall coordinate to ensure consistent and efficient administration within their respective jurisdictions.
4. Participating units of local government shall receive:
 - a. Priority access to state capital funding (including transportation, water, sewer and infrastructure programs);
 - b. Eligibility for targeted housing and infrastructure grants; and,
 - c. Technical assistance for local comprehensive plans, zoning modernization and housing planning.
5. This Section is subject to the Local Authority Preserved provisions of this Act.
6. Local Implementation Findings
 - a. The General Assembly finds that local governments across Illinois are already implementing tailored housing solutions that reflect the needs of their communities. For example, the City of Chicago has authorized ADUs and other forms of middle housing through locally-driven processes. These approaches demonstrate that housing innovation can occur at the municipal and even neighborhood level, allowing policies to reflect infrastructure capacity, community character and public safety considerations.
 - b. It is the intent of this Act to support and expand these locally-initiated solutions, not replace them with uniform statewide mandates.

Section 2. By-Right Overlay Districts

1. A unit of local government may establish locally-designed overlay districts where middle housing is permitted by-right.
2. Within such overlay districts, a unit of local government may:
 - a. Streamline approval processes;
 - b. Establish clear, objective development standards; and,
 - c. Maintain local control of design, safety and infrastructure capacity.
3. A unit of local government adopting overlay districts shall receive:
 - a. Additional funding prioritization under the Middle Housing Incentive Fund; and,
 - b. Expedited state agency review for related infrastructure projects.
4. This Section is subject to the Local Authority Preserved provisions of this Act.

Section 3. Adaptive Reuse of Existing Structures

1. A unit of local government may allow the conversion of existing commercial or underutilized structures into middle housing, subject to local standards.
2. This Section is subject to the Local Authority Preserved provisions of this Act.

Section 4. Blight Elimination and Housing Redevelopment Program

1. Purpose
 - a. The purpose of this Section is to reduce housing costs, improve public safety and expand housing supply by accelerating the removal of abandoned, vacant and blighted properties and facilitating individual lot redevelopment into residential housing.
2. Definitions
 - a. For purposes of this Section, “blighted property” means any residential or commercial structure that is vacant, abandoned, unsafe, structurally unsound or otherwise unfit for occupancy as determined by a unit of local government.
3. Local Authority Preserved
 - a. A unit of local government may identify, designate and prioritize blighted properties for demolition, rehabilitation or redevelopment in accordance with locally adopted standards and procedures.
4. Demolition and Site Clearance Assistance
 - a. The Illinois Housing Development Authority (IHDA), in coordination with the Illinois Department of Commerce and Economic Opportunity (DCEO), may provide grants or low-interest financing to units of local government for:
 - i. Demolition of abandoned or unsafe structures;
 - ii. Environmental remediation where necessary; and,
 - iii. Site preparation for residential redevelopment.
5. Expedited Acquisition Authority
 - a. A unit of local government may utilize existing statutory authority, including expedited acquisition procedures permitted under existing law, to acquire blighted properties for the purpose of eliminating unsafe conditions and facilitating redevelopment.
 - b. Nothing in this Section shall be construed to expand eminent domain authority beyond that permitted under existing law.
 - c. Priority shall be given to lot redevelopment that results in owner-occupied housing.
6. Redevelopment and Disposition
 - a. A unit of local government may:
 - i. Transfer cleared or remediated properties at no cost or reduced cost to qualified developers;
 - ii. Prioritize projects that include single-family homes, duplexes, triplexes, fourplexes or other middle housing; and,
 - iii. Require, as a condition of transfer or assistance, that such properties be marketed for owner-occupancy or long-term rental housing.

7. Affordability and Local Preference
 - a. A unit of local government may establish local criteria to:
 - i. Prioritize owner-occupied housing opportunities;
 - ii. Encourage development affordable to households at or below specified income thresholds; and,
 - iii. Support neighborhood stabilization and reinvestment.
8. Coordination with State Programs
 - a. Projects undertaken pursuant to this Section shall be eligible for priority consideration under any applicable state housing, infrastructure or economic development funding programs established under this Act.
9. Legislative Findings
 - a. The General Assembly finds that:
 - i. Blighted and abandoned properties reduce surrounding property values and increase costs for neighboring homeowners;
 - ii. These properties pose risks to public safety, including fire hazards and structural collapse;
 - iii. Local governments are best positioned to identify and address blight; and,
 - iv. Targeted state support for demolition and lot redevelopment will increase housing supply while reducing long-term costs to taxpayers.

Section 5. Residential Transaction Cost Protection

1. To protect consumers from excessive housing transaction costs, the total aggregate commission charged in a residential real estate transaction shall be limited to a maximum 3% of the final sale price, regardless of the number of agents or parties involved.
2. Any agreement or contract provision that attempts to waive or circumvent this limitation shall be void as against public policy.
3. This approach ensures that transaction costs remain aligned with the goal of housing affordability, while still allowing flexibility in how commissions are legally structured among participating parties.
4. Private Right of Action
 - a. Any person aggrieved by a violation of this Section may bring civil action against any person or entity that directly or indirectly charged, received or retained a commission in excess of the limitations established under this Section, including but not limited to licensed real estate brokers, managing brokers and brokerage firms.
 - b. A prevailing plaintiff may recover:
 - i. Actual damages;
 - ii. Statutory damages of not less than three times the amount unlawfully charged, or punitive damages where appropriate; and,
 - iii. Reasonable attorney's fees and costs.
5. Legislative Findings
 - a. The General Assembly finds that residential real estate transaction costs have increased significantly due to industry practices that have limited downward price competition and transparency for consumers.

- b. The 2023 federal anti-trust class action lawsuit’s jury verdict in *Burnett v. National Association of Realtors* found that certain commission structures and practices resulted in artificially inflated costs to homebuyers and sellers.
- c. These costs are routinely passed through to Illinois residents in the form of higher home purchase prices and increasing housing expenses, directly undermining affordability.
- d. It is therefore the intent of this Section to promote fair competition, increase transparency and align transaction costs with the goal of housing affordability for Illinois families.

Section 6. Residential Building Materials Tax Exemption Program

1. Notwithstanding any provisions of the Retailers’ Occupation Tax Act or the Use Tax Act, building materials purchased for use in a qualified residential development shall be exempt from the state portion (5%) of the sales and Use Tax, when such materials are purchased in accordance with this Section.
2. Certificate-Based Exemption
 - a. The exemption shall be administered through a certificate-based process, consistent with enterprise zone procedures:
 - i. A contractor, subcontractor or project owner shall present a valid Building Materials Exemption Certificate issued by DCEO at the time of purchase;
 - ii. Retailers shall honor the exemption at the point of sale upon receipt of a valid certificate; and,
 - iii. Retailers shall maintain records of exempt sales in accordance with Illinois Department of Revenue (IDOR) requirements.
3. Issuance of Certificates
 - a. Eligibility for the building materials exemption shall be determined by DCEO, in coordination with the applicable municipality or county.
 - b. Upon approval, DCEO shall issue a Building Materials Exemption Certificate for each qualifying residential development.
 - c. Certificates shall be issued on a project specific basis and may include expiration dates, usage limitations and reporting requirements.
 - d. DCEO shall determine project eligibility and issue exemption certificates. IDOR shall administer retailer compliance, audits and enforcement.
4. Administration and Enforcement
 - a. IDOR shall administer and enforce the tax provisions of this Section, including:
 - i. Establishing procedures for retailers to accept exemption certificates at the point of sale;
 - ii. Providing guidance regarding documentation and recordkeeping requirements;
 - iii. Conducting audits and compliance reviews; and,
 - iv. Recapturing any improperly exempted taxes, including penalties and interest where applicable.
5. Qualifying Materials
 - a. The exemption shall apply only to building and housing materials, including but not limited to structural components, heating, ventilation and air conditioning (HVAC) systems and permanently installed fixtures that are:

- i. Incorporated into the structure of a residential housing unit; and,
 - ii. Used in the construction or substantial rehabilitation of:
 - A. Single-family homes;
 - B. Duplexes, triplexes, fourplexes and other middle housing; or,
 - C. Accessory dwelling units.
- 6. Targeted Eligibility
 - a. This exemption shall apply only to projects that meet one or more of the following:
 - i. Located within a county or municipality that has opted into housing initiatives under this Act;
 - ii. Includes housing units priced below a threshold established by the state;
 - iii. Includes units affordable to households at or below 120% of the AMI; or,
 - iv. Consists primarily of middle housing.
- 7. This exemption applies solely to the state portion (5%) of the sales and Use Tax and shall not affect any locally-imposed taxes.
- 8. Local Authority Preserved
 - a. This Section is subject to the Local Authority Preserved provisions of this Act.
- 9. Misuse and Recapture
 - a. If building materials purchased under this Section are not used in a qualifying residential development:
 - i. The purchaser shall be liable for the full amount of tax due;
 - ii. Penalties and interest shall apply; and,
 - iii. IDOR may revoke eligibility and pursue enforcement.
- 10. Legislative Findings
 - a. The General Assembly finds that:
 - i. Illinois imposes the full state sales tax on building materials used in housing construction, effectively taxing the production of housing;
 - ii. These costs are directly passed through to Illinois homebuyers and renters in the form of higher new construction purchase prices and rent prices;
 - iii. Enterprise zone-style exemptions have demonstrated that targeted tax relief can successfully drive investment and development; and,
 - iv. Applying a similar exemption to residential housing will reduce construction costs, increase supply and improve affordability.

Section 7. Rental Affordability Protections

1. Total upfront rental costs, excluding the first month's rent, shall not exceed one month's rent; this includes requirements for security deposits, damage deposits, move-in fees, move-out fees and any other arbitrary upfront charges.
2. Application fees shall not exceed actual screening costs.
3. A landlord or property owner shall not charge an application fee more than once per applicant within a lease period for substantially similar units under the same ownership or management.
4. A landlord or property owner shall not charge multiple or duplicative fees to a single applicant for substantially similar purposes, including but not limited to application, administrative, processing or screening fees, whether labeled differently or charged separately.
5. This Section ensures renters are not priced out due to excessive upfront costs.

6. Private Right of Action
 - a. Any tenant or rental applicant may bring civil action against a landlord, property owner or other covered entity that violates this Section and recover:
 - i. Full repayment of excess charges;
 - ii. Statutory damages of not less than three times the amount unlawfully charged or punitive damages where appropriate; and,
 - iii. Attorney's fees and costs.
 - b. Nothing in this Section shall prohibit recovery by a landlord or property owner of actual damages beyond normal wear and tear, due from a tenant.
 - c. Any provision of a lease or agreement that waives the protections of this Section shall be void as against public policy.
7. This Section shall not be enforced by units of local government unless otherwise authorized by law, as a matter of state concern.
8. Applicability to Common Interest Communities
 - a. For purposes of this Section, the term "landlord" includes any property owner, homeowners' association, common interest community association, property management company or other governing entity that imposes, collects or requires payment of fees, charges, deposits or other costs as a condition of occupancy, lease approval, tenancy or transfer of possession of a residential unit.
 - i. Any such entity shall be subject to the limitations and requirements of this Section with respect to any fees, charges or costs imposed on tenants, unit owners or occupants.

Section 8. Homeowners' Association and Condominium Flexibility

1. A homeowners' association or condominium association shall not unreasonably prohibit or restrict the construction or use of accessory dwelling units (ADU) or other middle housing authorized under this Act, unless necessary to:
 - a. Comply with applicable building, fire or safety codes;
 - b. Protect structural integrity; or,
 - c. Comply with any applicable laws or local ordinances.
2. Application of Rental Affordability Protections
 - a. The limitations, prohibitions and enforcement provisions set forth in the Rental Affordability Protections provisions of this Act, including but not limited to restrictions on fees, deposits and other charges, shall apply to homeowners' associations, condominium associations, property management companies and any other governing entity subject to this Section.
3. This Section applies only where such restrictions would otherwise prohibit housing types authorized under this Act.
4. This Section is subject to the Local Authority Preserved provisions of this Act.

Section 9. Consumer Protection Against AI Bias

1. Purpose
 - a. The purpose of this Section is to ensure that the use of automated systems, artificial intelligence (AI) or algorithm-based tools in housing-related decisions does not result in unfair or discriminatory outcomes and that individuals have meaningful access to housing opportunities.
2. Applicability
 - a. This Section applies to any landlord, property owner, property management company, screening service, lender or other entity utilizing automated systems, AI or algorithm-based tools to evaluate:
 - i. Rental applications;
 - ii. Tenant screening;
 - iii. Mortgage, credit or lending eligibility; or,
 - iv. Any other housing-related approval or denial decision.
3. Transparency Requirement
 - a. Any entity utilizing such systems shall:
 - i. Provide notice to applicants that an automated system, AI or algorithm-based tool is being used in the decision-making process; and,
 - ii. Disclose, upon request, the primary factors relied upon in making the determination, to the extent practicable.
4. Prohibition on Unfair Outcomes
 - a. No person or entity shall utilize an automated system, AI or algorithm-based tool in a manner that results in a pattern or practice of materially disadvantaging applicants based on protected characteristics under the Illinois Human Rights Act.
 - b. A violation may be established based on the demonstrated effects of such systems, including where a system produces a disproportionate adverse impact that cannot be justified by a legitimate, non-discriminatory purpose.
5. Right to Review
 - a. Any applicant denied housing or subjected to materially adverse terms based on an automated system, AI or algorithm-based tool decision shall have the right to:
 - i. Submit additional information for consideration; and,
 - ii. Request a manual review of their application prior to a final determination.
6. Recordkeeping
 - a. Entities subject to this Section shall maintain sufficient records of AI and algorithmic decision-making processes to demonstrate compliance with this Section.
7. Private Right of Action
 - a. Any tenant or rental applicant may bring civil action against a landlord, property owner or other covered entity that violates this Section and recover:
 - i. Statutory damages,
 - ii. Punitive damages where appropriate; and,
 - iii. Attorney's fees and costs.
8. Automated Systems, AI or Algorithm-Based Tools
 - a. Nothing in this Section shall be construed to:

- i. Prohibit the use of automated systems in financial or housing decisions; or,
- ii. Require the consideration of any specific factor in evaluating applicants.

Section 10. Housing Cost Stability and Insurance Review

1. The Illinois Housing Development Authority (IHDA), in coordination with the Illinois Department of Insurance, shall evaluate and report to the General Assembly on barriers to housing affordability related to property insurance availability and costs; including:
 - a. Rising premiums for renters, property owners, homeowners and landlords;
 - b. Impacts on housing development and rental pricing; and,
 - c. Opportunities to improve market stability and affordability.

Section 11. Prevailing Wage Requirement

1. Prevailing Wage
 - a. All construction work performed on projects receiving benefits under this Act shall comply with the Illinois Prevailing Wage Act.
2. Project Labor Agreements
 - a. For qualifying residential developments receiving benefits under this Act that exceed thresholds established by the state based on project size, total development cost or number of residential units, the project sponsor shall enter into a project labor agreement (PLA) consistent with the Illinois Project Labor Agreements Act.
3. Nothing in this Section shall be construed to:
 - a. Require a unit of local government to impose a PLA independent of this Act; or,
 - b. Limit local government authority on project approval or labor considerations.
4. This Section is subject to the Local Authority Preserved provisions of this Act.
5. Purpose
 - a. The General Assembly finds that the use of PLAs:
 - i. Promotes workforce wage stability;
 - ii. Ensures timely and efficient project completion; and,
 - iii. Supports local workforce participation and training.

Section 12. Workforce Development and Housing Construction Pipeline

1. The state may establish or support workforce development initiatives to expand the skilled labor pool for residential construction, including:
 - a. Partnerships with community colleges, trade schools and pre-approved apprenticeship programs registered with the Office of Apprenticeship within the United States Department of Labor's Employment and Training Administration;
 - b. Training programs for construction trades and building inspections; and,
 - c. Incentives for participation in workforce housing projects.

Section 13. Permitting and Inspection Reform

1. Upon submission of a complete application as defined by the applicable permitting authority:
 - a. The permitting authority, including state agencies, shall issue a determination of completeness within five business days.

- b. Upon determination that an application is complete, the permitting authority shall issue a final decision on the merits of the application within 10 business days for standard applications, unless additional information is required; or,
 - c. The project involves complex review.
- 2. A one-time extension of up to 10 additional business days may be automatically granted upon written notice to the applicant stating a reason for the extension.
- 3. Following the one-time extension, if a required inspection is not completed, the applicant may retain, at their expense, a qualified third-party inspector.
- 4. State agencies and units of local government shall accept compliant third-party inspection reports and may establish rules or processes for the same.
- 5. Final approvals shall be issued within a reasonable timeframe following receipt of a compliant inspection report.
- 6. This Section is intended to:
 - a. Reduce unnecessary delays;
 - b. Lower project carrying costs; and,
 - c. Increase predictability for developers and units of state and local government.
- 7. These requirements shall apply equally to state agencies and units of local government.

Section 14. Infrastructure Cost Flexibility and Affordability

- 1. No New Fees
 - a. Nothing in this Act shall be construed to create or encourage any new tax, fee or charge.
- 2. Local Authority Preserved
 - a. Nothing in this Act shall limit a unit of local government's existing authority to impose water, sewer or storm water-related charges in accordance with applicable law.
- 3. Deferral and Flexibility
 - a. A unit of local government may provide flexibility for qualifying residential developments, including:
 - i. Deferral of utility connection fees until a certificate of occupancy is issued;
 - ii. Phased payment structures; and,
 - iii. Fee reductions or waivers where appropriate to support housing affordability.
- 4. Credit for Improvements
 - a. A unit of local government may allow alternative or cost-effective stormwater compliance options for qualifying residential developments, consistent with public safety and environmental standards.
- 5. Nothing in this Section shall be construed to require the imposition of any new fee or charge.

Section 15. Impact Fee Standards, Transparency and Local Flexibility

- 1. Purpose
 - a. The purpose of this Section is to promote housing affordability by ensuring that impact fees are transparent, proportionate and applied in a manner that supports efficient residential development, while preserving local authority.
- 2. Local Authority Preserved
 - a. Nothing in this Section shall be construed to:
 - i. Limit local authority to impose impact fees;

- ii. Establish a statewide fee schedule or formula;
 - iii. Require a unit of local government to impose impact fees;
 - iv. Restrict the use of development agreements between a unit of local government and developers; or,
 - v. Expand the authority of any unit of local government to impose impact fees beyond existing law.
- b. This Section is subject to the Local Authority Preserved provisions of this Act.
- 3. Proportionality and Nexus
 - a. Impact fees shall be reasonably related to the estimated actual and proportionate cost of infrastructure necessitated by the development.
- 4. Fee Study Requirement
 - a. A unit of local government imposing impact fees shall maintain a fee study consistent with applicable law demonstrating the basis for the calculation of such fees.
 - b. Such studies shall be:
 - i. Publicly available; and,
 - ii. Periodically updated to reflect current infrastructure costs and development conditions.
- 5. Prevention of Duplicate Charges
 - a. A unit of local government shall not impose impact fees for infrastructure improvements that are otherwise required to be constructed or funded directly by the developer.
- 6. Deferral Option
 - a. A unit of local government may allow impact fees associated with residential development to be paid at or prior to the issuance of a certificate of occupancy, rather than at the time of permit issuance.
- 7. Housing Incentive Alignment
 - a. Any unit of local government that adopts impact fee deferrals, reductions or other flexibility measures for qualifying residential developments may receive priority consideration for state housing, infrastructure or economic development funding under this Act.

Section 16. Local Government Partnership and Accountability

- 1. The state shall prioritize infrastructure funding for any unit of local government that:
 - a. Demonstrates measurable increases in housing production;
 - b. Utilizes incentive programs established under this Act; and,
 - c. Maintains compliance with local planning and safety standards.
- 2. Annual reporting shall include:
 - a. Units permitted and constructed;
 - b. Participation in incentive programs; and,
 - c. Infrastructure investments tied to housing growth.
- 3. This Act reinforces a state-local partnership model, not a preemption model.
- 4. Participation in this Act shall not be used as a condition for unrelated state funding to any unit of local government.

Section 17. Infrastructure and Capacity Coordination

1. A unit of local government may consider whether existing or planned infrastructure, public services and community resources are sufficient to support a proposed residential development.
2. Infrastructure Capacity
 - a. In evaluating a proposed development, a unit of local government may consider the availability and capacity of:
 - i. Sanitary sewer systems;
 - ii. Water supply and distribution systems;
 - iii. Stormwater management infrastructure; and,
 - iv. Transportation and roadway capacity.
 - b. A unit of local government may require verification that adequate sanitary sewer capacity is available to serve the proposed development, consistent with applicable state and federal regulations, including those administered by the Illinois Environmental Protection Agency.
3. Private Systems (Wells/Septic)
 - a. For developments relying on private water or wastewater systems, a unit of local government may require demonstration that such systems can support the proposed use without creating risk to public health or environmental quality.
4. Public Safety and Emergency Services
 - a. A unit of local government may consider the impact of development on:
 - i. Police services;
 - ii. Fire protection; and,
 - iii. Emergency response times and access.
5. Schools and Community Services
 - a. A unit of local government may consider the impact of development on:
 - i. Local school capacity;
 - ii. Parks and recreational facilities; and,
 - iii. Other community services.
6. Comprehensive Plan Consistency
 - a. A unit of local government may consider consistency with its adopted comprehensive plan or other planning documents in evaluating proposed developments.
7. Cumulative Impacts
 - a. A unit of local government may consider the cumulative impact of multiple developments within a service area when evaluating infrastructure and service capacity.
8. Local Authority Preserved
 - a. Nothing in this Section shall be construed to limit local authority to protect public health, safety and welfare.
 - b. This Section is subject to the Local Authority Preserved provisions of this Act.

Section 18. Residential Tax Increment Financing Support

1. Purpose
 - a. The purpose of this Section is to affirm the existing statutory role of Tax Increment Financing (TIF) districts as a critical local tool to support residential development and housing affordability.
2. Local Authority Preserved
 - a. Nothing in this Act shall be construed to limit, restrict or discourage the use of TIF districts by a unit of local government for residential development, redevelopment or housing-related infrastructure in accordance with the Tax Increment Allocation Redevelopment Act.
3. Housing Development Alignment
 - a. A unit of local government may utilize TIF districts to:
 - i. Support the construction or rehabilitation of residential units;
 - ii. Offset infrastructure costs necessary to enable housing development; and,
 - iii. Promote redevelopment in areas where market conditions would not otherwise support residential investment.
4. State Policy Alignment
 - a. It is the intent of the General Assembly that state housing policy recognize and support the continued use of TIF districts as a locally controlled economic development tool that can be used to expand housing supply and improve affordability without imposing statewide mandates.

Section 19. Comprehensive Planning and Zoning Assistance

1. Grant Program Established
 - a. The Illinois Department of Commerce and Economic Opportunity (DCEO) shall establish a program to provide grants or matching grants to units of local government for the purpose of developing, updating or implementing comprehensive plans, zoning ordinances or land use regulations consistent with the goals of this Act.
2. Grant Amounts
 - a. Grants awarded under this Section may be provided in an amount not to exceed \$25,000 per municipality or county, subject to appropriation, with or without a local match of funds.
3. Eligible Uses
 - a. Funds may be used for:
 - i. Comprehensive plan development or revision updates;
 - ii. Zoning ordinance modernization;
 - iii. Housing needs assessments;
 - iv. Infrastructure planning related to residential growth; and,
 - v. Technical planning assistance.
4. Local Authority Preserved
 - a. This Section is subject to the Local Authority Preserved provisions of this Act.

Section 20. People Over Panels

1. Purpose
 - a. This Section is intended to ensure that units of local government retain the ability to balance land use priorities, including the need for residential housing development, infrastructure capacity and long-term planning goals.
2. Local Authority Preserved
 - a. A unit of local government may regulate or prohibit the installation of a solar energy system or an energy storage system within its jurisdiction where such regulation or prohibition is supported by a documented comprehensive planning process.
3. Planning Requirement
 - a. A unit of local government may exercise such authority if it can demonstrate a record of a documented planning process, of not less than 60 days, including public notice, opportunity for comment and consideration of the property where the solar energy system or energy storage system is proposed to be sited.
4. Consistency with Local Plans
 - a. Where such planning record exists, a unit of local government may regulate or prohibit the solar energy system or energy system in a manner consistent with:
 - i. Its comprehensive plan;
 - ii. Its zoning authority; and,
 - iii. Applicable land use regulations.
5. Extraterritorial Jurisdiction
 - a. This authority shall include the ability to regulate or prohibit such systems within any local extraterritorial zoning jurisdiction, including areas within one and one-half miles of a municipality's corporate limits, as authorized by law.

Section 21. Local Housing Stabilization Authority

1. The state shall not prohibit a unit of local government from adopting locally-tailored rent stabilization measures.
2. Such measures may:
 - a. Be locally adopted by ordinance or referendum; and,
 - b. Include exemptions for landlords or property owners controlling four or fewer units within a municipality.

Section 22. Administration and Coordination

1. The Illinois Department of Commerce and Economic Opportunity (DCEO) shall serve as the lead state agency responsible for administering and coordinating programs, incentives and participation under this Act, and may utilize the technical expertise of any other state agency as necessary or appropriate.
2. The Illinois Department of Revenue (IDOR) shall administer any tax-related provisions associated with this Act, including certification, compliance and reporting requirements related to tax benefits.
3. DCEO, the Illinois Housing Development Authority (IHDA), the Illinois Office of the State Fire Marshal (OSFM) and the Illinois Department of Insurance (DOI) may, in coordination with other

state agencies, provide guidance, track local participation and prioritize funding or incentives consistent with the purposes of this Act.

4. All actions taken under this Section shall be ministerial, advisory or administrative in nature and shall not be construed to limit local authority.

Section 23. Mobility and Transportation Infrastructure Standards

1. Purpose
 - a. To determine community-specific transportation related development standards while preserving local control for land use decisions.
2. Local Flexibility
 - a. A unit of local government may:
 - i. Reduce or eliminate minimum off-street parking requirements for residential developments;
 - ii. Waive or modify electric vehicle infrastructure requirements where parking reductions are permitted under this Act; and,
 - iii. Allow alternative compliance measures, including shared parking, off-site parking or transportation demand strategies.
 - b. Any reduction in parking requirements must:
 - i. Maintain emergency vehicle access standards; and,
 - ii. Preserve and recognize the federal Americans with Disabilities Act-accessible parking requirements.
3. Priority Incentive
 - a. Any unit of local government that adopts parking flexibility measures for qualifying residential developments may receive priority consideration for state housing, infrastructure or economic development funding.
4. Local Authority Preserved
 - a. Nothing in this Section shall require a unit of local government to reduce or eliminate parking requirements.
 - b. This Section is subject to the Local Authority Preserved provisions of this Act.

Section 24. Residential Building Code Flexibility

1. Purpose
 - a. To promote cost-effective housing design while maintaining life safety standards.
2. Optional Adoption
 - a. A unit of local government may adopt building code provisions allowing single-stairwell residential building designs, provided such buildings:
 - i. Meet applicable height and unit count limitations; and,
 - ii. Incorporate enhanced fire safety measures, including but not limited to:
 - A. Fire-resistant construction;
 - B. Automatic sprinkler systems;
 - C. Fire alarm and detection systems; and,
 - D. Smoke control or ventilation measures as required.

3. State Guidance
 - a. The Office of the State Fire Marshal may develop model standards or guidance for any unit of local government choosing to adopt such provisions.
4. Local Authority Preserved
 - a. Nothing in this section shall:
 - i. Require a unit of local government to adopt single-stairwell provisions; or,
 - ii. Preempt local building or fire code authority.

Section 25. LGDF Dollar-For-Dollar Property Tax Relief

1. Purpose
 - a. The purpose of this Section is to ensure that increases in Local Government Distributive Fund (LGDF) revenues result in direct and measurable property tax relief for Illinois residents, while preserving local decision making authority.
2. Mechanism
 - a. Beginning in the first State Fiscal Year (SFY) in which the LGDF distribution rate exceeds 8.0% of state income tax collections, each county and municipality shall annually determine, by resolution, whether to participate in the receipt of LGDF revenues above the 8.0% threshold.
 - b. A county or municipality that elects to participate shall receive its share of LGDF revenues above the 8.0% threshold, subject to the requirements of this Section.
 - c. Any county or municipality that does not adopt such a resolution shall forgo receipt of LGDF revenues distributed above the 8.0% threshold for that fiscal year.
3. Use of Funds
 - a. Any county or municipality that elects to participate shall use the amount of LGDF revenues received above the 8.0% threshold to provide property tax relief in an amount equal to the increase received.
 - b. The amount of required property tax relief shall be calculated as the total dollar increase in LGDF revenues received above the 8.0% threshold in that fiscal year.
 - c. For purposes of this Section, “property tax relief” means:
 - i. A reduction in the property tax levy;
 - ii. A property tax abatement; or,
 - iii. The avoidance of a property tax levy increase that would otherwise be necessary to fund general operations.
 - d. This requirement ensures that any additional LGDF revenues are returned to taxpayers through lower property tax burdens.
4. Affordability Impact
 - a. This structure ensures that increases in LGDF funding function as direct property tax relief for residents.
 - b. Based on current estimates, restoring LGDF to 8.0% would generate more than \$500 million annually for local governments, while increases toward the historical 10% level could produce more than \$700 million in annual property tax relief statewide.
 - c. By directly tying state revenue sharing to property tax reduction, this Section provides immediate and ongoing affordability for homeowners and renters without imposing mandates or shifting financial burdens onto local communities.

5. School Districts and Taxing Body Coordination
 - a. School districts and other taxing bodies are encouraged to limit future property tax levy growth to help ease the burden on taxpayers.
6. Annual Timing
 - a. A county's or municipality's resolution under this Section shall be adopted annually following enactment of the state budget and prior to the adoption of the county's or municipality's property tax levy that year between July 1 and December 31 of each year, ensuring alignment between LGDF decisions and local tax-setting processes.
 - b. Property tax relief provided under this Section shall be implemented in the next applicable property tax levy cycle following receipt of such funds.
7. Accountability
 - a. A county or municipality shall demonstrate compliance with this Section through its annual budget, property tax levy ordinance abatement documentation or other official financial records.
8. Limitations and Clarifications
 - a. This Section applies only to LGDF revenues distributed above the 8.0% threshold and does not apply to base LGDF funding up to 8.0%.
 - b. Nothing in this Section shall be construed to:
 - i. Require a county or municipality to reduce its total property tax levy below the amount levied in the prior year;
 - ii. Limit the authority of a county or municipality to make budgetary or tax levy decisions consistent with applicable law;
 - iii. Restrict the use of LGDF revenues received in prior fiscal years; or,
 - iv. Require a county or municipality to participate in this program.
 - c. This Section is subject to the Local Authority Preserved provisions of this Act.

Section 26. Funding For Veterans Property Tax Relief Reimbursement Pilot Program

1. Purpose
 - a. The purpose of this Section is to ensure that property tax relief provided to veterans does not result in unintended revenue losses for counties, municipalities or other local taxing districts. This funding does not create a new tax or fee.
2. Appropriation from Real Estate Transfer Tax Revenue
 - a. The General Assembly shall allocate \$30 million annually from the revenues derived from the state Real Estate Transfer Tax to fund reimbursement under the Veterans Property Tax Relief Reimbursement Pilot Program, as authorized under 20 ILCS 2505/2505-810 or any successor program.
3. Use of Funds
 - a. Funds appropriated under this Section shall be used exclusively to:
 - i. Reimburse counties, municipalities and other local taxing districts for revenue losses associated with state-authorized veterans property tax exemptions; and,
 - ii. Support full or partial payments in accordance with the statutory formula governing the pilot program.

4. Distribution
 - a. Reimbursements shall be distributed in accordance with existing statutory requirements and administrative procedures established by the Illinois Department of Revenue (IDOR).
5. Legislative Findings
 - a. The General Assembly finds that:
 - i. Illinois generated approximately \$95 million to \$100 million annually in Real Estate Transfer Tax revenue in recent fiscal years.
 - ii. These revenues are currently undedicated.
 - iii. Dedicating a portion of this existing housing-related revenue stream to fund property tax relief reimbursements is consistent with the purpose of supporting housing affordability.
6. Funding this program will:
 - a. Prevent the shifting of tax burdens onto other property taxpayers;
 - b. Help stabilize local revenues; and,
 - c. Reduce pressure for local property tax increases.
7. Applications for financing under this Section shall receive priority processing, and the state shall make its best efforts to issue determinations within a reasonable timeframe.
8. Nothing in this Section shall:
 - a. Require a unit of local government to reduce its property tax levies; or,
 - b. Limit local taxing authority or budgetary discretion.

Section 27. Concurrent Home Rule Authority

1. This Act is enacted consistent with Article VII, Section 6(i) of the Illinois Constitution regarding concurrent exercise of authority.
2. This Act is a limitation and denial of home rule powers and functions under Article VII, Section 6(i) of the Illinois Constitution only to the extent expressly stated herein.
 - a. A home rule unit may exercise concurrent authority with the state to implement, administer and enforce the provisions of this Act.
 - b. A home rule unit may adopt ordinances, regulations or requirements that are more restrictive, more protective or more stringent than the standards established under this Act.
 - c. This Section is intended to establish a minimum statewide standard while preserving the ability of home rule units to respond to local conditions and needs.

Section 28. Effective Date

This Act takes effect January 1, 2028.

Preemption of Local Authority For Land Use and Zoning

House Bill (HB) 5626 introduces sweeping changes to zoning and housing laws across Illinois by permitting increased residential development in areas zoned for single-family homes and preempting local government authority.

The Issue:

This legislation preempts local authority for all municipalities for land use planning and zoning and mandates density increases in single-family residential zoning districts.

HB 5626 includes provisions establishing statewide zoning standards, including minimum lot sizes, increased residential density allowances, legalization of accessory dwelling units, limitations on parking requirements and changes affecting local development review and inspection processes. These proposals also reference the creation of a statewide formula related to impact fees. The Illinois Municipal League's (IML) *Impact Fees* fact sheet is [available via this link](#).

IML Solution:

Empower local governments to address housing needs in ways that reflect their unique conditions and priorities. Local governments are best positioned to balance growth with infrastructure capacity, fiscal impacts and neighborhood context. IML respectfully requests members of the General Assembly to vote NO on HB 5626.

Bill Number:

HB 5626

Sponsor:

**Rep. Buckner
(D-29)**

IML Position:

Oppose

BY LEAVING KEY DECISIONS TO LOCAL CONTROL, THE STATE CAN ENCOURAGE RESPONSIBLE HOUSING DEVELOPMENT WITHOUT SHIFTING UNDUE COSTS, RISKS OR LIABILITY ONTO MUNICIPALITIES.



Preserve Local Housing Authority

Under current Illinois law, communities follow a clear and transparent zoning process that informs residents and provides real opportunities for public input on local land use decisions. When a zoning request is filed, public notice is provided in advance through publication in a local newspaper at least 15 days before a public hearing and nearby property owners are notified by certified mail and on-site signage. A public hearing is then held so residents and affected neighbors can share their views before local officials make a final decision at a public meeting. This process ensures zoning decisions are made openly, carefully and in the community's best interests.

Governor JB Pritzker's Building Up Illinois Developments (BUILD) plan introduces one-size-fits-all changes to housing and zoning laws across Illinois, automatically allowing increased residential development statewide without local approval, including multi-unit developments in areas currently zoned for single-family homes. This limits the ability of local governments to make key zoning decisions in their own communities, where they can be held accountable in local elections.

Governor Pritzker's BUILD plan removes local authority, leaving residents with one option: to contact their state legislators after automatic, mandated approval has already been granted.

The Illinois Municipal League advocates for the preservation of local authority and community input.

iml.org/housing



Local Land Use Issue Brought to Public Attention



Local Residents Share Thoughts



Local Officials Make Decision

What You've Got

Currently, when zoning decisions are proposed that may impact a community, the zoning process includes multiple steps for local input, to allow the community's voices to be heard and to ensure local elected officials can make careful decisions with the community's best interests in mind.

- Development plans received by, and building permits approved by, the municipality reflect community standards from the start.
- Public notices inform the community of potential changes before they happen.
- Certified mail notices sent to nearby property owners ensure those most affected are aware of potential changes that may impact their property's value and neighborhood.
- Public hearings allow anyone — residents and non-residents — to come together and voice their support or opposition.
- Local zoning officials are accessible and best positioned to understand the needs of their community to responsibly facilitate growth.
- Zoning disputes can be resolved by going to city hall or contacting your local zoning officials.
- Appeals can be pursued through the local Zoning Board of Appeals and then, by right, the court system.

What You'll Get

Governor Pritzker's BUILD plan offers one-size-fits-all state-mandated approval.



- Call your state legislator.
- Go to Springfield to meet with members of the General Assembly.
- Amend state law, with even more state laws, to address local zoning and land use issues.

Preserving municipal housing authority ensures local solutions to local problems.

Learn more at **iml.org/housing**



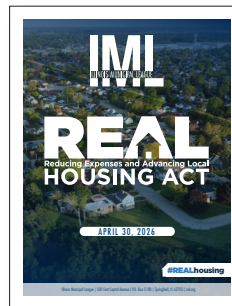
IMI REAL HOUSING ACT

ILLINOIS MUNICIPAL LEAGUE
Reducing Expenses and Advancing Local

The REAL Housing Act is a comprehensive proposal to address one of the biggest financial pressures facing Illinois families today – the rising cost of housing, driven in large part by high property taxes and industry-driven profits. This proposal is built to deliver real relief by reducing what people pay to live in their homes and putting money back in their pockets.

REAL Housing Act Proposal

The Illinois Municipal League's thorough and thoughtful proposal to increase affordable housing options.

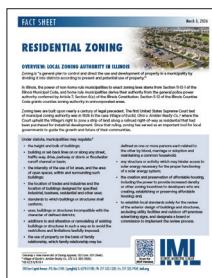


Municipal Opposition to Governor JB Pritzker's BUILD Plan

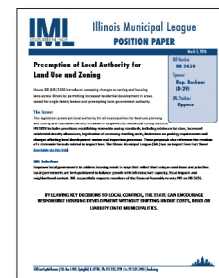


IML Housing Resources

Fact sheets and publications



Bill Position Papers and Other Resources



iml.org/REALhousing



Educate. Advocate. Empower.

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March 3, 2026

The Honorable JB Pritzker
Governor
207 Statehouse
Springfield, Illinois 62706

Dear Governor Pritzker:

As announced in your recent State of the State Address, the “Building Up Illinois Developments” (BUILD) plan is conceptually set forth in a series of legislative proposals that have been introduced as bills in both chambers of the Illinois General Assembly. In their current form, the Illinois Municipal League (IML) is opposed to each bill due to their individual and combined preemption of municipal authority.

Zoning and land use authority are issues at the heart of local control. So, too, is the provision of well-planned, safe and affordable housing for a community’s residents, since local officials are the closest representatives to those residents and can best articulate short-term and long-term local perspectives. A one-size-fits-all approach on this topic simply does not work.

As the statewide association representing all 1,294 cities, villages and towns across the state, IML respectfully requests to be included in all future conversations, legislative working group meetings and/or other discussions that pertain to the BUILD plan and as relate to municipal authority and local implementation of possible legislative outcomes involving your proposal.

Please feel welcome to contact me directly by phone (c: 618-201-7320; w: 217-525-1220) or by email (bcole@iml.org) as those meetings and discussions are anticipated or scheduled. We look forward to working together on this issue. Thanks.

Yours very truly,



BRAD COLE
Chief Executive Officer

c: Senate President Don Harmon
Senate Republican Leader John Curran
Speaker of the House Emanuel “Chris” Welch
House Republican Leader Tony McCombie
IML Board of Directors



500 East Capitol Avenue | P.O. Box 5180 | Springfield, IL 62705-5180 | Phone: 217.525.1220 | Fax: 217.525.7438 | iml.org

RESIDENTIAL ZONING

OVERVIEW: LOCAL ZONING AUTHORITY IN ILLINOIS

Zoning is “a general plan to control and direct the use and development of property in a municipality by dividing it into districts according to present and potential use of property.”¹

In Illinois, the power of non-home rule municipalities to enact zoning laws stems from Section 11-13-1 of the Illinois Municipal Code, and home rule municipalities derive their authority from the general police power authority conferred by Article 7, Section 6(a) of the Illinois Constitution. Section 5-12 of the Illinois Counties Code grants counties zoning authority in unincorporated areas.

Zoning laws are built upon nearly a century of legal precedent. The first United States Supreme Court test of municipal zoning authority was in 1926 in the case *Village of Euclid, Ohio v. Ambler Realty Co.*,² where the Court upheld the Village’s right to zone a strip of land along a railroad right-of-way as residential that had been purchased for industrial development. Since that ruling, zoning has served as an important tool for local governments to guide the growth and future of their communities.

Under statute, municipalities may regulate:³

- the height and bulk of buildings;
- building or set-back lines on or along any street, traffic-way, drive, parkway or storm or floodwater runoff channel or basin;
- the intensity of the use of lot areas, and the area of open spaces, within and surrounding such buildings;
- the location of trades and industries and the location of buildings designed for specified industrial, business, residential and other uses;
- standards to which buildings or structures shall conform;
- uses, buildings or structures incompatible with the character of defined districts;
- additions to and alteration or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed;
- the use of property on the basis of family relationship, which family relationship may be defined as one or more persons each related to the other by blood, marriage or adoption and maintaining a common household;
- any structure or activity which may hinder access to solar energy necessary for the proper functioning of a solar energy system;
- the creation and preservation of affordable housing, including the power to provide increased density or other zoning incentives to developers who are creating, establishing or preserving affordable housing; and,
- to establish local standards solely for the review of the exterior design of buildings and structures, excluding utility facilities and outdoor off-premises advertising signs, and designate a board or commission to implement the review process.

¹ *Devaney v. New Haven Bd. of Zoning Appeals*, 132 Conn. 537 (1946).

² *Village of Euclid v. Ambler Realty Co.*, 272 U.S. 365 (1926).

³ 65 ILCS 5/11-13-1



Municipalities may divide the entire municipality into districts according to the use of land and buildings, height and bulk of buildings, intensity of the use of lot area, area of open spaces or other classifications, as deemed appropriate.⁴

Zoning regulations are required to bear a reasonable relationship to public health, safety and welfare of the community.

RESIDENTIAL DISTRICTS

Municipalities may divide their jurisdiction into districts of varying number, shape and classification as deemed appropriate. Residential districts are commonly established to separate low-density and high-density uses, such as separating single-family homes from multiple-unit apartment buildings. Modern zoning practice generally excludes uses not specifically listed as permitted within a district.

DENSITY AND LOT SIZE REGULATION

Regulation of residential density is a central zoning function. Illinois law authorizes municipalities to regulate the intensity of use and lot areas, the height and bulk of structures and open space requirements. Common tools include height limitations, density standards, floor area ratio, frontage requirements, minimum building size and front, side and rear yard setbacks.

Through these mechanisms, municipalities control units per acre, minimum lot size, building mass and spacing and overall development intensity. Density regulations must be reasonable and defensible if challenged.

ACCESSORY DWELLING UNITS

Accessory dwelling units are secondary dwelling units located on the same lot as a principal residence. While terminology varies, regulation of accessory dwelling units falls within existing municipal authority to classify residential uses and regulate lot intensity. Municipalities may classify and regulate residential uses and regulate the intensity of lot area use.

Because accessory dwelling units increase the number of dwelling units on a lot, they impact density standards, height and bulk limitations and yard and setback requirements. Local ordinances may permit accessory dwelling units by right in certain districts, require special use approval, limit size through floor area ratios or building standards and regulate placement and lot coverage.

PARKING MINIMUMS

Parking standards are typically adopted as part of a zoning ordinance and function as a land use and development intensity control. Parking regulations often establish minimum off-street spaces per dwelling unit, address congestion and traffic impacts and influence building footprint and open space on a lot. Parking requirements operate in coordination with density, setback and lot coverage regulations. The same is also found in commercial and retail districts.

SPECIAL USES, VARIANCES AND FLEXIBILITY MECHANISMS

Residential zoning ordinances include procedural tools to address development proposals that do not strictly conform to district standards, such as variances (variations), special uses and planned unit developments. These mechanisms allow municipalities to evaluate increased density proposals, consider accessory dwelling units in districts, where not permitted by right, and modify lot size or parking standards where appropriate.

⁴ 65 ILCS 5/11-13-1(5)

REASONABLENESS AND LEGAL STANDARDS

Courts evaluate zoning regulations based on whether they bear a reasonable relationship to public health, safety and welfare. Municipalities ensure that residential zoning standards — including density limits, accessory dwelling unit regulations and parking requirements — are clearly articulated in ordinance text, consistently applied and supported by legitimate planning objectives.

IMPACT FEES

Impact fees are one-time fees imposed on new developments to help offset the costs of expanding public infrastructure to accommodate those developments. Both home rule and non-home rule municipalities may adopt ordinances requiring impact fees; however, home rule municipalities have broader authority to impose a wider range of fees. For more information about impact fees, the Illinois Municipal League (IML) has a fact sheet, *Impact Fees* ([available via this link](#)).

COMPREHENSIVE PLANS

Pursuant to 65 ILCS 5/11-12-6, a municipality may develop a comprehensive plan. This plan is an official map that designates the types of land uses the municipality would like to see developed on specific properties. It may also include requirements for the size and materials used in streets and alleys, the location of parks, playgrounds and school sites and standards for drainage and sanitary sewer facilities.

A comprehensive plan is an advisory document and map. Unlike a zoning ordinance, a comprehensive plan does not regulate or control the particular use of property. Instead, a comprehensive plan sets goals for the development or redevelopment of the community.

Adopting a comprehensive plan that incorporates proper zoning goals can increase the likelihood that a court will uphold the validity of the zoning of a particular parcel, if challenged, where that zoning is in conformity with the comprehensive plan. For more information about comprehensive plans, IML has a fact sheet, *Comprehensive Plans* ([available via this link](#)).

IML ZONING AND LAND USE RESOURCES

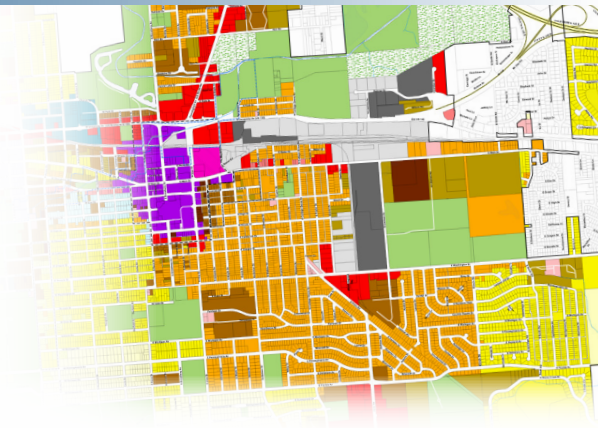
For more information about zoning, please refer to the *IML Zoning Handbook for Municipal Officials*, available at iml.org/zoning.

Additionally, IML has a dedicated housing webpage, iml.org/housing ([available via this link](#)). This webpage features the following fact sheets; which are also available at iml.org/factsheets.

- *Comprehensive Plans* ([available via this link](#))
- *Electric Vehicle Charging Requirements for Residential Construction* ([available via this link](#))
- *Impact Fees* ([available via this link](#))
- *Municipal Parking* ([available via this link](#))
- *Statewide Building Codes* ([available via this link](#))

iml.org/zoning

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Adopting a comprehensive plan that incorporates proper zoning goals can increase the likelihood that a court will uphold the validity of the zoning of a particular parcel, if challenged, where that zoning is in conformity with the comprehensive plan.

When a community is considering creating a comprehensive plan or learning more about planning and zoning, please refer to the Illinois Municipal League (IML) *Zoning Handbook for Municipal Officials*, available at iml.org/zoning. This handbook is written for officials who are involved in the zoning decision-making process. It also provides guidelines and explains key concepts such as the distinction between variances and special uses and the different functions of a plan commission, also referred to as a planning commission, and a zoning board of appeals.

Tax Increment Financing (TIF) may be a consideration in your community's comprehensive plan deliberations. TIF is a mechanism for municipalities to spur economic development in specific geographic areas that are blighted and deteriorating. TIF is a vital economic development tool for Illinois cities, villages and towns. IML works to support, improve and protect TIF through our advocacy efforts. IML has developed a dedicated webpage that provides resources and additional information regarding TIF, available at iml.org/tif.

PROCESS

The process for a municipality to adopt a comprehensive plan is governed by the Illinois Municipal Code ([65 ILCS 5/11-12-5 through 5/11-12-12](#)). The plan serves as an advisory guide for zoning, subdivision of land parcels or real property, capital improvements and other municipal policies but it is not self-executing law. Zoning ordinances and other regulations must be enacted separately.



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PDF Version



First, the corporate authorities must have a plan commission or plan department or both, created by ordinance. The commission is responsible for preparing the proposed comprehensive plan or amendments and is given wide latitude for what can be included: land use, streets, public facilities, parks, zoning policy, utility systems and anticipated annexation areas. The comprehensive plan can cover the municipality and its extraterritorial jurisdiction: the surrounding unincorporated territory within 1.5 miles of municipal boundaries, unless another municipality already has jurisdiction there.

Before adoption, the plan commission must conduct a public hearing, providing at least 15 days' notice of the hearing. The notice must include the time and place of the hearing and be published in a newspaper of general circulation in the county or counties in which the municipality and contiguous unincorporated territory are located.¹

Following the hearing, the plan commission may vote on a recommendation to adopt the plan (possibly with amendments) and send that recommendation to the city council or village or town board. "Within 90 days after the conclusion of the hearing, the corporate authorities, after consideration of the recommendation of the plan commission and such information as shall have been derived from the hearing, shall either adopt the comprehensive plan or amendment in whole or in part or reject the entire comprehensive plan or amendment."²

CONSULTANTS

Consultants can be a valuable partner in preparing a comprehensive plan to bring specialized expertise and experience, process management skills and objective perspectives that municipal staff or officials may not have time or resources to provide. Consultants may assist by structuring the comprehensive plan process to ensure legal compliance and stakeholder and public engagement to ensure the final adopted plan is a reflection of the community's objectives. In addition, consultants will have technical expertise that may be useful: data collection and analysis, mapping and GIS services and conducting any special studies (for example, housing needs or transportation modeling) that may be useful. Consultants will also have information about best practices or case studies from other municipalities and can assist with drafting and compiling the final materials. Request for proposals (RFP) is a suggested course of action when conducting a search for a qualified consultant.

LIFE SPAN, COSTS AND TIMELINE

The typical life span of a comprehensive plan ranges between 15 and 20 years, with costs ranging from \$25,000 to \$100,000 or more to develop, especially if using a consultant. These prices will vary depending on the municipality's size and input from the plan commission and community. A comprehensive plan could take 12 to 18 months or longer to develop and adopt.

iml.org

¹ [65 ILCS 5/11-12-7](#)

² *Id.*

IMPACT FEES



WHAT IS AN IMPACT FEE?

Impact fees are one-time fees imposed on new developments to help offset the costs of expanding public infrastructure to accommodate those developments. Both home rule and non-home rule municipalities may adopt ordinances requiring impact fees; however, home rule municipalities have broader authority to impose a wider range of fees.

To obtain approval for a development plan, developers often need to include provisions for public streets, alleys, public utilities, parks, playgrounds, school grounds and other public areas that are reasonably necessary for the municipality's organized growth. This requirement can be fulfilled by land donations or cash payments.

To calculate an impact fee, municipalities must be careful to estimate the actual costs of new infrastructure required to accommodate the growth of the new development. Municipalities base this estimate on a rational relationship between the fee and the improvements required using the "specifically and uniquely attributable test" employed by Illinois courts. These fees vary from one community to another, as the factors are often quite different.

WHY ARE IMPACT FEES IMPORTANT?

Impact fees provide municipalities with the necessary funding to accommodate the cost of growth and to ensure that costs are covered by developers, rather than burdening current taxpayers. As communities grow, tax revenue alone may not immediately cover the added demand for public services, so impact fees help to bridge that funding gap.

EXPRESS STATUTORY AUTHORITY

In Illinois, the Road Improvement Impact Fee Law explicitly grants local governments the authority to impose transportation impact fees on a new development.¹ The law expressly permits counties (with populations greater than 400,000) and all home rule municipalities to impose transportation impact fees. The law provides guidelines as to when impact fees may be imposed and the procedural, legislative and administrative framework that local governments must follow.

¹ 605 ILCS 5/5-901, et seq.



Additionally, the Illinois Municipal Code allows local governments to implement ordinances requiring impact fees for expenditures associated with the development of new “school grounds” necessitated as specifically and uniquely attributed to the new development in question. This may include amounts to pay for the costs of constructing a new school building or other infrastructure.²

STATUTORILY EXPRESSED AND IMPLIED AUTHORITY

Non-home rule municipalities must derive their general authority from powers expressly granted by the state; however, due to certain “implied powers” including, those arising from powers expressly granted and those essential to give effect to powers expressly granted, non-home rule municipalities do have authority to provide for land use regulation, which may include the imposition of school and park fees or impact fees for offsite road improvements. Likewise, because non-home rule municipalities are authorized to operate and regulate water and sewer facilities, they may impose connection fees.³

Section 11-12-5⁴ of the Illinois Municipal Code expressly authorizes a municipality to regulate subdivisions, including implementing a comprehensive plan by ordinances and enacting its power to implement impact fees. For more information about comprehensive plans, IML has a dedicated fact sheet ([available via this link](#)).

Section 11-12-6 dictates the manner in which a municipality must enact ordinances governing subdivision regulation. Municipalities “shall specifically state standard requirements of the municipality relating to size of streets, alleys, public way, parks, playgrounds, school sites, other public grounds and ways for public service facilities.”⁵ The Illinois Supreme Court has held that subdivision regulation is a reasonable exercise of a municipality’s police power.

IML RESOURCES

More information about impact fees and municipal zoning authority can be found in the *Zoning Handbook for Municipal Officials*, an IML publication available for free download on our website at iml.org/zoning.

iml.org/zoning

² 65 ILCS 5/11-12-5

³ 65 ILCS 5/11-150-1

⁴ 65 ILCS 11-12-5

⁵ 65 ILCS 11-12-6

PARKING REGULATIONS



In Illinois, the power of non-home rule municipalities to enact zoning laws stems from Section 11-13-1 of the Illinois Municipal Code, and home rule municipalities derive their authority from the general police power authority conferred by Article 7, Section 6(a) of the Illinois Constitution.

Parking standards are typically adopted as part of a zoning ordinance and function as a land use and development intensity control.

Parking regulations often establish minimum off-street spaces per dwelling unit, address congestion and traffic impacts and influence building footprint and open space on a lot.

Municipal parking ordinances must remain consistent with various regulations mandated by the state and federal government, such as the People Over Parking Act, the Electric Vehicle Charging Act and the Americans with Disabilities Act.

PEOPLE OVER PARKING ACT

Public Act (P.A.) 104-0457, also known as The People Over Parking Act, will take effect June 1, 2026. This Act states a unit of local government may not impose or enforce any minimum automobile parking requirements on a development project if the project is located within one-half mile of a public transportation hub or one-eighth mile of a public transportation corridor.

- “Public transportation hub” means: a rail transit station, a boat or ferry terminal served by either a bus stop or rail transit station and an intersection of two or more bus routes with a combined frequency of bus service intervals of 15 minutes or less during the morning and afternoon peak commute periods.
- “Public transportation corridor” means a street on which one or more bus routes have a combined frequency of bus service intervals of 15 minutes or less during the morning and afternoon peak commute periods.

EV CHARGING ACT

P.A. 103-0053, also known as the Electric Vehicle (EV) Charging Act, applies to newly constructed single-family homes and multifamily residential buildings with dedicated parking and requires the installation of EV-capable parking spaces. The EV Charging Act was later amended by P.A. 103-0572, providing additional clarification that the EV charging requirements set forth in the EV Charging Act apply to both newly constructed single-family homes and multifamily residential buildings that have parking spaces constructed after January 1, 2024.



Any new single-family residence or small multifamily residence must have at least one EV-capable parking space for every residential unit that has dedicated parking. A small multifamily residence is defined as a building that accommodates two to four families.

Additionally, building permits must require newly constructed large multifamily residential buildings and existing large family residential buildings that are being converted to an association, to have 100% of their total parking spaces EV-capable, unless they qualify as affordable housing developments. Affordable housing developments must meet scaled requirements, which begin taking effect January 1, 2026, and must be completed by January 1, 2034.

For more detailed information about EV charging requirements, the Illinois Municipal League has a fact sheet, *Electric Vehicle Charging Requirements for Residential Construction* ([available via this link](#)).

THE AMERICANS WITH DISABILITIES ACT

The American with Disabilities Act (ADA) has requirements as well. State and local government facilities also have an ongoing ADA obligation to make their programs accessible, which can require providing accessible parking. In addition, businesses or privately owned facilities that provide goods or services to the public have a continuing ADA obligation to remove barriers to access in existing parking facilities when it is readily achievable to do so.

Such requirements include a minimum number of accessible parking spaces based on total capacity, including at least one van-accessible parking space for every six accessible spaces, and locations for shortest accessible routes.¹

iml.org

¹[ADA Compliance Brief: Restriping Parking Spaces | ADA.gov](#)



#REALhousing

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04/2026: 500

500 East Capitol Avenue | P.O. Box 5180 | Springfield, IL 62705-5180
Phone: 217.525.1220 | Fax: 217.525.7438 | iml.org



Village of Roscoe
Bills Submitted for Approval on May 5, 2026'

Pooled Expenditures:

Checking account balance before expenditures		\$ 21,195.78
Pooled Money Market		97,744.41
Illinois Funds Balance		<u>7,654,403.31</u>
Total pooled cash and equivalents		7,773,343.50

Expenditures per list 145,975.90

Additional invoices

145,975.90

Total expenditures 145,975.90

Payroll expense:

Gross Wages	4/24/2026	103,048.14	
Payroll tax and IMRF	4/24/2026	8,329.74	
PD Longevity	5/1/2026	33,048.14	
Payroll tax	5/1/2026	2,528.18	146,954.20

Total General Fund Expenditures	<u>292,930.10</u>
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Pooled checking account balance after expenditures \$ 7,480,413.40

Motor Fuel Tax Expenditures

Motor Fuel account balance before expenditures		\$ 117,577.83
Motor Fuel Money Market		10,392.01
Illinois Funds Balance		<u>2,342,040.93</u>
Total Motor Fuel cash and equivalents		2,470,010.77

Expenditures:

<u>Vendor</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
---------------	-------------	----------------	--------------------	---------------

Total Motor Fuel Fund Expenditures	<u>-</u>
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Motor Fuel cash and equivalent balance after expenditures 2,470,010.77

Total expenditures for all funds:	<u>292,930.10</u>
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Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Only unpaid invoices included.
- Invoice Detail.GL account (2 Characters) = {<>} "50"

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Action Target									
10001	Action Target	0636906-IN	Rubber Panel Replacement	01-040-5990 Departmental Operating S	04/20/2026	1,973.20	.00		
Total Action Target:						1,973.20	.00		
AGILEBITS, INC									
2473	AGILEBITS, INC	INV_CAN8812	1PASSWORD SOFTWARE LICENSES -	01-010-5952 Information Technology - S	04/15/2026	410.35	.00		
2473	AGILEBITS, INC	INV_CAN8812	IPASSWORD SOFTWARE LICENSES -	01-012-5952 Information Technology - S	04/15/2026	82.07	.00		
2473	AGILEBITS, INC	INV_CAN8812	1PASSWORD SOFTWARE LICENSES -	01-014-5952 Information Technology - S	04/15/2026	82.07	.00		
2473	AGILEBITS, INC	INV_CAN8812	1PASSWORD SOFTWARE LICENSES -	01-017-5952 Information Technology - S	04/15/2026	82.07	.00		
2473	AGILEBITS, INC	INV_CAN8812	IPASSWORD SOFTWARE LICENSES -	01-030-5952 Information Technology - S	04/15/2026	328.28	.00		
2473	AGILEBITS, INC	INV_CAN8812	1PASSWORD SOFTWARE LICENSES -	01-040-5952 Information Technology - S	04/15/2026	1,723.47	.00		
Total AGILEBITS, INC:						2,708.31	.00		
Air One Equipment, Inc									
10074	Air One Equipment, Inc	235147	Hooligan SPF (Single Piece Forged) 30"	01-040-6051 Equipment Purch - Non Ca	04/20/2026	2,000.00	.00		
Total Air One Equipment, Inc:						2,000.00	.00		
AMAZON CAPITAL SERVICES									
311	AMAZON CAPITAL SERVICES	11DL-9Y1Y-K6	Post-it Notes, File Folders, Staple Pullers	01-040-6020 Office Supplies	04/20/2026	52.71	.00		
311	AMAZON CAPITAL SERVICES	16L9-M61D-J7	Padlocks - Range Supples	01-040-5990 Departmental Operating S	04/23/2026	58.98	.00		
311	AMAZON CAPITAL SERVICES	1DKW-JC9H-H	Gauze, Trauma Kits, Compression Band	01-040-6051 Equipment Purch - Non Ca	04/20/2026	491.40	.00		
311	AMAZON CAPITAL SERVICES	1GCX-L9XD-9	AIR FRESHENER	01-030-6020 Office Supplies	04/27/2026	5.94	.00		
311	AMAZON CAPITAL SERVICES	1GJJ-RMQY-M	REGULAR CAB RUNNING BOARDS - T	01-030-5122 Maintenance & Repairs - V	04/14/2026	258.99	.00		
311	AMAZON CAPITAL SERVICES	1H43-YVQC-4	AIR FRESHENER, CLEANING WIPES,	01-030-6020 Office Supplies	04/26/2026	63.27	.00		
311	AMAZON CAPITAL SERVICES	1MFH-6LLM-C	**RETURN** Palzkill - Holster	01-040-4612 Uniforms	04/23/2026	59.99	.00		
311	AMAZON CAPITAL SERVICES	1NT1-RY76-PY	First Aid Trauma Bags, Wound Dressing,	01-040-6051 Equipment Purch - Non Ca	04/20/2026	496.88	.00		
311	AMAZON CAPITAL SERVICES	1QXH-4QPK-4	FOLDING STEPS - TRUCK #210	01-030-5122 Maintenance & Repairs - V	04/14/2026	99.99	.00		
Total AMAZON CAPITAL SERVICES:						1,468.17	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
BALSLEY PRINTING									
638	BALSLEY PRINTING	162877	VENDING STICKERS	01-010-5330 Printing & Publishing	04/23/2026	312.00	.00		
Total BALSLEY PRINTING:						312.00	.00		
CHARTER COMMUNICATIONS									
1221	CHARTER COMMUNICATIONS	171810301421	INTERNET BACK UP	01-010-5320 Telephone & Data	04/21/2026	9.99	.00		
Total CHARTER COMMUNICATIONS:						9.99	.00		
COMMONWEALTH EDISON									
1411	COMMONWEALTH EDISON	041026 1222	3/11/26-4/10/26 BIKE PATH LIGHTS	01-030-5411 Electricity - Street Lights	04/10/2026	48.14	.00		
1411	COMMONWEALTH EDISON	041026 3000	3/9/26-4/8/26 6545 WINDFLOWER LN	01-050-6010 Building Utilities (Gas & El	04/10/2026	105.89	.00		
1411	COMMONWEALTH EDISON	041426 32000	3/11/26-4/10/26 5785 BROAD ST	01-050-6010 Building Utilities (Gas & El	04/14/2026	120.26	.00		
1411	COMMONWEALTH EDISON	041426 42000	3/11/26-4/10/26 5802 HARRISON	01-050-6010 Building Utilities (Gas & El	04/14/2026	64.63	.00		
1411	COMMONWEALTH EDISON	041626 2000	3/11/26-4/10/26 RIVER ST LITE R25	01-030-5411 Electricity - Street Lights	04/16/2026	22.00	.00		
1411	COMMONWEALTH EDISON	042126 3000	3/20/26-4/21/26 STREET LITE RT/23	01-030-5411 Electricity - Street Lights	04/21/2026	4,370.28	.00		
Total COMMONWEALTH EDISON:						4,731.20	.00		
DEARBORN LIFE INSURANCE COMPANY									
1721	DEARBORN LIFE INSURANCE C	050126	DISABILITY INS - ADMIN	01-010-4330 Disability Insurance	05/01/2026	111.03	.00		
1721	DEARBORN LIFE INSURANCE C	050126	DISABILITY INS - ADMIN ADJ	01-010-4330 Disability Insurance	05/01/2026	37.50-	.00		
1721	DEARBORN LIFE INSURANCE C	050126	DISABILITY INS - HR	01-017-4330 Disability Insurance	05/01/2026	51.52	.00		
1721	DEARBORN LIFE INSURANCE C	050126	DISABILITY INS - PW	01-030-4330 Disability Insurance	05/01/2026	308.74	.00		
1721	DEARBORN LIFE INSURANCE C	050126	DISABILITY INS - PD	01-040-4330 Disability Insurance	05/01/2026	1,027.57	.00		
1721	DEARBORN LIFE INSURANCE C	050126	DISABILITY INS - PK	01-050-4330 Disability Insurance	05/01/2026	43.79	.00		
Total DEARBORN LIFE INSURANCE COMPANY:						1,505.15	.00		
DELTA DENTAL OF ILLINOIS-RISK									
1791	DELTA DENTAL OF ILLINOIS-RIS	2031858	DENTAL -ADMIN	01-010-4310 Health Insurance	05/01/2026	66.96	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	2031858	VISION INS - ADMIN	01-010-4310 Health Insurance	05/01/2026	11.32	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	2031858	DENTAL - HR	01-017-4310 Health Insurance	05/01/2026	69.27	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	2031858	VISION INS - HR	01-017-4310 Health Insurance	05/01/2026	11.04	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	2031858	DENTAL - PW	01-030-4310 Health Insurance	05/01/2026	356.10	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	2031858	VISION INS - PW	01-030-4310 Health Insurance	05/01/2026	50.51	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	2031858	DENTAL - PD	01-040-4310 Health Insurance	05/01/2026	1,785.81	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	2031858	VISION INS - PD	01-040-4310 Health Insurance	05/01/2026	254.49	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	2031858	DENTAL - PK	01-050-4310 Health Insurance	05/01/2026	121.74	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1791	DELTA DENTAL OF ILLINOIS-RIS	2031858	VISION INS - PK	01-050-4310 Health Insurance	05/01/2026	16.55	.00		
Total DELTA DENTAL OF ILLINOIS-RISK:						2,743.79	.00		
FEHR-GRAHAM & ASSOCIATES									
2161	FEHR-GRAHAM & ASSOCIATES	138927	PROJ 405.0026231 2026 RES STREET	01-010-5220 Engineering - General (Vill	03/27/2026	9,050.00	.00		
2161	FEHR-GRAHAM & ASSOCIATES	138928	PROJ 25-793 2026-2030 CAP IMP PLA	01-019-5246 Engineering & Design Serv	03/27/2026	3,650.00	.00		
2161	FEHR-GRAHAM & ASSOCIATES	138929	PROJ 405.0026560 2026 ENGINEERIN	01-010-5220 Engineering - General (Vill	03/27/2026	10,239.67	.00		
2161	FEHR-GRAHAM & ASSOCIATES	138930	PROJ 405.0026641 SUBDIVISION SIGN	01-010-5220 Engineering - General (Vill	03/27/2026	1,800.00	.00		
2161	FEHR-GRAHAM & ASSOCIATES	138931	PROJ 405.0251749.000 PORTER PHAS	90-050-6400 Porter Park Phase II - OSL	03/27/2026	18,414.25	.00		
Total FEHR-GRAHAM & ASSOCIATES:						43,153.92	.00		
FIRST SUPPLY LLC-ROCKFORD									
2231	FIRST SUPPLY LLC-ROCKFORD	15099188-00	VAC BREAKER REPAIR KIT - VH	01-010-5121 Maintenance & Repairs - B	04/07/2026	31.52	.00		
2231	FIRST SUPPLY LLC-ROCKFORD	15112014-00	SLOAN WALL ACTUATOR & FLUSHMA	01-050-5121 Maintenance & Repairs - B	04/15/2026	319.27	.00		
Total FIRST SUPPLY LLC-ROCKFORD:						350.79	.00		
FRSA-PAYMENTS									
5881	FRSA-PAYMENTS	041726	10631 MAIN ST	01-010-6010 Building Utilities (Gas & El	04/17/2026	15.02	.00		
5881	FRSA-PAYMENTS	041726	10595 MAIN ST	01-040-6010 Building Utilities (Gas & El	04/17/2026	15.01	.00		
5881	FRSA-PAYMENTS	543394	1/5/26-2/7/26 5402 SWANSON RD	01-030-6010 Building Utilities (Gas & El	04/17/2026	73.47	.00		
5881	FRSA-PAYMENTS	547387	2/5/26-3/4/26 5783 BROAD ST	01-050-6010 Building Utilities (Gas & El	04/17/2026	2.53	.00		
Total FRSA-PAYMENTS:						106.03	.00		
GREGORY E COX									
2650	GREGORY E COX	042126	ADMINISTRATIVE HEARINGS	01-013-5231 Legal Services - Village Pr	04/21/2026	500.00	.00		
Total GREGORY E COX:						500.00	.00		
HALL SIGNS, INC.									
2673	HALL SIGNS, INC.	168577	20 - KEEP DOG LEASHED AT ALL TIME	01-030-6200 Street Sign Installation & R	04/24/2026	338.98	.00		
Total HALL SIGNS, INC.:						338.98	.00		
ILLINOIS PUBLIC RISK FUND									
3121	ILLINOIS PUBLIC RISK FUND	103329	2026 MONTHLY INSTALLMENT W/C IN	01-015-5812 Workers Compensation Ins	04/15/2026	9,237.00	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total ILLINOIS PUBLIC RISK FUND:						9,237.00	.00		
IPBC - HEALTH BENEFITS									
3231	IPBC - HEALTH BENEFITS	050126	VOL LIFE	01-000-2211 Life Insurance-Additional V	05/01/2026	745.11	.00		
3231	IPBC - HEALTH BENEFITS	050126	DEP LIFE	01-000-2212 Life Insurance-Dependent	05/01/2026	71.94	.00		
3231	IPBC - HEALTH BENEFITS	050126	INDEMNITY	01-000-2215 Indemnity - Vol	05/01/2026	166.66	.00		
3231	IPBC - HEALTH BENEFITS	050126	HEALTH INS - ADMIN	01-010-4310 Health Insurance	05/01/2026	1,594.00	.00		
3231	IPBC - HEALTH BENEFITS	050126	LIFE INS - ADMIN	01-010-4320 Life Insurance	05/01/2026	7.00	.00		
3231	IPBC - HEALTH BENEFITS	050126	FEES (ALL)	01-014-6059 Bank Fees	05/01/2026	54.60	.00		
3231	IPBC - HEALTH BENEFITS	050126	LIFE INS - HR	01-017-4310 Health Insurance	05/01/2026	3.50	.00		
3231	IPBC - HEALTH BENEFITS	050126	HEALTH INS - HR	01-017-4310 Health Insurance	05/01/2026	1,626.49	.00		
3231	IPBC - HEALTH BENEFITS	050126	HEALTH INS - PW	01-030-4310 Health Insurance	05/01/2026	7,263.20	.00		
3231	IPBC - HEALTH BENEFITS	050126	LIFE INS - PW	01-030-4320 Life Insurance	05/01/2026	22.04	.00		
3231	IPBC - HEALTH BENEFITS	050126	HEALTH INS - PD	01-040-4310 Health Insurance	05/01/2026	34,908.46	.00		
3231	IPBC - HEALTH BENEFITS	050126	LIFE INS - PD	01-040-4320 Life Insurance	05/01/2026	66.50	.00		
3231	IPBC - HEALTH BENEFITS	050126	HEALTH INS - PK	01-050-4310 Health Insurance	05/01/2026	4,140.12	.00		
3231	IPBC - HEALTH BENEFITS	050126	LIFE INS - PK	01-050-4320 Life Insurance	05/01/2026	3.50	.00		
Total IPBC - HEALTH BENEFITS:						50,673.12	.00		
Jack's Tire Sales & Service									
10012	Jack's Tire Sales & Service	1-361383	Squad 8 - Tire	01-040-5120 Maintenance & Repairs - V	04/21/2026	167.50	.00		
Total Jack's Tire Sales & Service:						167.50	.00		
JERRYS AUTO PARTS									
3401	JERRYS AUTO PARTS	567829	CONTACTORS - PW STOCK	01-030-5120 Maintenance & Repairs - E	04/16/2026	167.40	.00		
Total JERRYS AUTO PARTS:						167.40	.00		
MachesneyIL WellNow Urgent Care									
5411	MachesneyIL WellNow Urgent Ca	26124	C. Gomez - Pre Employee Screenings P	01-041-4370 Medical Screening / Drug T	04/06/2026	459.00	.00		
Total MachesneyIL WellNow Urgent Care:						459.00	.00		
MAGGIO TRUCK CENTER, INC									
4181	MAGGIO TRUCK CENTER, INC	263446	WRECKER SERVICE - WINCH & HOLD	01-030-5122 Maintenance & Repairs - V	03/16/2026	1,900.00	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total MAGGIO TRUCK CENTER, INC:						1,900.00	.00		
MENARD'S									
4411	MENARD'S	66794	UTILITY HANGERS - PW STORAGE	01-030-5121 Maintenance & Repairs - B	03/06/2026	23.26	.00		
4411	MENARD'S	68776	WINDOW & WINDOW REPAIR SUPPLI	01-050-5121 Maintenance & Repairs - B	04/10/2026	251.69	.00		
4411	MENARD'S	69098	BRASS PLUMBING SUPPLIES - RIVER	01-050-5121 Maintenance & Repairs - B	04/15/2026	103.94	.00		
Total MENARD'S:						378.89	.00		
NICOR GAS									
4931	NICOR GAS	042126 2000 9	3/20/26-4/20/26 5402 SWANSON	01-030-6010 Building Utilities (Gas & El	04/21/2026	484.93	.00		
Total NICOR GAS:						484.93	.00		
NITAB									
4741	NITAB	2724	OFFICER ASSESSMENTS - PD	01-040-5530 Training & Seminars	04/09/2026	1,900.00	.00		
Total NITAB:						1,900.00	.00		
PORT-A-JOHN									
5471	PORT-A-JOHN	18494	HANDICAP W/ HAND SANITIZER - CHI	01-050-5860 Equipment Rentals	04/29/2026	135.00	.00		
5471	PORT-A-JOHN	18495	HANDICAP W/ HAND SANITIZER - RAL	01-050-5860 Equipment Rentals	04/29/2026	135.00	.00		
5471	PORT-A-JOHN	18496	HANDICAP W/ HAND SANITIZER - POR	01-050-5860 Equipment Rentals	04/29/2026	135.00	.00		
Total PORT-A-JOHN:						405.00	.00		
REGION 1 PLANNING COUNCIL									
5665	REGION 1 PLANNING COUNCIL	COG-FY26-001	COUNCIL OF GOV Q4 2026	01-018-5510 Memberships & Dues - El	04/01/2026	625.00	.00		
5665	REGION 1 PLANNING COUNCIL	FY26-0066-4	WINGIS: FY26 QUARTER 4	01-016-5881 Geographical Inform Syste	04/01/2026	1,138.13	.00		
Total REGION 1 PLANNING COUNCIL:						1,763.13	.00		
RINGCENTRAL INC									
5780	RINGCENTRAL INC	CD_00141633	RING CENTRAL MONTHLY SERVICE -	01-010-5320 Telephone & Data	04/24/2026	190.56	.00		
5780	RINGCENTRAL INC	CD_00141633	RING CENTRAL MONTHLY SERVICE -	01-030-5320 Telephone & Data	04/24/2026	190.56	.00		
5780	RINGCENTRAL INC	CD_00141633	RING CENTRAL MONTHLY SERVICE -	01-040-5320 Telephone & Data	04/24/2026	190.57	.00		
Total RINGCENTRAL INC:						571.69	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
S & H NURSERY									
6221	S & H NURSERY	2681	GYP SUM PELLETS & STRAW BALES -	01-030-6060 Road Repair Bulk Material	04/13/2026	77.00	.00		
Total S & H NURSERY:						77.00	.00		
SLABAUGH SERVICES									
6561	SLABAUGH SERVICES	2026-33867	6 YARDS PULVERISED TOPSOIL	01-030-6060 Road Repair Bulk Material	04/25/2026	171.00	.00		
Total SLABAUGH SERVICES:						171.00	.00		
TREE CARE ENTERPRISES, INC.									
7301	TREE CARE ENTERPRISES, IN	63010	REMOVE MULTIPLE TREES FROM CO	01-030-5160 Tree Maintenance & Rem	04/18/2026	2,875.00	.00		
Total TREE CARE ENTERPRISES, INC.:						2,875.00	.00		
U S CELLULAR									
7401	U S CELLULAR	0803274280	CELL PHONES - ADMIN	01-010-5320 Telephone & Data	04/16/2026	185.34	.00		
7401	U S CELLULAR	0803274280	CELL PHONES - PW	01-030-5320 Telephone & Data	04/16/2026	308.24	.00		
7401	U S CELLULAR	0803274280	CELL PHONES - PD	01-040-5320 Telephone & Data	04/16/2026	325.78	.00		
Total U S CELLULAR:						819.36	.00		
UNIFIRST CORPORATION									
7460	UNIFIRST CORPORATION	33390039379	UNIFORMS & MATS - PW	01-030-4610 Uniforms	04/27/2026	120.06	.00		
7460	UNIFIRST CORPORATION	33390039379	UNIFORMS & EXCHANGES - PARKS	01-050-4610 Uniforms	04/27/2026	51.14	.00		
7460	UNIFIRST CORPORATION	3390038847	MAT SERVICE - VH	01-010-5121 Maintenance & Repairs - B	04/20/2026	38.22	.00		
7460	UNIFIRST CORPORATION	3390038876	UNIFORMS & MATS - PW	01-030-4610 Uniforms	04/20/2026	129.82	.00		
7460	UNIFIRST CORPORATION	3390038876	UNIFORMS & EXCHANGE CHARGE - P	01-050-4610 Uniforms	04/20/2026	58.30	.00		
Total UNIFIRST CORPORATION:						397.54	.00		
VANDEWALLE & ASSOCIATES									
7483	VANDEWALLE & ASSOCIATES	202604001	T & M PLANNING	01-016-5241 Planning Services - Zonin	04/16/2026	10,922.50	.00		
Total VANDEWALLE & ASSOCIATES:						10,922.50	.00		
VERIZON WIRELESS									
7491	VERIZON WIRELESS	6140760042	HOT SPOTS PD	01-040-5320 Telephone & Data	04/10/2026	396.11	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total VERIZON WIRELESS:						396.11	.00		
WINNEBAGO COUNTY FINANCE OFFICE									
7775	WINNEBAGO COUNTY FINANC	13780	INTERNET SERVICE/PUBLIC IP ADDR	01-010-5320 Telephone & Data	03/31/2026	55.00	.00		
Total WINNEBAGO COUNTY FINANCE OFFICE:						55.00	.00		
ZIEGLER'S ACE HARDWARE									
102	ZIEGLER'S ACE HARDWARE	7701-R	FASTENER FOR HITCH - TRUCK #210	01-030-5120 Maintenance & Repairs - E	04/14/2026	18.32	.00		
102	ZIEGLER'S ACE HARDWARE	7703-R	FASTENER FOR HITCH - TRUCK #210	01-030-5120 Maintenance & Repairs - E	04/14/2026	20.12	.00		
102	ZIEGLER'S ACE HARDWARE	7716-R	CUTTING WHEEL & GRAPHITE SPRAY	01-050-5121 Maintenance & Repairs - B	04/16/2026	49.96	.00		
102	ZIEGLER'S ACE HARDWARE	7718-R	TORCH KIT, COPPER & MAP PRO GAS	01-050-5121 Maintenance & Repairs - B	04/16/2026	73.97	.00		
102	ZIEGLER'S ACE HARDWARE	7721-R	BALL VALVE REPLACEMENT PARTS -	01-050-5121 Maintenance & Repairs - B	04/17/2026	31.98	.00		
102	ZIEGLER'S ACE HARDWARE	7742-R	FASTENERS - DOWN SIGNS - STORM	01-030-6200 Street Sign Installation & R	04/22/2026	34.27	.00		
102	ZIEGLER'S ACE HARDWARE	7754-R	THREAD SEALANT & VALVE - SWASO	01-050-5121 Maintenance & Repairs - B	04/24/2026	24.58	.00		
Total ZIEGLER'S ACE HARDWARE:						253.20	.00		
Grand Totals:						145,975.90	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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- Department Key
- 010 Administration
 - 012 Village Clerk
 - 015 Liability Insurance
 - 030 Public Works
 - 040 Police/Public Safety
 - 050 Parks and Recreation

Dated: _____

Administrator: _____

Trustees: _____

These signatures approve all invoices in this report. Any invoices not approved are circled in Red.

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Only unpaid invoices included.
- Invoice Detail.GL account (2 Characters) = {<-> "50"

**VILLAGE OF ROSCOE, ILLINOIS
RESOLUTION NO. 2026-R24**

**A RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING
BETWEEN THE VILLAGE OF ROCKTON AND THE VILLAGE OF ROSCOE FOR
POLICE MUTUAL AID**

This Memorandum of Understanding (“MOU”) is entered into between the Village of Rockton, Illinois (“Rockton”) and the Village of Roscoe, Illinois (“Roscoe”) as of the date the last of them to sign this MOU (“Effective Date”). Rockton and Roscoe are at times referred to herein as a “Party” or collectively as the “Parties”.

RECITALS:

WHEREAS, Rockton and Roscoe each independently operate law enforcement departments which are charged with enforcing laws and protecting their citizens; and

WHEREAS, there are plans to begin repairs to the Roscoe Road bridge over the Rock River beginning on _____, 2026, and lasting until _____, 2026; and

WHEREAS, the Roscoe Road bridge will be unusable for the duration of the construction; and

WHEREAS, due to this bridge closure, any emergency calls for police service occurring on the West side of the Roscoe Road bridge within the Village of Roscoe corporate limits that require police response could experience delays; and

WHEREAS, the Parties agree that in the event of a call for Roscoe police service to the West side of the Roscoe Road bridge during the bridge closure, that upon request by the Roscoe Police Department, the Rockton Police Department shall provide the initial response, on the terms and conditions set forth herein; and

WHEREAS, there are plans to begin repairs to the Blackhawk Road Bridge over the Rock River beginning on _____ and lasting until _____; and

WHEREAS, the Blackhawk Road bridge will be unusable for the duration of the construction; and

WHEREAS, due to this bridge closure, any emergency calls for police service occurring on the South side of the Blackhawk Road bridge within the Village of Rockton corporate limits that require police response could experience delays; and

WHEREAS, the Parties agree that in the event of a call for Rockton police service to the South side of the Blackhawk Road bridge during the bridge closure, that upon request by the Rockton Police Department, the Roscoe Police Department shall provide the initial response, on the terms and conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Roscoe, Winnebago County, Illinois, as follows:

1. **AUTHORIZATION TO ENTER INTO AGREEMENT:** The Village of Roscoe/ Roscoe Police Department is hereby authorized to enter into a Memorandum of Understanding between the Village of Roscoe and Village of Rockton for Police Mutual Aid.

2. **EFFECTIVE DATE:** This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE TO FOLLOW]

2026-R24				
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee John Broda				
Trustee Dayne Mead				
Trustee Molly Butz				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED May 5th, 2026:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 6.

Agenda Item: Approval of Memorandum of Understanding between the Village of Roscoe and Village of Rockton for Police Mutual Aid.

Date: 04/21/2026

Meeting: Committee of the Whole

Prepared by: Chief Sam Hawley

Department: Police Department

Overview/Background Information

On or near June 1st, 2026, the Roscoe Road bridge project is expected to begin, which will prevent vehicles, specifically police vehicles, from taking the most direct route connecting the east and west sides of the Village of Roscoe. Alternate routes will either be Hononegah Rd to the north or Ralston Rd to the south, each of which add significant time (approx. 15 minutes non-emergency response) when trying to reach the opposite side of the Village.

Key Issues

The aforementioned alternate routes, necessitated by the road closure introduces a substantial delay in response times for law enforcement personnel addressing both urgent emergency and less critical non-emergency calls. This protracted response window consequently creates a potentially perilous public safety issue, as every minute lost can escalate the severity of an incident, endanger individuals, or lead to increased property damage.

To mitigate these critical delays and enhance community safety, the implementation of the proposed Memorandum of Understanding (MOU) is crucial. Under this formal agreement, officers from the Rockton Police Department would be strategically dispatched to calls originating from the west side of Roscoe. This proactive measure would enable them to provide immediate and much-needed backup in volatile situations or, critically, to act as the initial officers on scene. In this capacity, they would be responsible for assessing the situation, securing the area, rendering preliminary aid, or de-escalating conflicts until Roscoe Police officers can navigate the longer routes and arrive to assume full command.

Furthermore, demonstrating the reciprocal nature and foresight embedded within this collaborative framework, the Roscoe Police Department would be called upon to offer similar assistance to the southeast area of Rockton. This specific provision is designed to address the anticipated challenges posed by the scheduled Route 75 bridge project in Rockton, a significant infrastructure undertaking slated to commence in 2027. During this period, which will undoubtedly involve major traffic disruptions and detours, Roscoe officers would provide vital support, acting as first responders or backup, thereby ensuring that residents in the affected Rockton quadrant continue to receive timely and effective police services despite the geographical impediments.

Fiscal Note/Budget Impact

The approval of this MOA would have no foreseeable negative fiscal or budgetary impact.

Prior Legislative Actions

N/A

Action Required/Recommendation

Recommendation to send to Village Board Meeting for vote.

Attachments

**MEMORANDUM OF UNDERSTANDING BETWEEN THE VILLAGE OF ROCKTON
AND THE VILLAGE OF ROSCOE FOR POLICE MUTUAL AID**

This Memorandum of Understanding (“MOU”) is entered into between the Village of Rockton, Illinois (“Rockton”) and the Village of Roscoe, Illinois (“Roscoe”) as of the date the last of them to sign this MOU (“Effective Date”). Rockton and Roscoe are at times referred to herein as a “Party” or collectively as the “Parties”.

RECITALS:

WHEREAS, Rockton and Roscoe each independently operate law enforcement departments which are charged with enforcing laws and protecting their citizens; and

WHEREAS, the Roscoe Road bridge will be closed for repairs for a significant period of time starting in approximately June of 2026, and shall remain closed until the repairs to the Roscoe Road bridge are complete, with completion anticipated in _____, 2026 (Roscoe Road Bridge Closure); and

WHEREAS, during the Roscoe Road Bridge Closure, the Roscoe Police Department anticipates experiencing delays in emergency response time to the Village of Roscoe Village limits on the west side of the Roscoe Road bridge;

WHEREAS, the Parties agree that in the event of a call for Roscoe police service to the West side of the Roscoe Road bridge during the bridge closure, that upon request by the Roscoe Police Department, the Rockton Police Department shall provide the initial response, and/or emergency backup (Mutual Aid) on the terms and conditions set forth herein; and

WHEREAS, the Blackhawk Road bridge will be closed for repairs for a significant period of time starting in approximately _____ of 2027, and shall remain closed until the repairs to the Blackhawk Road bridge are complete, with completion anticipated in _____, 2027 (Blackhawk Road Bridge Closure); and

WHEREAS, during the Blackhawk Road Bridge Closure, the Rockton Police Department anticipates experiencing delays in emergency response time to the Village of Rockton Village limits on the south side of the Blackhawk Road bridge;

WHEREAS, the Parties agree that in the event of a call for Rockton police service to the South side of the Blackhawk Road bridge during the bridge closure, that upon request by the Rockton Police Department, the Roscoe Police Department shall provide the initial response and/or emergency backup (Mutual Aid), on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and promises contained herein, and other valuable considerations, the receipt and sufficiency of which they acknowledge, the Parties agree as follows:

1. RECITALS: The above recitals are incorporated herein and made a part thereof.
2. AUTHORITY: The Parties enter into this Agreement in accordance with the authority vested in them by the Intergovernmental Cooperation Act, 5 ILCS 220/1, et seq.
3. TERM: The Term of this MOU shall extend from the Effective Date to the Respective re-opening of the Roscoe Road bridge and the Blackhawk Road bridge.
4. INITIAL RESPONSE. Upon request to provide Mutual Aid , Roscoe and Rockton police officers shall only be required to provide the Mutual Aid if officers are not actively engaged in another call for service. Upon the arrival of the requesting officer, the initial responding officer shall turn the matter over to the requesting officer and will be permitted to leave the scene and return to their customary shift assignment, unless additional mutual aid assistance is requested by the requesting officer. Upon the reopening of the Roscoe Road bridge, the Roscoe Police Department shall no longer request the Rockton Police Department to provide Mutual Aid services under this Agreement. Upon the reopening of the Blackhawk Road bridge, the Rockton Police Department shall no longer request the Roscoe Police Department to provide Mutual Aid services under this Agreement.
5. POLICING AND MUTUAL AID AUTHORIZATION. The Parties hereby authorize the Rockton Police Department and the Roscoe Police Department to respond and provide Mutual Aid to the identified areas in each other's jurisdictions, described and attached hereto as Exhibit A and incorporated herein.
6. ARREST POWERS: The law enforcement officers of the Rockton Police Department and the Roscoe Police Department shall have the authority to act with all of the arrest and other police authorities of a law enforcement officer in the State of Illinois when requested to provide a first response as provided for herein.
7. OPERATIONAL/REPORTING PROCEDURES: Incident reports and/or supplemental reports shall be provided by the initial responding agency upon the request of the other agency, including, but not limited to, situations where an arrest is made; accidents occur (motor vehicle and/or personal injury); and/or use of force techniques are applied. Whenever possible, communications should be established between the Parties when responding to calls for service.
8. INDEMNIFICATION: To the fullest extent allowed by law, each Party shall defend, indemnify and hold harmless and defend the other Party and its officials, officers, departments, agencies, committees, board members, representatives, employees, agents, contractors and attorneys (collectively, "indemnified parties") against any and all liability, loss, claims, demands, adverse administrative law violations, rulings, or consequences, costs, damages, fines, forfeitures, penalties, expenses, of every kind and description, or damage to persons or property, arising out of or in connection with, or occurring during,

the course of this Agreement where such liability is founded upon or occurring out of, the acts or omissions of a party, its agents, assigns, or employees. Each Party agrees to protect itself under this indemnity agreement with the insurance coverages set forth in this Agreement. It is agreed by the Parties that nothing in this Agreement, including but not limited to indemnification and hold harmless clauses, shall in any way constitute a waiver on the part of any party of any immunity, notice requirements, liability limitation or other protection available under any applicable statute or other law.

9. **INSURANCE:** Each Party shall procure and maintain, at its sole and exclusive expense, insurance coverage, including comprehensive liability, personal injury, property damage, and workers' compensation in accordance with the below stated policy amounts. Any officer of the Village of Roscoe Police Department or the Village of Rockton Police Department acting under this Agreement may not be considered, for liability purposes, as an employee or agent of the other Party's Police Department for their actions while in the other Party's jurisdiction regardless of the supervision or control of the officer's actions while within that jurisdiction.

- Comprehensive General Liability Insurance: An amount not less than \$1,000,000.00/occurrence, \$2,000,000.00/policy limit.
- Automobile Liability Insurance: An amount not less than \$1,000,000.00 combined single limit. Said coverage is to be extended to cover hired or non-owned vehicles.
- Umbrella or Excess Liability Insurance: An amount not less than \$2,000,000.00.
- Workers' Compensation Insurance: An amount not less than statutorily required limits. Employer's liability in an amount not less than \$500,000.00 each accident, \$500,000.00 disease (policy limit) and \$500,000.00 disease (each employee).

10. **CRITICAL INCIDENT/OFFICER INVOLVED SHOOTINGS:** In the event that a critical incident or officer involved shooting occurs while assisting the other Party, the head of the law enforcement agency where the incident occurs shall choose which agency (or a third-party agency) will conduct the investigation. In any case, the investigating agency will work closely with the involved officer's police department to ensure compliance with the involved officer's agency's policies and procedures.

11. **TERMINATION OR MODIFICATION.** This Agreement may be terminated by either Party by giving the other Party 10 days' written notice of that Party's intent to terminate this Agreement. The notice shall state the effective date of termination and shall be mailed to the other Party at least 10 days prior to the date of termination as follows. Requests for deletions, additions, or modifications to this agreement must be in writing and signed by an authorized representative of the Party. Written requests for termination or modifications should be forwarded to the following:

To: Chief of Police
 Village of Rockton
 110 E. Main Street
 Rockton, IL 61072

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Agenda Item:	Approval of a Special Event Permit for 2026 Historic Attractions Cruise Nights. Events to be held: 2nd Wednesday of the month, May-September from 5pm-8pm at 13825 Metric Drive		
Date:	4/29/2026	Meeting:	Village Board May 5, 2026
Prepared by:	Janel Reidinger	Department:	Licenses and Permits

Overview/Background Information

This recurring seasonal event is designed to bring the community together through classic cruise nights featuring a family-friendly atmosphere. Participants and spectators gather to view a variety of vehicles on display, enjoy offerings from food vendors, and listen to music provided by DJ Joe Locke. The museum and gift shop will also be open to attendees during the event. The event is coordinated by Alex Merry, Museum Director, who is excited to create a fun, community-focused experience and welcomes everyone to come out and take part.

Location: Museum parking lot, 13825 Metric Drive
 Schedule: Second Wednesday of each month, May through September 2026

- May 13
- June 10
- July 8
- August 12
- September 9

Time: 5:00 PM – 8:00 PM
 All activities will take place on private property

Key Issues

The application has been reviewed by police, fire and public works and no significant concerns have been identified.

There will be a DJ during the event however, event hours are limited to early evening and there are no residential areas near the event location.

Fiscal Note/Budget Impact

n/a

Prior Legislative Actions

Repeat event

Action Required/Recommendation

Attachments

Special Event Application



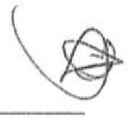
Special Event Application Form

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:

2026 Cruise Night



Nature of Event:

Free public event / museum exposure

Location of Event: Historic Attractions Projected Attendance: 300

Address of Organizer: 13825 Metric Rd Phone Number: 815 389 7917

Event Date(s): 5/13, 6/10, 7/8, 8/12, 9/19

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

Setup/Assembly Date: day of Start Time: 3 am/pm

Dismantle Date: night of am/pm Completion Time: 9 am/pm

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

Set out picnic tables, some w/ umbrellas. Block out spots for food trucks. Set up information booth for museum / handout gifts. DJ - Joe Locke comes to set his tent + speakers.

- Will this event require use of fireworks? [] Yes [x] No
Will this event require street closures [] Yes [x] No
Will alcohol be served? [] Yes [x] No
Will signage be posted? [x] Yes [] No
Will food be served? [x] Yes [] 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

Phone: (815) 623-2829 * Fax: (815) 623-1360 * Email: permits@villageofroscoe.com



Special Event Application Form

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

Name: Alex Merry Phone Number: [REDACTED]
Email: museum@historicautoattractions.com

Additional Comments:

Applicant Signature:

[REDACTED]

Date:

3/30/20

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

OFFICIAL USE ONLY

Date Filed: 4-23-20

Village Administrator: _____ Date: _____
Signature

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

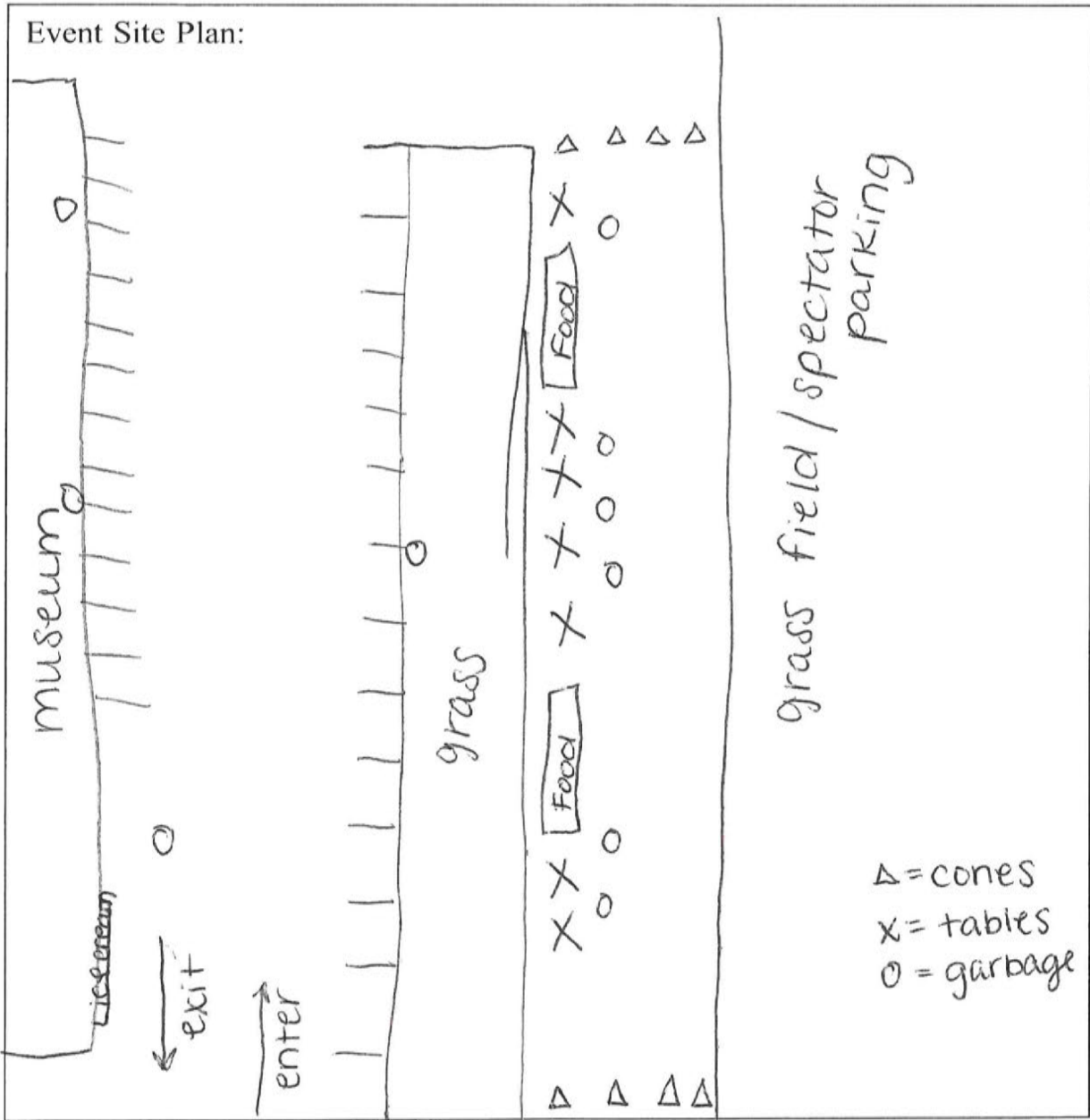
Application Fee Paid: ~~\$100~~ Special Event: Neighborhood Garage Sale
\$50 Special Event: Assembly
\$25 Special Event: Block Party

Receipt

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

Special Event
Site Plan Exhibit

Please provide a site plan depicting the location of the proposed event, as well all applicable items identified in the Application Checklist. An aerial photograph of the event location will be provided by Village upon request for use by applicant.





Special Event
Hold Harmless Agreement

I, Alex Merry 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 Cruise Nights

to be held at Historic Attractions

Signed this 30 day of March, 20 26

Alex Merry
Name

13825 Metric Rd Roscoe IL 61073
Address



Witness

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 8.

Agenda Item:	Approval of a Special Event Permit for the SDGA Open to be held on September 27, 2026 from 8am-6pm at Porter Park		
Date:	04/29/2026	Meeting:	May 5, 2026 VB
Prepared by:	Janel Reidinger	Department:	License and Permits

Overview/Background Information

The Stateline Disc Golf Association (SDGA) is an established not-for-profit organization, officially filed on March 6, 2024 (EIN: 99-1810950). The organization is proposing to host the SDGA Tournament at Porter Park on September 27, 2026, from 8:00 AM to 6:00 PM. This event will be a 2 round Disc Golf tournament. The event is anticipated to attract approximately 70 participants and will provide increased visibility and use of the Porter Park Disc Golf Course. Usage of the Porter Park Cabin has been requested and is permitted at no charge for 501(c)(3) organizations, per local ordinance.

Key Issues

The application has been reviewed by police, fire and public works and no significant concerns have been identified. No food or alcohol will be served or sold. No road closures or traffic control required.

Event Details

Date: September 27, 2026
 Time: 8:00 AM – 6:00 PM
 Anticipated Attendance: Approximately 70 participants

Fiscal Note/Budget Impact

N/A

Prior Legislative Actions

Event approved in 2024 & 2025

Action Required/Recommendation

Approval of special event permit

Attachments

Special event application

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:

SDGA Open

Nature of Event:

Disc Golf event

Location of Event: Porter Park Projected Attendance: 70

Address of Organizer: 13572 Dorr rd South Beloit, IL Phone Number: [REDACTED]

Event Date(s): 9/27/2026

Event Hours: 8 am/pm until 6 am/pm

Setup/Assembly Date: 9/27/2026 Start Time: 8 am/pm

Dismantle Date: 9/27/2026 am/pm Completion Time: 6 am/pm

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

We will be setting up table and signs as well as fairway markers for the course.

- | | | |
|---|---|--|
| 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

Phone: (815) 623-2829 * Fax: (815) 623-1360 * Email: permits@villageofroscoe.com

Special Event
Application Form

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

Name: Josh Garcia Phone Number: [REDACTED]
Email: [REDACTED]

Additional Comments:

Applicant Signature: [REDACTED] Date: 4/23/2026

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

OFFICIAL USE ONLY

Date Filed: 4-27-2024

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, **Josh Garcia**

_____ 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 **SDGA Open**

to be held **September 27**

Signed this **April** day of **23**, 20**26**

Josh Garcia

Name

13572 Dorr rd South Beloit 61080

Address

Witness

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 9.

Agenda Item: Update on Code Enforcement Activity & Services			
Date: May 1, 2026		Meeting: Village Board - 05/05/2026	
Prepared by: Josef Kurlinkus		Department: Administration	

Overview/Background Information

The Village currently contracts with Municipal Code Enforcement, LLC (MCE) to provide code enforcement services for the Village of Roscoe. This agreement was approved by the Village Board in July 2025 and is structured as an hourly services contract. The current service model provides the Village with flexibility to respond to seasonal fluctuations in enforcement activity while maintaining consistent coverage across the community.

The agreement provides for:

- Up to 20 hours per week
- Hourly Rate: \$49/hour (2025) / \$50/hour (2026)

Under the agreement, MCE serves as the Village’s primary contact for property maintenance enforcement, complaint response, inspections, issuance of notices, and coordination of compliance and enforcement actions.

Services include a mix of:

- Field inspections
- Resident communication (calls/emails)
- Preparation of notices and letters
- Case tracking and follow-up
- Administrative hearing preparation

Summary of Activity

Based on a review of case tracking data from August 2025 through March 2026, approximately **144 unique properties** were subject to code enforcement activity during this period. This reflects ongoing case management, with many properties requiring multiple follow-ups, inspections, and enforcement actions over time.

Monthly activity ranges from approximately **140 to 240 case-related actions**, reflecting a multi-step enforcement process rather than one-time inspections.

MCE conducts regular weekly inspections of properties within the Village, typically grouped for efficiency, with follow-up work completed remotely. In addition to field inspections, MCE is responsible for case follow-up, documentation, and resident communication necessary to move violations toward resolution.

Enforcement actions (letters/notices) represent the primary mechanism for achieving compliance, with mailed notices generally ranging from **10 to 30 per month**.

Fiscal Note/Budget Impact

Item # 9.

Code enforcement activity is seasonally driven, with monthly costs fluctuating based on workload and demand. Activity is generally lower during the winter months and increases during the spring and summer due to:

- Tall grass and weed violations
- Property maintenance issues
- Increased resident complaints

MCE provides monthly invoices for review and approval by the Village Board, which include detailed breakdowns of work performed, including violation type, case status, and notices issued.

- **Average Monthly Invoice:** ~\$4,000
- **FY 2026 Budget:** \$45,000

Reporting Code Enforcement Issues

As the Village enters the peak enforcement season, residents are encouraged to report concerns directly through:

- **Email:** CodeEnforcement@RoscoeIL.gov
- **Phone:** (815) 846-7098

Direct reporting allows for more efficient tracking, assignment, and response to complaints.