



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Village Board of Trustees
Tuesday, November 04, 2025
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 **October 21, 2025.**

PUBLIC COMMENT (Limited to 3 minutes per speaker)

PRESIDENT'S REPORT

- 2. Presentation: Rockton Road Corridor Study.**

[Presentation by: Place Foundry, LLC]

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.

ACTION FROM THE LIQUOR COMMISSION

- 6. Approval of a Class “T” (Temporary-1 day) liquor license for Rybo Ventues Inc. Inc d/b/a Poison Ivy Pub for off-premise sales of alcohol in conjunction with Hometown Holiday on December 13, 2024 at 10531 Main Street.**

MOTIONS AND RESOLUTIONS (Final action)

- 7. Approval of Resolution 2025-R57 for approving Michalsen Office Furniture, Inc. for the quoted amount of \$5,809.00 for new chairs and tables for the Public Works Training room/break room updates.**
- 8. Approval of Resolution 2025-R58 for Allegiance flag supply for the quoted amount of \$4,917.50 for 34 set of American Pole Flags for Main Street.**
- 9. Approval of Resolution 2025-R59 for approving Johnson Controls for the quoted amount of \$6,312.89 for the Repair or Replacement of the Backflow Device's at the Public Works Building**
- 10. Approval of Ordinance 2025-21 approving a Text Amendment regarding the proposed addition of two new zoning districts to Chapter 155: Zoning Regulations of the Village Code of Ordinances. The proposed amendments would create the following new zoning districts: MS-C Main Street -Core and MS-E Main Street-Edge.**

ZBA recommends approval voting 4-0-0 on October 8, 2025

COTW recommends approval voting 6-0-0 on October 21, 2025

NEW BUSINESS (First reading or suspend rules)

- 11. Approval of Resolution 2025-R61 for O'Brien Civil Works for the quoted amount of \$24,900.00 for Storm Sewer Inlet Repairs on Sheringham Dr and Joncey Dr.**

QUESTIONS AND REPORTS

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, October 21, 2025
6:30 PM

CALL TO ORDER

President Gustafson called the meeting to order at 6:32 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Trustee William Babcock
Trustee John Broda
Trustee Dayne Mead
Trustee Justin Plock
Trustee Michael Sima
Trustee Michael Wright
Village President Carol Gustafson

APPROVAL OF THE MINUTES

- 1. Approval of the Minutes** for the meeting of the Village Board of Trustees from **October 7, 2025.**

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

Motion was made by Trustee Sima, second by Trustee Broda. Voting yes: Trustees Broda, Wright, Mead, Plock, Babcock, Sima.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Terry Brock Stated he would like to thank the Trustees for getting the Microphones working in this chamber. It makes a big difference.

PRESIDENT'S REPORT

- 2. Review and Discussion of Hodges Run Small Business Incubator Bid Responses**

[Presented by: Joe Anderson of Place Foundry Design, LLC]

Joe Anderson Place Foundry presented updates on the Hodges Run small Business Incubator project, focusing on revised bid details and strategic recommendations. The base bid was adjusted to \$1.574 million after removing two components: the restrooms building and labor for popup shed installations, which had originally been included due to anticipated volunteer support that later fell through.

The Trustees debated whether to proceed this season or delay until the spring, with the consensus forming around postponement to avoid \$ 50,000. in winter-related costs for concrete protection and construction inefficiencies.

There was discussion on scaling back the number of popup units from 14 to 10, which could save roughly \$6000. - \$7000. per pad, and emphasizing the need for a clearer business model, phased implementation, and potential material donations before moving forward.

The board decided to postpone until spring, no vote needed.

3. Project Update on the **Rockton Road Corridor Study**

President Gustafson stated that Place Foundry has been contracted through December 31, 2025, to focus on development opportunities along Rockton Road Corridor. She stated that letters went out to significant property owners, and meetings are scheduled with those individuals to ask them what is it that they would like to see with their property and to share with them our road projects.

Place Foundry has prepared a market analysis for development scenarios and engineering plans for nearby roads.

Trustee Sima and Trustee Broda stated that they both had difficulties with opening the documents that were sent to them.

President Gustafson stated that Jeff Mackey of Place Foundry will be at the next board meeting with a presentation and for the board to ask any questions.

TREASURER'S REPORT

4. Cash Report and Bills

5. Approval of Bills

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

Expenditures for invoices are \$111,934.49 Payroll is \$ 118,405.79 Totaling \$ 230,340.28.

Trustee Sima stated that he had spoken with Joe Anderson from Place Foundry Designs, LLC and confirmed that instead of giving the Village a credit they are going to issue a check to the Village for the EV designs.

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

6. Year to Date, Revenues and Expenditures

President Gustafson stated that the Board received year to date revenue and expenditures report through August 31st, will be going over them at the next board meeting.

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)

7. Approval of a **Special Event Permit** for **Hometown Holiday** to be held at along **Main Street** on **December 13th from 3:00 pm - 7:00 pm.**

President Gustafson asked for a motion for the approval of Hometown Holiday in the amount of \$8,486.01 not to exceed \$8,500.

Trustee Wright stated that the price should be lower. He stated that he has 3 sponsorships and two more to go.

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

8. Action on awarding of the contract for the **Main & Bridge Street Pedestrian Crosswalk Project**

[Recommendation from Committee of the Whole is to reject all bids and not move forward with awarding project Vote: 5-0-1 /COTW /10/07/2025]

President Gustafson asked for a motion for approval of the Main and Bridge Street Pedestrian Crosswalk project.

Motion was made by Trustee Plock, second by Trustee Sima. Voting no: Trustees Sima, Broda, Plock, Mead, Babcock, Wright 0-6-0.

Will not move forward with the project.

9. Approval of **Resolution 2025-R53**, authorizing the purchase of new **chairs and tables for Porter Park Cabin.**

President Gustafson asked for a motion for the approval of Resolution 2025 R53, not to exceed \$ 5,500.

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

10. Approval of **Resolution 2025-R54** approving the purchase of four (4) **Solar Speed Signs** from Traffic Logix in the amount of \$14,130.00.

President Gustafson asked for a motion for the approval of Resolution 2025-R54.

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

11. Approval of **Resolution 2025-R55**, a Resolution Approving the Jurisdictional **Boundary Line Agreement between the Village of Roscoe and the Village of Machesney Park**, and authorizing execution of the Agreement.

President Gustafson asked for a motion for the approval of Resolution 2025 R-55. She stated that this is a continuation of the previous Twenty-year agreement and Swanson Road is the southern boundary of the Village of Roscoe.

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

12. Approval of **Resolution 2025-R56**, a Resolution Approving **Membership in the Mid-States Organized Crime Information Center (MOCIC)**

President Gustafson asked for a motion for the approval of Resolution 2025-R56.

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

NEW BUSINESS (First reading or suspend rules)

QUESTIONS AND REPORTS

President Gustafson passed out a flyer for dress up your door, she stated that if there is anyone in their neighborhoods who has done a great job in getting ready with their Fall or Halloween decorations, surprise them, snap a photo and send it in to Ann or Janel to have them enter them into the contest.

President Gustafson would also like to give a big shout to Janel and Ann for the organization and the implementation of all things wonderful that were the Village Halloween observation on Saturday for the Trunk or Treat. She also thanked the Police Department for a great job in directing traffic for thousands of people. She also thanked Public Works for setting up the parking lot and moving heavy equipment around. She stated that every year it grows bigger and it was a great turnout.

Brandon Boggs Village Engineer stated that he spoke with Winnebago County Highway Department and asked if it would be possible for the Village to just complete the pavement striping improvements. He stated that the county stated as long as the Village has a plan to replace the ramp in the future, it would meet ADA guidelines, and the county is okay with the Village moving forward with just the pavement striping.

Brandon stated he believes that the Village can get the striping done for \$10,000 or less. He would like to move forward with getting quotes.

Trustee Broda stated that he would like to see the striping done in front of the Village.

Brandon stated that there are other roads that need striping done as well, which should be done this year or next year.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

No Public Comments.

EXECUTIVE SESSION (IF NECESSARY)

No Executive Session.

ADJOURNMENT

President Gustafson asked for a motion to Adjourn the meeting.

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

Meeting was Adjourned at 7:10 pm.

October 15, 2025

Roscoe Trustees
Village of Roscoe
10631 Main St,
Roscoe, IL 61073

Re: Rockton Road Corridor Study
Project Update

Dear President Gustafson and Trustees,

I am pleased to provide this comprehensive update on the Rockton Road Corridor Project, which has achieved significant momentum since our contract extension began in August. Our team has completed foundational research and analysis, engaged key stakeholders, and established a clear path forward for transforming the corridor into a regional economic destination.

Project Progress:

Comprehensive Market Analysis Completed

Place Foundry has completed an extensive Existing Conditions Report that provides the analytical foundation for all future development decisions. This 30-page report synthesizes demographic data, market analysis, traffic patterns, business performance metrics, infrastructure capacity, and development opportunities across the 1,200-acre study area.

Key findings from this research demonstrate exceptional development potential:

- The area receives 6.8 million annual visits— demonstrating its economic relevance to go along with the high quality of life experienced by residents
- Interstate 90 carries approximately 51,000 vehicles daily past the Rockton Road exit, providing exceptional access to regional markets
- The local community's median household income of \$110,000 is significantly higher than the state average of \$82,000
- Within a 30-minute drive, approximately 400,000 people represent potential employees and customers for destination businesses

The report identifies four primary development opportunities: **Commercial/Retail Development** that fills identified market gaps, **Hotel Development** to serve the absence of lodging despite substantial visitor traffic, **Industrial Development** that complements existing operations while capitalizing on highway access, and **Residential Development** that addresses housing demand.

Strategic Property Owner Engagement

Our team has scheduled two meetings with property owners controlling key development sites within the corridor. These engagements represent the transition from analysis to implementation, as property owner participation is essential for development success.

For these meetings, we have prepared presentation materials that communicate development opportunities, market demand, financial feasibility, and available Village support. Additionally, we have developed preliminary site plans for parcels owned by these property owners, demonstrating how their land could accommodate various development scenarios aligned with market opportunities.

These visual tools provide property owners with concrete illustrations of development potential rather than abstract concepts, facilitating productive discussions about next steps and partnership opportunities.

Execution Plan: October Through December

Phase 1: Place Blueprint Development (October - November)

Building upon the completed Existing Conditions Report, we will develop the Place Blueprint document that translates analysis into actionable development strategies. This deliverable will include:

- Refined development scenarios with detailed financial feasibility analysis
- Site-specific development prospectuses for priority parcels
- Infrastructure coordination recommendations that identify capacity constraints and improvement priorities
- Regulatory and zoning optimization strategies that streamline development approval processes

The Place Blueprint will serve as our primary tool for developer recruitment, providing prospective investors with comprehensive information about opportunities, market support, and implementation pathways.

Phase 2: Property Owner Partnership Development (November)

Following our initial property owner meetings, we will work intensively to help owners understand the incentives and benefits of development partnership with the Village. This phase includes:

- Financial analysis demonstrating projected returns on various development scenarios
- Explanation of available Village incentives, including potential tax increment financing, expedited permitting, or infrastructure support
- Coordination with Village staff to address property owner questions and concerns

- Facilitation of preliminary development agreements that establish frameworks for moving forward

Our goal is to secure commitments from property owners to actively pursue development on their parcels, creating momentum that attracts additional private investment.

Looking Ahead: Foundation for Long-Term Success

This five-month engagement establishes critical foundations for the corridor's transformation, but we recognize that major development projects require sustained effort beyond our contract period. Our work positions the Village to:

- Continue developer discussions with professional materials and analysis supporting negotiations
- Pursue public-private partnerships with clear understanding of development feasibility and market demand
- Make informed infrastructure investment decisions based on comprehensive capacity analysis
- Market development opportunities to additional property owners and investors using proven materials

The Rockton Road corridor represents Roscoe's most significant economic development opportunity, leveraging exceptional accessibility, strong demographics, substantial visitor traffic, and available land. With appropriate planning and sustained implementation effort, the corridor can evolve from its current role as a convenient stopping point to a destination that generates economic activity, provides employment, and enhances community amenities for both residents and visitors.

We appreciate the Board's continued support for this initiative and look forward to reporting on additional progress at our next presentation.

Respectfully submitted,

David Sidney
CEO & Founder Place Foundry LLC

Attachments

Rockton Road – Existing Conditions Report

ROCKTON ROAD

Existing Conditions Report

PREPARED FOR: Village of Roscoe, IL 10631 Main St, Roscoe, IL 61073



PREPARED BY:

PLACE
foundry

Executive Summary

Item # 2.

This comprehensive study analyzes development opportunities for the Rockton Road corridor at the I-90 interchange in Roscoe, Illinois, positioning it as a potential economic center that can better capture interstate traffic and serve the local community.

The report recommends leveraging the corridor's unique position by developing complementary retail that fills market gaps, adding hotel accommodations for interstate travelers, and creating housing and employment opportunities. The proximity to both established retail and the interstate positions the corridor to serve as a bridge between local community needs and regional visitor services.

KEY ASSETS

Recent infrastructure improvements provide cost efficiencies for development, with new water and sewer lines serving large portions of the study area. The corridor is strategically positioned between existing retail amenities (Rockton Road retail corridor with Walmart, Farm & Fleet, and Aldi) and interstate/highway access points.

The challenge lies in transforming the area from a rest stop into a destination that encourages return visits and serves both travelers and residents.

Visitor Traffic and Patterns

The corridor benefits from substantial traffic volumes, with approximately 51,000 vehicles daily on I-90 at the Rockton Road exit and over 6.5 million annual visits to the area. However, most visitors currently make brief stops (10-30 minutes) at existing gas stations before continuing their journeys, representing untapped economic potential.

HEALTHCARE SUCCESS

NorthPointe Health and Wellness Center has 285,934 annual visits that have consistently grown (13.4% year-over-year). Visitors have a high visit frequency (7.95) and longer dwell times (90 minutes), with a median household income of \$87K.

RETAIL MARKET CONTEXT

The nearby Rockton Road retail corridor (anchored by Walmart, Farm & Fleet, and Aldi) serves as a regional destination with 2.8 million annual visits and high visit frequency (9.58). This corridor demonstrates the area's capacity to attract sustained retail traffic, with visitors showing demographics similar to the broader region.

Demographics and Market Profile

The local community (zip code 61073) demonstrates strong economic indicators: median household income of \$110K (compared to \$82K statewide), low unemployment (4.1%), and high concentrations of families with young children (Gen Alpha and Gen X residents). Notably, the local daytime population (14,638) is substantially lower than the resident population (20,488), indicating many residents commute elsewhere for work, presenting an opportunity for local employment development.

EMPLOYMENT AND WORKFORCE ANALYSIS

The broader market area within a 30-minute drive shows a predominantly blue-collar workforce, with construction, manufacturing, and retail as higher than average workforce sectors. This regional workforce pattern is important for understanding the broader visitor and employment base that could support corridor development.

The area benefits from proximity to major employers including Mercyhealth Javon Bea Hospital (2,500 employees), Rockford Public Schools (3,200), and Woodward Inc. manufacturing (2,200). Local employment concentrations significantly exceed state averages in construction (207% of state average), manufacturing (162%), and agriculture/forestry/fishing (533%). Within a 30-minute drive, over 10,000 jobs are accessible, supporting both residential and commercial development potential.

Potential Uses

The report identifies four primary development opportunities for the Rockton Road corridor, each leveraging the site's strategic location at the I-90 interchange:

Commercial/Retail Development would fill identified market gaps and serve both interstate travelers and local residents. The corridor sits between existing retail amenities and gas stations, creating opportunities for complementary businesses like outdoor recreation stores, coffee shops, and restaurants. Hotel development is promising given the absence of lodging options between nearby exits.

Residential Development capitalizes on the area's mobility advantages, offering housing for the 10,000+ jobs within a 20-minute commute. The excellent local public schools continually draw families to the area. Multifamily housing could address the community's need for diverse housing options while providing homes for recent graduates and young families.

Industrial Development would complement existing businesses like PBC Linear, All World Machinery, and EcoLab, potentially establishing the corridor as a more significant employment center. Interstate proximity provides advantages for logistics and manufacturing operations.

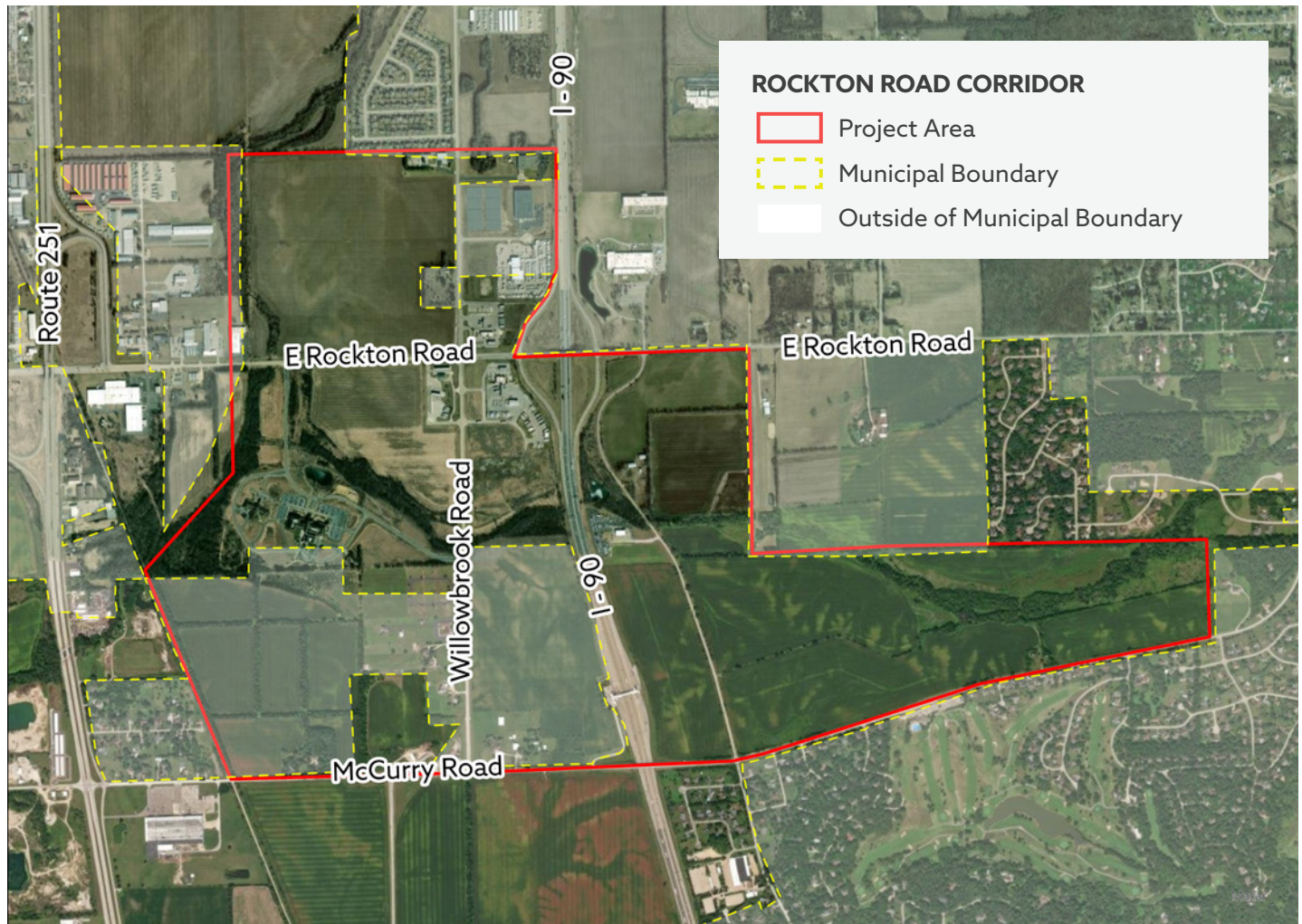
Health and Wellness Expansion would build upon the successful NorthPointe Health and Wellness Center by adding recreational facilities such as an aquatic center, indoor sports facilities, or outdoor athletic fields. This could position the corridor as a regional health and sports hub.

Introduction

Study Area Definition and Boundaries

The Rockton Road corridor study area encompasses approximately 1,200 acres of land centered on the Interstate 90 and Rockton Road interchange in Roscoe, Illinois. The focus area extends west of I-90 to include existing businesses such as Thornton's, Camping World, Love's Travel Stop, Speedway, and Northpointe Health and Wellness Center. The study boundary also stretches east of the highway to include several acres of farmland south of Rockton Road and along Love Road and McCurry Road.

This strategic location places the study area at the intersection of two major transportation corridors: Interstate 90, which carries approximately 51,000 vehicles daily past the Rockton Road exit, and Route 251, a key north-south thoroughfare connecting communities from Beloit to Bloomington. The I-90/Rockton Road interchange serves as the central hub of the study area, providing the critical link that connects interstate travelers to local amenities and services.



Placemaking Approach and Methodology

Place Foundry approaches this project through the lens of placemaking - a planning and design process that leverages a community's existing assets and potential to create meaningful spaces centered around community needs. Rather than imposing predetermined development patterns, placemaking recognizes that successful places emerge from understanding local context, existing businesses, traffic patterns, and community characteristics.

This approach requires examining multiple layers of information: the physical characteristics of the land and its infrastructure capacity, the economic patterns that drive activity in the area, the demographics and preferences of both residents and visitors, and the performance of existing businesses. By analyzing these interconnected factors, the placemaking process identifies opportunities that build on existing strengths while addressing unmet needs.

Community engagement and stakeholder input form essential components of the placemaking process. Residents, business owners, property owners, and local organizations each bring valuable perspectives about how the area currently functions and what improvements could enhance its role as an economic center. This collaborative approach ensures that development recommendations reflect real community needs rather than theoretical planning concepts.

This existing conditions report provides the analytical foundation for future planning and development decisions in the Rockton Road corridor. The report synthesizes demographic data, market analysis, traffic patterns, business performance metrics, and infrastructure capacity to paint a comprehensive picture of current conditions and future potential.

Physical Context

Location and Accessibility

The Rockton Road corridor occupies a prime position at the intersection of two critical transportation networks. Interstate 90, one of the nation's primary east-west corridors, carries approximately 51,000 vehicles daily past the Rockton Road interchange. This high-volume traffic provides exceptional access to regional markets, with Chicago approximately 90 miles southeast and the Twin Cities 200 miles northwest.

Route 251 serves as the primary north-south arterial, connecting the study area to Beloit, Wisconsin (7 miles north) and Rockford. Daily traffic counts show approximately 15,800 vehicles crossing Rockton Road at Route 251, with 15,000 vehicles traveling the retail corridor west of Route 251. The segment of Rockton Road between Route 251 and I-90 - cutting directly through the project area - handles about 12,200 vehicles daily, demonstrating substantial local circulation in addition to interstate access.



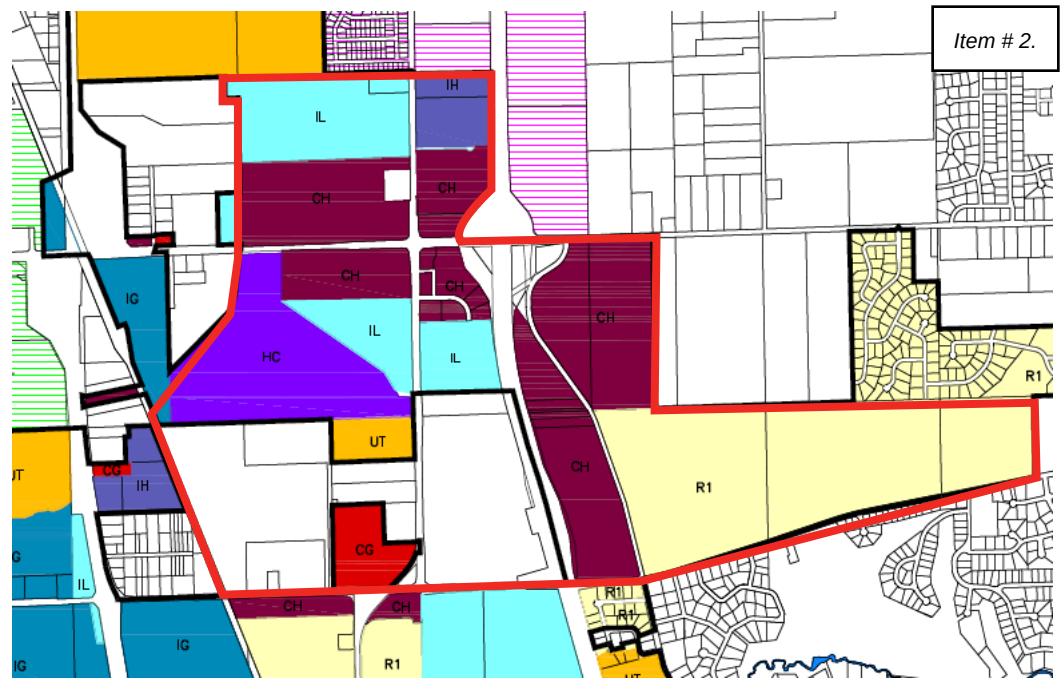
Source: Place.ai 2025

This transportation infrastructure creates multiple market capture opportunities. The area serves local residents within a 20-minute drive radius, regional visitors traveling Route 251, and interstate travelers requiring fuel, food, and lodging. The proximity to Wisconsin also positions the corridor to benefit from cross-border commerce and tourism traffic.

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

DISTRICTS

- CO: CORPORATE OFFICE
- CR: RETAIL
- CG: GENERAL COMMERCIAL
- CH: HIGHWAY COMMERCIAL
- CPD: COMMERCIAL PLANNED
- F: FLOODWAY
- HC: HEALTH CARE
- IG: GENERAL INDUSTRIAL
- IH: HEAVY INDUSTRIAL
- IL: LIGHT INDUSTRIAL
- P: PUBLIC PARK
- R1: SINGLE FAMILY
- R2: TWO FAMILY
- RM: MULTIPLE FAMILY
- UT: URBAN TRANSITIONAL



Source: Village of Roscoe, 2019

Land Use and Zoning Analysis

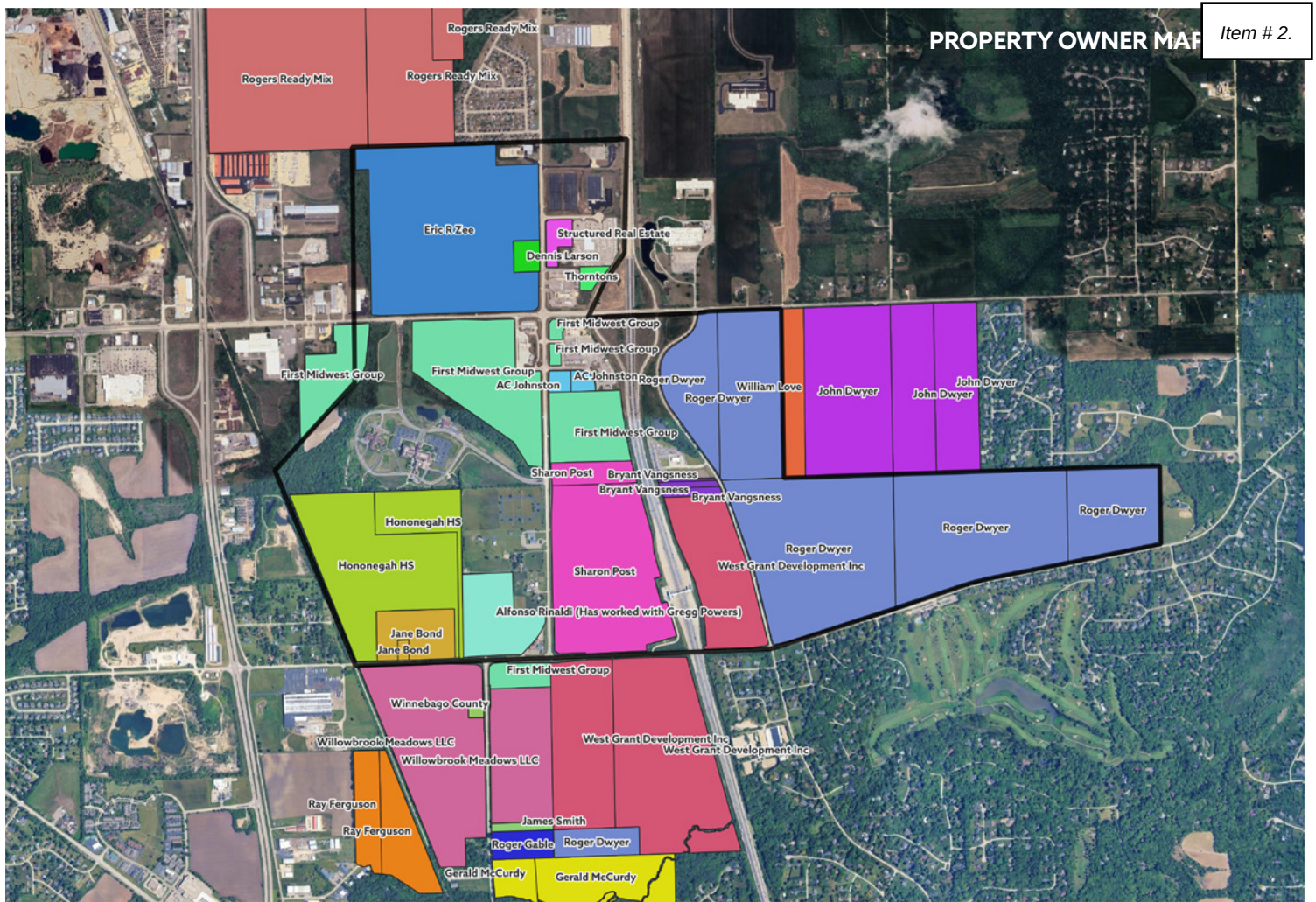
Current zoning reflects the area's evolution from agricultural land toward commercial and industrial uses. The focus area is primarily zoned as Light Industrial (IL), Highway Commercial (CH), and Healthcare (HC), with a section of Heavy Industrial (IH) adjacent to the highway.

The Highway Commercial District permits convenience stores, restaurants, hotels, business services, automobile repair, and recreational vehicle facilities - uses specifically designed to serve travelers and tourists. Special exceptions allow for multifamily housing, amusement parks, and financial institutions, providing flexibility for mixed-use development.

Light Industrial zoning accommodates manufacturing, wholesale operations, and research establishments while allowing proximity to other business districts. Permitted uses include machinery sales and rental, light manufacturing, and parks, with special exceptions for breweries, wholesaling, and bus terminals.

The Heavy Industrial designation near I-90 supports heavier manufacturing and industrial operations that benefit from highway access but should be buffered from residential areas. The Healthcare District surrounding Northpointe Health and Wellness Center enables medical campus development with related services and facilities.

Existing land use patterns show significant underdevelopment relative to zoning potential. Large parcels remain in agricultural use or vacant, particularly east of I-90 and in the northwestern portion of the study area. Current development clusters around the interstate interchange (gas stations and convenience retail) and along Rockton Road (Northpointe Health and Wellness Center).



Property Ownership Patterns

Property ownership analysis reveals a mix of private landowners, corporate entities, and some fragmented parcels that could influence development feasibility. Key existing businesses occupy relatively small footprints compared to available land, suggesting opportunities for expansion or complementary development on adjacent properties.

The property owner map shows several large parcels under single ownership, which could facilitate coordinated development projects. However, some areas exhibit more fragmented ownership patterns that may require assembly efforts for larger-scale projects.

Existing businesses demonstrate varying levels of land utilization. Love's Travel Stop occupies approximately 449,000 square feet and generates 1.55 visits per square foot annually. In contrast, smaller format gas stations like Speedway (12,275 square feet) achieve much higher visit densities of 25.41 visits per square foot. Future development could focus on higher density uses to maximize land potential.

Rockton Road Corridor Village of Roscoe

MAP KEY

Broader Study Area

- AC Johnston
- Alfonso Rinaldi
- Bryant Vangsness
- Dennis Larson
- Eric R Zee
- First Midwest Group
- First Midwest Group
- Gerald McCurdy
- Hononegah HS
- James Smith
- Jane Bond
- John Dwyer
- Ray Ferguson
- Roger Dwyer
- Roger Gable
- Rogers Ready Mix
- Sharon Post
- Structured Real Estate
- Thorntons
- West Grant Development Inc
- William Love
- Willowbrook Meadows LLC
- Winnebago County

Infrastructure Capacity

Recent infrastructure improvements create favorable conditions for development by reducing connection costs and timeline uncertainties. New and existing water and sewer mains serve large portions of the development area, with water infrastructure extending along Rockton Road, up Willowbrook Road, and across the interchange to the east.

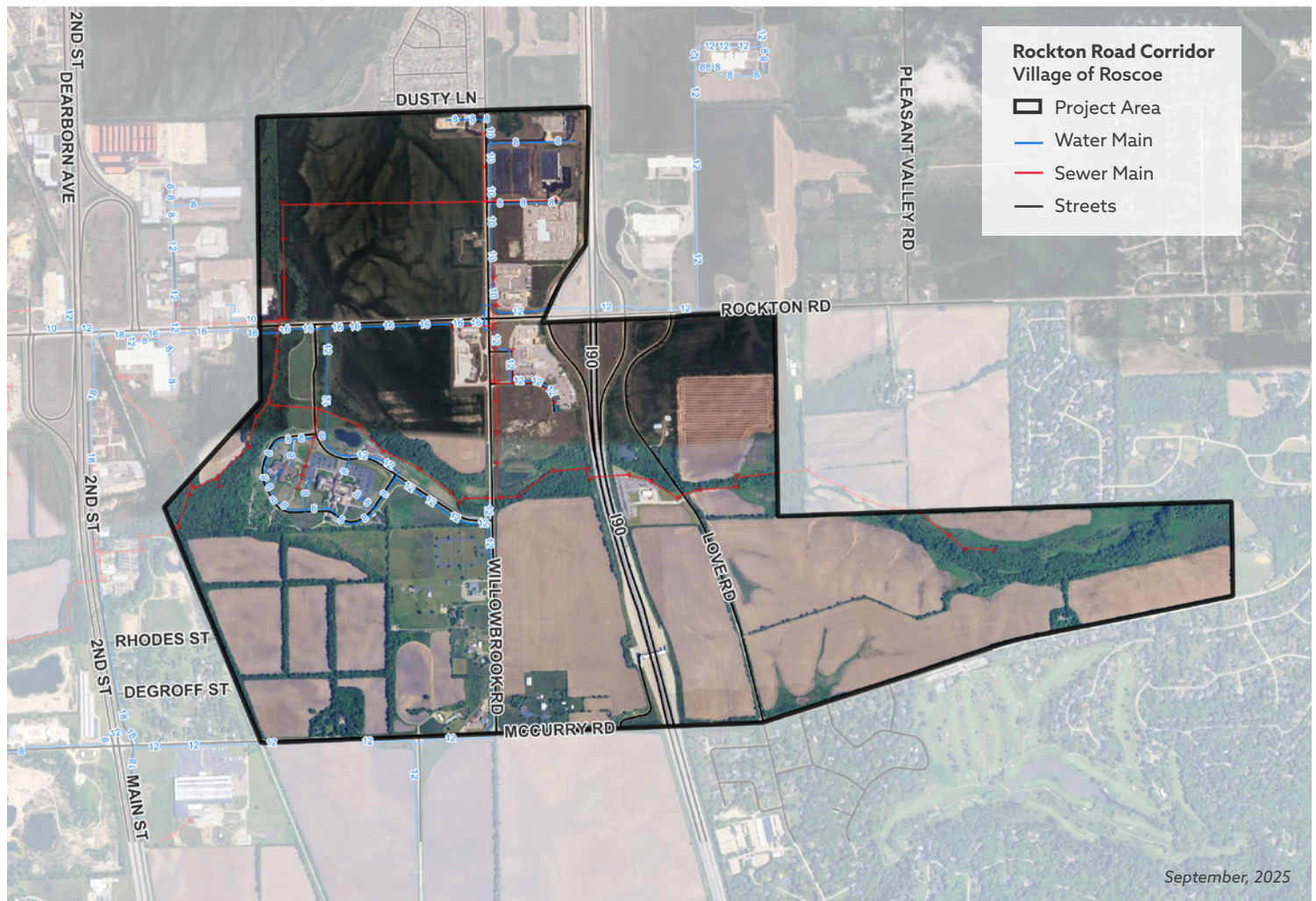
Sewer infrastructure follows a similar pattern while also extending East from I-90 to the eastern extent of the study area. This existing utility coverage significantly reduces development costs compared to areas requiring new infrastructure installation.

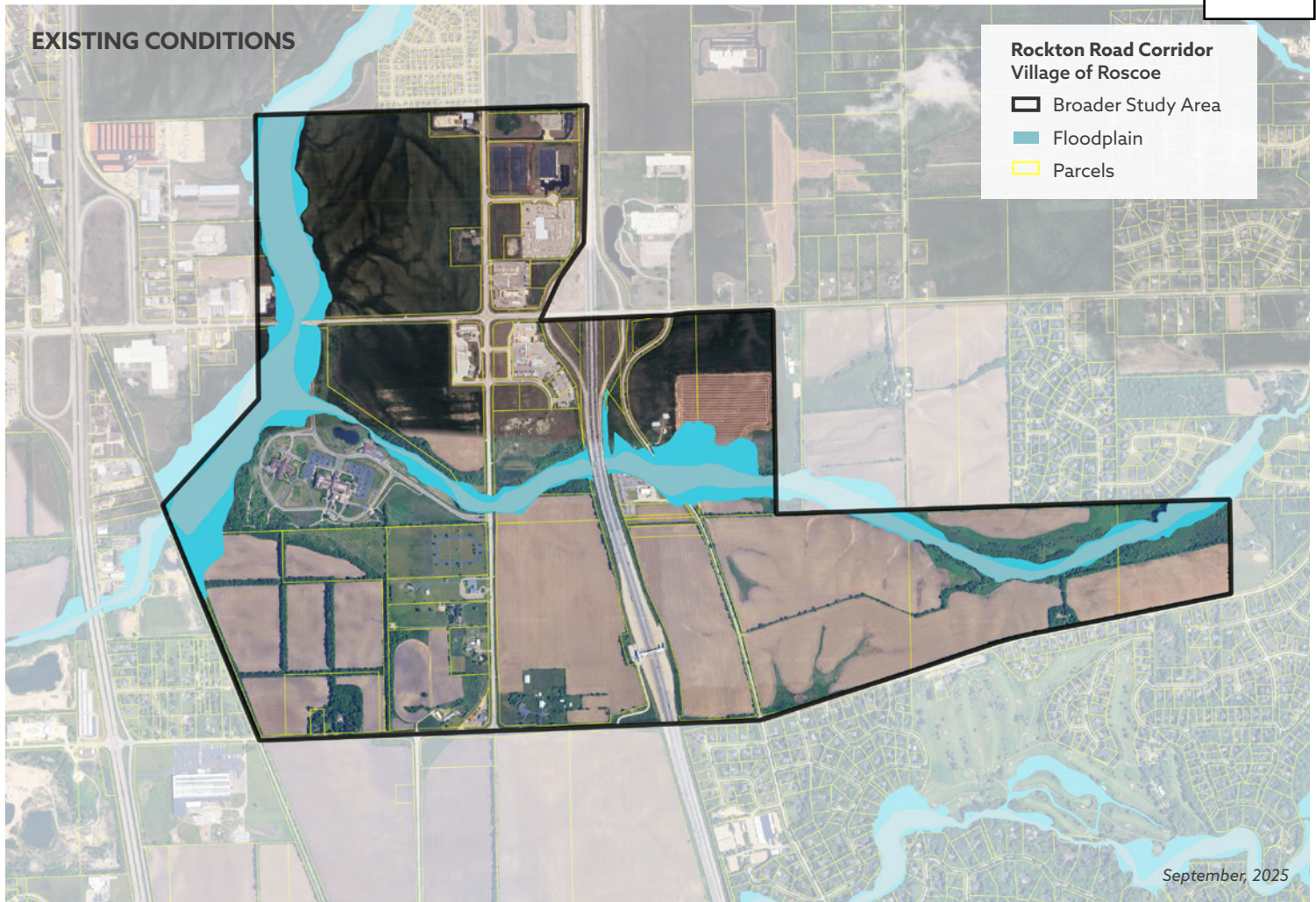
Electric service and telecommunications infrastructure

appear adequate for current uses, though detailed engineering analysis would be required to determine capacity for large-scale industrial or commercial development. The proximity to I-90 and existing commercial uses suggests that utility providers have sized infrastructure to accommodate growth in this corridor.

Stormwater management presents both opportunities and constraints. Floodplain areas appear on the existing conditions map, and are associated with Dry Run Creek and its tributaries running through the study area. These environmental features may limit development in some areas but could also provide amenities like trails and open space that enhance the overall development.

WATER AND SEWER





Environmental and Geographic Features

The study area's topography is relatively flat, typical of northern Illinois, which generally facilitates development and reduces construction costs. Creek systems and associated floodplains create natural amenities but also require careful consideration in site planning and stormwater management.

Existing vegetation consists primarily of agricultural crops and maintained landscapes around current businesses. Mature tree cover appears limited, suggesting that landscape improvements could enhance the area's visual appeal and environmental performance.

Soil conditions appear suitable for development based on existing construction, though geotechnical analysis would be required for specific projects. The area's agricultural history indicates generally stable soils appropriate for building foundations and infrastructure.

Access to outdoor recreational opportunities enhances the area's appeal for certain types of development. The Rock Cut State Park lies approximately 10 miles southeast, while the Rock River and associated recreational facilities are easily accessible. These regional amenities could support tourism-related development or residential projects marketed to outdoor enthusiasts.

Demographics

The Rockton Road corridor serves a community with strong economic fundamentals and family-oriented demographics. The 61073 zip code, which encompasses the study area, has a resident population of 20,488 with a median household income of \$109,703 - significantly higher than both the Illinois state average of \$82,000 and the national median. This affluent population is also well-educated, with 37.8% holding bachelor's degrees or higher compared to lower state averages.

Metrics	61073 / Roscoe, IL
Resident Population	20,488
Resident Population YOY (1 Year Ago)	-2.12%
Daytime Population	14,638
Employees	5,838
Median Household Income	\$109,703
Bachelor's Degree or Higher	37.8%
Persons per Household	2.69
Vacancy Rate	3%
Unemployment Rate	4.1%

Source: Placer.ai (August 2024 - July 2025)

The generational composition reveals a community dominated by families with children. Gen Alpha (23.5%) and Gen X (21.5%) represent the largest population segments, indicating many households with school-age children and parents in their peak earning years. Baby Boomers comprise 20.8% of residents, while Millennials represent 16.3% of the population. This age distribution suggests strong demand for family-oriented services, recreational facilities, and educational resources.

Population by Generation	61073 / Roscoe, IL
Gen Alpha	23.5%
Gen Z	11.5%
Millennials	16.3%
Gen X	21.5%
Baby Boomers	20.8%
Silent & Greatest	6.3%

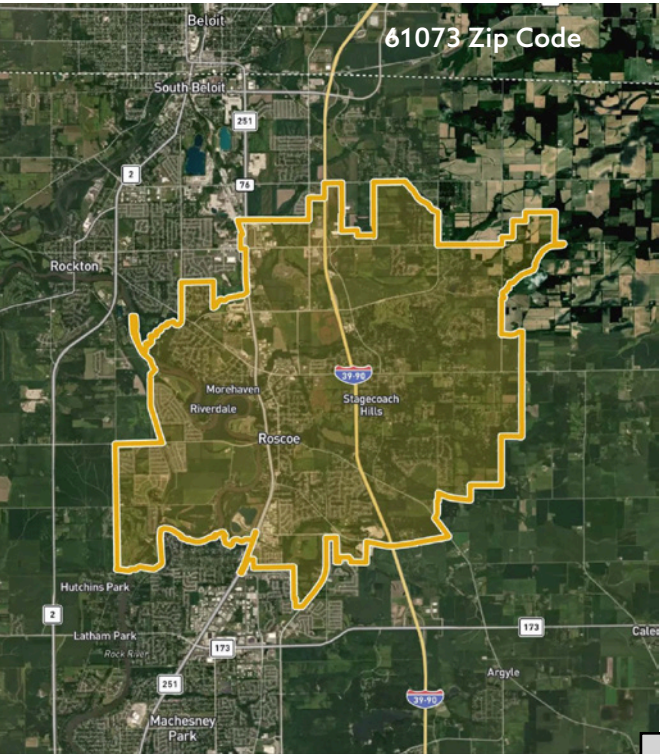
Source: Placer.ai (August 2024 - July 2025)

The area's ethnic composition is predominantly white (84.3%), with Hispanic or Latino residents representing the largest minority group at 8%. The demographic profile indicates a stable, affluent suburban community with significant purchasing power and established spending patterns.

Ethnicity	61073 / Roscoe, IL
Hispanic or Latino	8%
Two or More Races	2%
Other	<0.1%
Asian	2.3%
American Indian and Alaska Native	<0.1%
Black	3.3%
White	84.3%

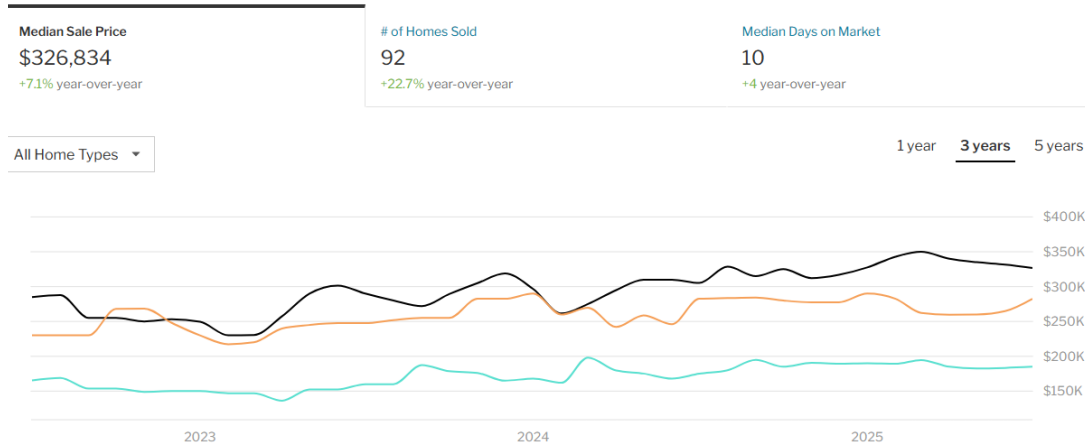
Source: Placer.ai (August 2024 - July 2025)

The daytime population of 14,638 falls substantially below the resident population of 20,488, indicating that many residents commute outside the area for employment. This presents both a challenge - lost economic activity during business hours - and an opportunity for development that could retain more local spending and provide employment closer to home.



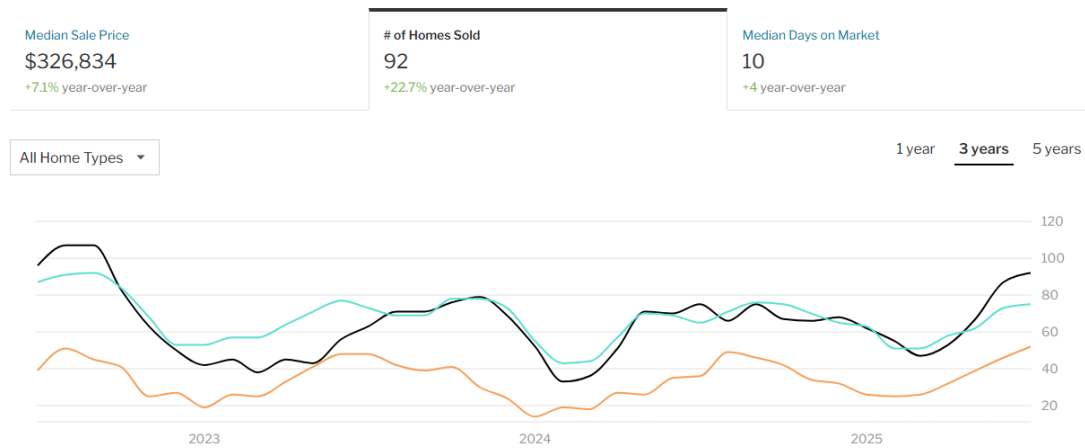
Housing Market Trends

The local housing market demonstrates strength and resilience, with Roscoe outperforming neighboring communities in both pricing and sales activity. The median sale price reached \$326,834 in 2025, representing 7.1% year-over-year growth. This pricing significantly exceeds neighboring Rockton (\$282,500) and Machesney Park (\$185,000), establishing Roscoe as a premium market within the region.



Based on Redfin calculations of home data from MLS and/or public records.

Location	Data Jul 2025	Growth % YoY	
● 61073, IL	\$326,834	+7.1%	
● 61072, IL	\$282,500	0.0%	×
● 61115, IL	\$185,000	+5.7%	×



Based on Redfin calculations of home data from MLS and/or public records.

Location	Data Jul 2025	Growth % YoY	
● 61073, IL	92	+22.7%	
● 61072, IL	52	+44.4%	×
● 61115, IL	75	+15.4%	×

Source: Redfin 2020-2025

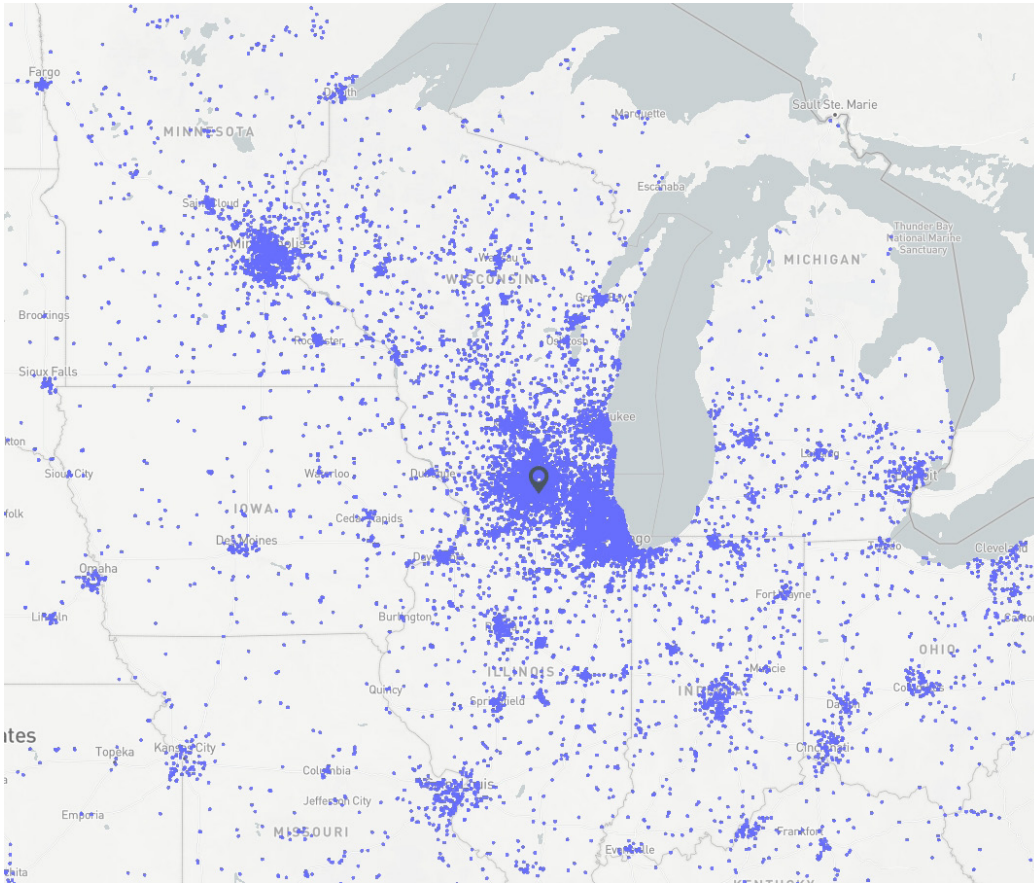
Sales volume has rebounded strongly after several years of decline, with 2025 showing 22.7% year-over-year growth in transactions. This recovery mirrors patterns in Rockton (44.4% growth) and Machesney Park (15.4% growth), suggesting broader regional housing market strength that could support residential development within the study area.

Visitation Data

Zip code 61073 demonstrates exceptional market reach far beyond its immediate geographic boundaries. Annual visitation totals 6.8 million visits - more than 330 times the local resident population of 20,488. This ratio demonstrates the area's function as an economic and visitor draw that compliments its role as a bedroom community.

Metrics	61073 / Roscoe, IL
Visits	6,843,148
Out-of-Market Visitors	1,115,954
Avg. Days in Market	6.132
Avg. Daily Time Spent in Market	158
Median Daily Time Spent in Market	60

Source: Placer.ai (August 2024 - July 2025)



Source: Placer.ai 2025

The visitor origin analysis reveals a market that extends well beyond the immediate region. Primary visitor sources include the Rockford metropolitan area, Chicago, and Minneapolis, indicating the corridor's position along major travel routes. Approximately half of all visits originate from within a 20-minute drive radius, representing the local and regional market. The remaining visits come from travelers at much greater distances, many using I-90 for long-distance travel.

Out-of-market visitors represent 1.1 million annual visits, with an average stay of 6.13 days in the broader market area. These extended-stay visitors suggest tourism and business travel patterns that could support hotel development and services beyond basic travel stops. The median daily time spent in the market is 60 minutes, with average stays of 158 minutes, indicating that many visitors engage in multiple activities or services during their stops.

Visitor demographic patterns differ from local residents in ways that inform development planning. The median household income for visitors is \$73,900 - lower than local residents but still representing substantial purchasing power. Additionally, 27.1% of visitors hold bachelor's degrees or higher, indicating an educated customer base likely to demand quality services and amenities.

The visitor journey analysis provides insight into behavior patterns before and after visiting the study area. The most common previous destinations include home (56.3%), shops and services (12.2%), and work (8.3%). After visiting, the pattern shifts slightly with home remaining dominant (57.6%), but dining increases to 6.4% and hotels/casinos to 1.4%, suggesting opportunities for businesses that serve travelers continuing their journeys.

Seasonal and daily patterns show relatively stable visitation throughout the year, with slight increases during summer travel months. This consistency indicates reliable customer traffic that can support year-round business operations rather than seasonal enterprises.

Metrics	Visitors
Median Household Income	\$73.9K
Bachelor's Degree or Higher	27.1%
Person's per Household	2.49

Source: Placer.ai (August 2024 - July 2025)

Market:
61073 / Zip Code • Roscoe, IL

Show By:
Category Group ▾

Prior			Post		
Rank	Name	Visits	Rank	Name	Visits
1	Home	56.3%	1	Home	57.6%
2	Shops & Services	12.2%	2	Shops & Services	10.3%
3	Work	8.3%	3	Dining	6.4%
4	Dining	5.8%	4	Work	5.4%
5	Superstores	2.5%	5	Superstores	3.5%
6	Shopping Centers	2.2%	6	Shopping Centers	2.7%
7	Leisure	2.1%	7	Groceries	2.5%
8	Groceries	1.4%	8	Leisure	2.1%
9	Medical & Health	1.1%	9	Medical & Health	1.3%
10	Home Improvements & Furnishings	1%	10	Hotels & Casinos	1.4%

Source: Placer.ai (August 2024 - July 2025)

Employment and Major Employers

The regional employment landscape provides context for understanding both opportunities and challenges in the study area. Major employers within reasonable commuting distance include healthcare systems (Mercyhealth Javon Bea Hospital with 2,500 employees), educational institutions (Rockford Public Schools with 3,200 employees), and manufacturing firms (Woodward Inc. with 2,200 employees).

Major Employers	Industry	Employees	Distance from subject site
Mercyhealth Javon Bea Hospital	Healthcare	2,500	11 mi/12 min
Rockford Public School District 206	Education	3,200	Varies
Woodward, Inc.	Manufacturing	2,200	10 mi/13 min
Rock Valley College	Education	1,600	13 mi/16 min
Hononegah Community HS District 207	Education	1,100	Varies
JVL1 Amazon Distribution Center	Distribution	500	5 mi/10 min
Kerry North America	Manufacturing/Food	240	6 mi/10 min
PBC Linear	Manufacturing	160	1 mi/2 min

Local employment shows concentrations in specific industries that align with regional economic strengths. Manufacturing represents 10.19% of local employment (162% of state average) indicating significant regional specialization. Construction (5.63% of employment, index 207) and Agriculture/Forestry/Fishing (0.85% of employment, index 533) also show high concentrations relative to state norms.

However, the most significant employment categories are in service sectors: Health Care and Social Assistance (17.13%), Retail Trade (16.62%), and Educational Services (11.68%). This employment mix suggests a community that serves regional needs while supporting local families and businesses.

Major Industry	Percentage of Employees	Index
Health Care and Social Assistance	17.13%	60
Educational Services	11.68%	151
Retail Trade	16.62%	154
Manufacturing	10.19%	162
Construction	5.63%	207
Agriculture, Forestry, Fishing, and Hunting	0.85%	533

Source: Placer.ai (August 2024 - July 2025)

The employment data aligns with commuting patterns indicated by daytime population figures. Many residents work in Rockford's larger employment centers but live in Roscoe for its residential amenities and school quality. This pattern creates opportunities for development that could provide local employment while serving the existing retail and service needs of the community.

Within a 30-minute drive of the study area, approximately 400,000 people live and work, expanding the potential market significantly beyond immediate residents. This broader market includes median household income of \$83,000 and similar employment concentrations in manufacturing, construction, and retail, suggesting regional consistency in economic patterns and consumer preferences.

The proximity of major regional employers, combined with interstate accessibility and strong local demographics, **positions the Rockton Road corridor to serve multiple market segments** simultaneously:

- local residents seeking convenient retail and services
- regional workers requiring accessible employment
- interstate travelers needing fuel, food, and accommodations

Existing Business Environment

Current Businesses in Study Area

The study area contains several established businesses that provide a foundation for understanding market dynamics and development potential. These existing enterprises demonstrate both the area's current economic activity and opportunities for enhancement and expansion.

Metrics	Love's Travel Stop 13477 Quality Dr, Roscoe, IL 61073	Thorntons 13555 Willowbrook Rd, Roscoe, IL 61073	Speedway 5951 East Rockton Rd, Roscoe, IL 61073
Visits	693,816	515,307	311,942
Visits / sq ft	1.55	38.98	25.41
Size - sq ft	449,027	13,221	12,275

Source: Placer.ai (August 2024 - July 2025)

Gas Stations and Travel Services form the most visible business cluster, capitalizing on interstate traffic. Love's Travel Stop occupies the largest footprint at 449,027 square feet and generates 693,816 annual visits, though with relatively low visit density of 1.55 visits per square foot. The facility serves as a full-service truck stop with fuel, food, and traveler amenities. Thornton's (13,221 square feet) and Speedway (12,275 square feet) operate more compact formats but achieve much higher visit densities of 38.98 and 25.41 visits per square foot respectively.

Northpointe Health and Wellness Center represents the area's largest non-travel business, occupying 100,377 square feet and generating 285,934 annual visits. The facility demonstrates strong performance with 13.4% year-over-year visit growth and high visit frequency (7.95 visits per visitor annually), indicating a loyal customer base and successful service delivery. The center serves visitors with median household income of \$87,000, with 56.9% earning \$75,000 or more, confirming its appeal to the area's affluent demographics.

Camping World serves the recreational vehicle market, complementing travel-oriented businesses while targeting a specialized customer segment. This business benefits from interstate visibility and access while serving both local and traveling RV enthusiasts.

NorthPointe Health and Wellness Campus 5605 E Rockton Rd, Roscoe, IL 61073	
Visits	285,934
Visits / sq ft	2.85
Size - sq ft	100,377
Visitors	35,977
Visit Frequency	7.95
Visits YoY	+13.4%

Source: Placer.ai (August 2024 - July 2025)

Nearby Retail Corridor

Approximately one mile west of the study area, the Rockton Road retail corridor represents a major economic anchor that influences development potential within the project area. This established retail district features anchor tenants including Walmart, Blain's Farm and Fleet, and Aldi, alongside smaller convenience retailers and restaurants.

The retail corridor generates 2.8 million annual visits with high visit frequency (9.58 visits per visitor), demonstrating its role as a primary shopping destination for regional residents. Visitor demographics show median household income of \$84,000 with 28.9% holding bachelor's degrees or higher - slightly lower than immediate area residents but still representing substantial purchasing power.

Employment analysis of retail corridor visitors reveals 64.9% blue collar workers, with many employed in manufacturing, construction, retail, and education. This employment pattern aligns with regional economic concentrations and suggests opportunities for businesses serving working families and trade professionals.

The retail corridor's success creates both opportunities and challenges for study area development. The established retail cluster attracts significant traffic to Rockton Road, providing potential customers for complementary businesses. However, new retail development must offer differentiated services or capture different market segments to avoid oversaturating the market.

Rockton Road Retail Corridor

4000 E Rockton Road, Rockton, IL 61073

Visits 2,887,497

Visitors 301,434

Visit Frequency 9.58

Visits YoY +0.5%

Industrial Facilities

All World Machinery, located within the northern portion of the study area near Camping World, provides industrial equipment supply and repair services. This business illustrates the area's industrial potential and serves regional manufacturing and construction companies.

Several industrial operations demonstrate the area's potential for manufacturing and logistics development. **PBC Linear**, located east of the I-90 interchange, manufactures bearings, shafts, and guides for industrial applications. With 160 employees, this facility illustrates successful manufacturing operations that benefit from highway access while providing local employment.

Ecolab, positioned outside the westernmost boundary of the study area, produces water treatment and sanitation chemicals. This major manufacturer employs regional workers and demonstrates the area's ability to support specialized industrial operations requiring transportation access and technical workforce.

Additional smaller industrial sites east of Route 251 house tool manufacturing, automotive services, and trucking operations. While individually modest in scale, these businesses collectively contribute to the area's industrial employment base and demonstrate market demand for industrial services.

The presence of these established industrial operations creates opportunities for complementary businesses, including suppliers, logistics services, and employee-serving retail and food establishments. The industrial base also provides potential customers for expanded commercial services within the study area.



Rock Cut State Park | Source: GoRockford.com

Regional Attractions

Ho-Chunk Gaming Beloit represents a significant regional development that will influence future activity in the study area. Located 3.5 miles north and scheduled to open in 2026, this casino and hotel complex will include 1,500 slot machines and over 300 hotel rooms. The facility's position between I-90 and Willowbrook Road, positions the Rockton Road corridor as a service point for casino visitors requiring fuel, food, and additional accommodations.

The casino's impact extends beyond direct visitor services. Construction employment, ongoing operations jobs, and increased regional tourism will generate additional economic activity throughout the area.

Regional recreational amenities enhance the area's appeal for tourism-related development. Rock Cut State Park, the Rock River, the Stone Bridge regional trail, and various outdoor recreation facilities provide attractions that could support lodging, dining, and retail businesses serving recreational visitors.



Stone Bride Trail | Source: TripAdvisor.com

Market Opportunities

Void Analysis by Business Category

Market analysis reveals significant opportunities for business development across multiple categories, with demographic fit scores indicating strong potential for various retail, service, and hospitality establishments. The analysis compares the study area's demographic profile to successful locations of major chains nationwide, providing data-driven guidance for tenant recruitment and development planning.

Big Box and Anchor Retail shows strong potential for outdoor and recreational businesses. Farm & Home Supply ranks highest with a demographic fit score of 96, followed by Dunham's Sports (91) and Academy Sports + Outdoors (91). These retailers align well with the area's employment concentrations in agriculture, construction, and manufacturing, while serving both local residents and interstate travelers. Bass Pro Shops (fit score 86) could capitalize on regional outdoor recreation opportunities and tourism traffic.

Entertainment and Attractions present opportunities for family-oriented businesses serving the area's high concentration of Gen Alpha and Gen X residents. Putt Putt Fun Center (100% fit score) tops this category, followed by Round1 Entertainment (99.4% fit score) for bowling and arcade facilities. These venues could serve both local families and travelers with children, particularly given the area's position between regional gaming destinations.

Food and Beverage opportunities span multiple segments. Coffee establishments show strong potential, with local chain Meg's Daily Grind (94 fit score) leading the category, followed by BIGGBY Coffee (93) and Scooter's Coffee (91). Full-service restaurants show excellent demographic alignment, with Cracker Barrel Old Country Store (98 fit score) and LongHorn Steakhouse (96 fit score) ranking highest. These establishments would serve both local residents and interstate travelers seeking quality dining options.

Fitness and Health Services align with the success of Northpointe Health and Wellness Center and could complement existing facilities. World Gym (100% fit score) and Amped Fitness (95.9% fit score) show strong demographic alignment, potentially serving both local residents and travelers seeking fitness access.

Hotel and Lodging represents perhaps the most significant opportunity given the absence of accommodations within the immediate area. Econo Lodge (95 fit score), Microtel Inn & Suites (91 fit score), and WoodSpring Hotels (81 fit score) all show strong demographic alignment. The nearest hotels are 2.5 miles north, creating a clear market gap for interstate travelers and visitors to regional attractions.

Potential Tenants

Big Box/Anchor	Nearest Location	# of Locations State / US	Demographic Fit Score
Farm & Home Supply	159 mi	10 / 16	96
Dunham's Sports	18 mi	10 / 271	91
Academy Sports + Outdoors	121.2 mi	3 / 310	91
Bass Pro Shops	50.6 mi	3 / 133	86
TJ Maxx	6.9 mi	51 / 1K	85
Entertainment			
Putt Putt Fun Center	153.7 mi	0/26	100
Round1 Entertainment	53.1 mi	3/55	99
Coffee			
Meg's Daily Grind	9.9 mi	1 / 1	94
BIGGBY COFFEE	37.7 mi	6 / 448	93
Scooter's Coffee	5.9 mi	55 / 896	91
7 Brew Coffee	36.3 mi	14 / 455	88
Restaurants			
Cracker Barrel Old Country Store	12.9 mi	22 / 682	98
LongHorn Steakhouse	13.3 mi	15 / 605	96
Smokey Bones Bar & Fire Grill	13.2 mi	2 / 53	93
Red Robin Gourmet Burgers	13.2 mi	19 / 490	92
Olive Garden	13.3 mi	33 / 394	91
Fitness and Health Services			
World Gym	321 mi	0/18	100
Amped Fitness	477.1 mi	0/28	95
Fitness Premier	72.5 mi	15/17	94
Hotels			
Econo Lodge	13 mi	11 / 611	95
Microtel Inn & Suites	17.6 mi	4 / 277	91
WoodSpring Hotels	9.6 mi	12 / 270	81

Unmet Consumer Demand

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Analysis of consumer spending patterns reveals substantial unmet demand across multiple retail categories, indicating opportunities for businesses that could capture spending currently directed to other markets. The data compares local consumer demand to available supply within the trade area.

Lawn and Garden Equipment and Supplies shows the highest unmet demand at \$4.4 million annually, aligning with the area's agricultural employment concentration and suburban residential patterns. This category's strong performance in the void analysis (Farm & Home Supply ranking highest) reinforces the opportunity for businesses serving outdoor and agricultural needs.

Health and Personal Care Stores represent \$21.6 million in unmet annual demand, suggesting opportunities for pharmacy chains, health specialty retailers, and personal care services. This demand likely reflects the area's affluent demographics and aging Baby Boomer population (20.8% of residents).

Clothing Stores show \$15.9 million in unmet demand, indicating that residents currently travel elsewhere for apparel purchases. The lack of any clothing retail supply in the immediate area creates opportunities for various clothing concepts, from family-oriented chains to specialty retailers.

Full-Service Restaurants show \$9.0 million in unmet demand despite existing supply, indicating room for additional dining establishments. This aligns with void analysis results showing strong fit scores for multiple restaurant concepts and reflects both growing local population and substantial visitor traffic.

The magnitude of unmet demand across these categories indicates that residents currently travel to other markets for many purchases, representing opportunities for appropriately positioned businesses to capture local spending while serving visitor traffic.

Category	Key	Rockton Rd. Retail Corridor Benchmark State Top 30% of visits
Overview	Total Demand	\$503,599,794
Overview	Total Supply	\$265,003,881
Lawn & Garden Equipment & Supplies	Demand	\$4,864,094
Lawn & Garden Equipment & Supplies	Supply	\$497,951
Lawn & Garden Equipment & Supplies	Unmet Demand (Demand-Supply)	\$4,366,143
Health & Personal Care Stores	Demand	\$31,673,973
Health & Personal Care Stores	Supply	\$10,070,369
Health & Personal Care Stores	Unmet Demand (Demand-Supply)	\$21,603,604
Department Stores	Demand	\$7,697,813
Department Stores	Supply	\$2,559,802
Department Stores	Unmet Demand (Demand-Supply)	\$5,138,011
Clothing Stores	Demand	\$15,854,529
Clothing Stores	Supply	
Clothing Stores	Unmet Demand (Demand-Supply)	\$15,854,529
Electronic & Appliance Stores	Supply	\$6,077,650
Electronic & Appliance Stores	Demand	
Electronic & Appliance Stores	Unmet Demand (Demand-Supply)	\$6,077,650
Full-Service Restaurants	Supply	\$32,602,213
Full-Service Restaurants	Demand	\$23,559,186
Full-Service Restaurants	Unmet Demand (Demand-Supply)	\$9,043,027

Visitor Market Segments

Understanding visitor behavior patterns provides insight into business opportunities that align with customer needs and spending patterns. The analysis reveals distinct market segments with different requirements and spending capabilities.

Interstate Travelers represent the largest visitor segment, characterized by 10-30 minute stays and travel distances exceeding 250 miles. These visitors primarily seek fuel, food, and restrooms but may require longer stays for vehicle maintenance, weather delays, or rest breaks. Business opportunities include expanded food service beyond convenience items, traveler services like vehicle maintenance, and potentially lodging for weather-related or schedule delays.

Regional Visitors typically travel 20-250 miles and may combine multiple activities during visits. These customers show higher propensity for dining, shopping, and entertainment activities beyond basic travel needs. Business opportunities include restaurants that justify destination trips, specialty retail that serves regional markets, and entertainment venues that attract families from throughout northern Illinois and southern Wisconsin.

Local and Commuter Traffic includes residents and workers traveling shorter distances for specific services. This segment provides consistent baseline traffic but may have different peak hours and service needs than traveler segments. Opportunities include convenience services for commuters, businesses serving local employment centers, and daily-needs retail that reduces residents' need to travel elsewhere.

Extended-Stay Visitors average 6.13 days in the market area and represent opportunities for lodging, longer-term services, and higher-value transactions. This segment likely includes business travelers, tourists exploring regional attractions, and visitors to area hospitals or family. Business opportunities focus on accommodations, extended-stay services, and amenities that serve multi-day visitors.

The visitor journey data shows that 1.4% of visitors continue to "hotels & casinos" after visiting the study area, providing early indication of demand that will likely increase with the 2026 opening of Ho-Chunk Gaming Beloit.

Population within 30-Minute Drive

The broader market analysis reveals substantial population and purchasing power within convenient driving distance, expanding the potential customer base far beyond immediate area residents. Within a 30-minute drive, approximately 400,000 people represent potential customers for destination businesses and specialized services.

This expanded market shows median household income of \$83,000 with similar employment concentrations in manufacturing (8.83%), construction (6.94%), and retail (16.02%). The consistency of demographics and employment patterns across the broader region indicates reliable market characteristics for businesses planning regional service areas.

Industry Concentrations within the 30-minute radius show above-average employment in agriculture, forestry, and fishing (340% of state average), construction (170% of state average), and manufacturing (152% of state average). These concentrations suggest opportunities for businesses serving trade professionals, agricultural interests, and manufacturing support services.

The broader market's **demographic stability** and **economic strength** provide confidence for businesses requiring larger trade areas to achieve viability. Specialty retailers, destination restaurants, entertainment venues, and professional services could successfully serve this expanded market while maintaining the study area as their base of operations.

Industry	Percentage of Employees	Index
Health Care and Social Assistance	14.67%	56
Educational Services	9.73%	125
Retail Trade	16.02%	123
Manufacturing	8.83%	152
Construction	6.94%	170
Agriculture, Forestry, Fishing, and Hunting	1.37%	340

Source: Placer.ai (August 2024 - July 2025)

Retail Gaps within the broader market mirror those identified locally, suggesting regional rather than merely local demand for categories like lawn and garden supplies, clothing, electronics, and full-service dining. This pattern indicates that successful businesses could capture market share from multiple communities rather than competing solely for local spending.

The combination of substantial visitor traffic, strong local demographics, and significant population within convenient driving distance creates multiple pathways to business success. Establishments can focus on serving interstate travelers, local residents, regional customers, or combinations of these markets depending on their business model and positioning strategy.

Development Scenarios

Potential Land Uses and Rationale

The analysis of existing conditions, market opportunities, and regional context supports several complementary land use categories that could transform the Rockton Road corridor into a thriving mixed-use destination. Each land use addresses specific market needs while building on the area's inherent advantages.

Commercial and Retail Development represents the most logical extension of existing activity, building on the success of current gas stations and the nearby retail corridor. The study area's position between established retail west of Route 251 and interstate-oriented services creates opportunities for businesses that serve both markets. Void analysis indicates strong potential for outdoor retailers, restaurants, coffee establishments, and specialty services that could capture the \$238 million in unmet consumer demand across multiple categories.

Hotel development emerges as a particularly compelling opportunity given the complete absence of lodging within the immediate area despite 6.8 million annual visits and 51,000 daily interstate vehicles. The nearest accommodations are 2.5 miles away, creating clear market demand that will likely increase with the 2026 opening of Ho-Chunk Gaming Beloit.

Industrial Development builds on existing operations like PBC Linear and All World Machinery while capitalizing on exceptional highway access. Light manufacturing, logistics operations, and industrial services could provide employment for local residents currently commuting elsewhere while serving regional manufacturing and distribution needs. The area's industrial zoning and infrastructure capacity support expansion of this sector.

Residential Development addresses housing demand demonstrated by strong local market performance and provides workforce housing for new commercial and industrial operations. The area's premium residential pricing relative to neighboring communities indicates high quality of life and access to great public schools.

Health and Wellness Expansion leverages the proven success of Northpointe Health and Wellness Center, which shows 13.4% annual visit growth and high customer loyalty. Additional recreational facilities, medical services, or wellness amenities could create a regional health and fitness destination while serving the area's affluent, family-oriented demographics.

Development Scenario Descriptions

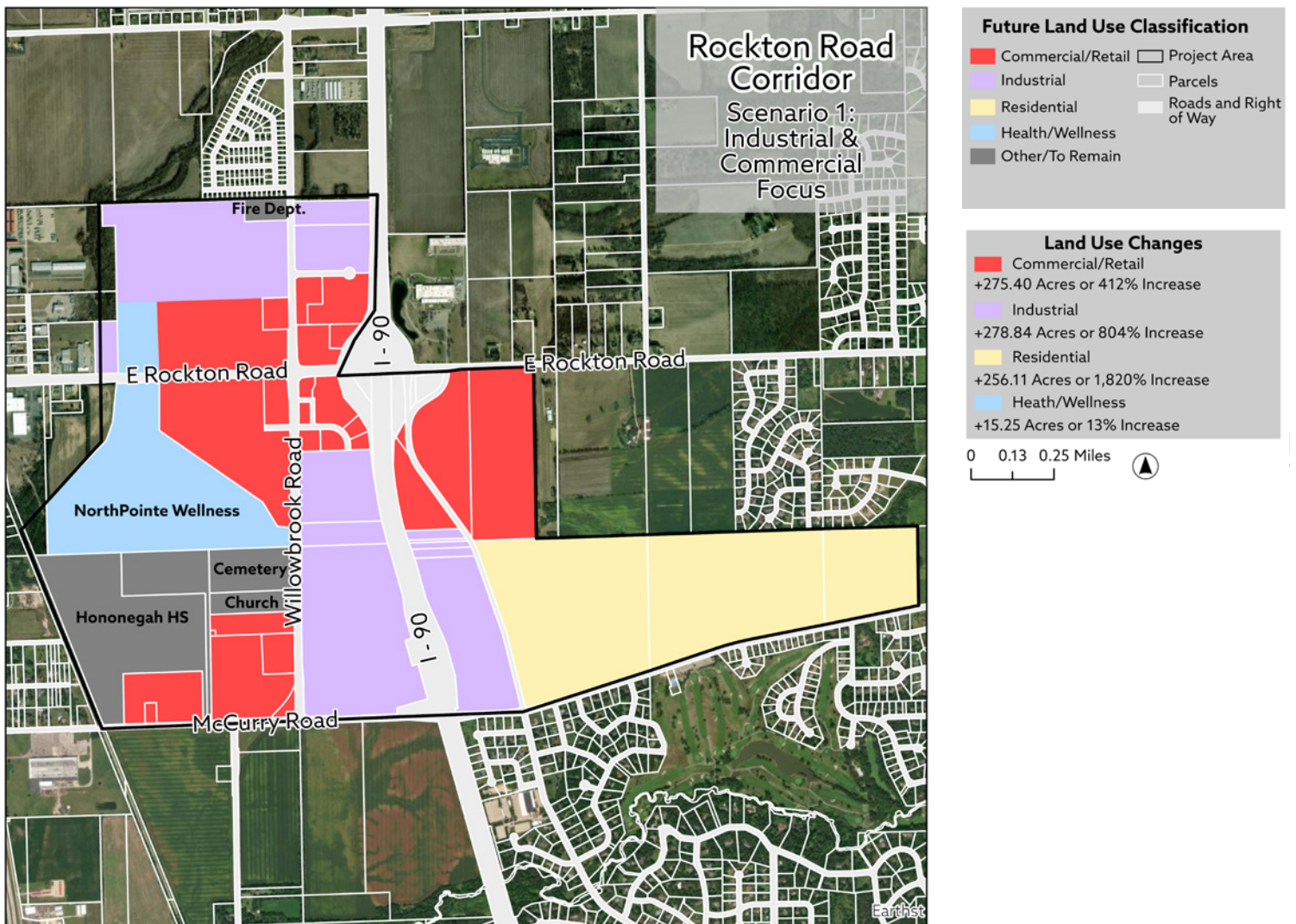
SCENARIO 1: INDUSTRIAL AND COMMERCIAL FOCUS

This scenario emphasizes economic development through expanded commercial services and industrial capacity. Commercial development concentrates along Rockton Road to serve both interstate travelers and local residents, featuring retail stores, restaurants, and hotel accommodations positioned for maximum visibility and accessibility from the interchange.

Industrial expansion occurs on parcels adjacent to I-90, maintaining highway access while buffering commercial areas from heavier industrial operations. This positioning allows industrial businesses to benefit from transportation infrastructure while keeping retail and hospitality uses prominently visible to interstate traffic.

Residential development occupies eastern parcels beyond I-90, connecting with existing residential areas while remaining separated from industrial and heavy commercial activities. A modest health and wellness component provides community recreation facilities.

Land use allocation includes approximately 275 acres of commercial/retail development, 278 acres of industrial expansion, 256 acres of residential development, and 15 acres dedicated to health and wellness facilities. This scenario maximizes employment generation and commercial activity while providing supporting residential capacity.



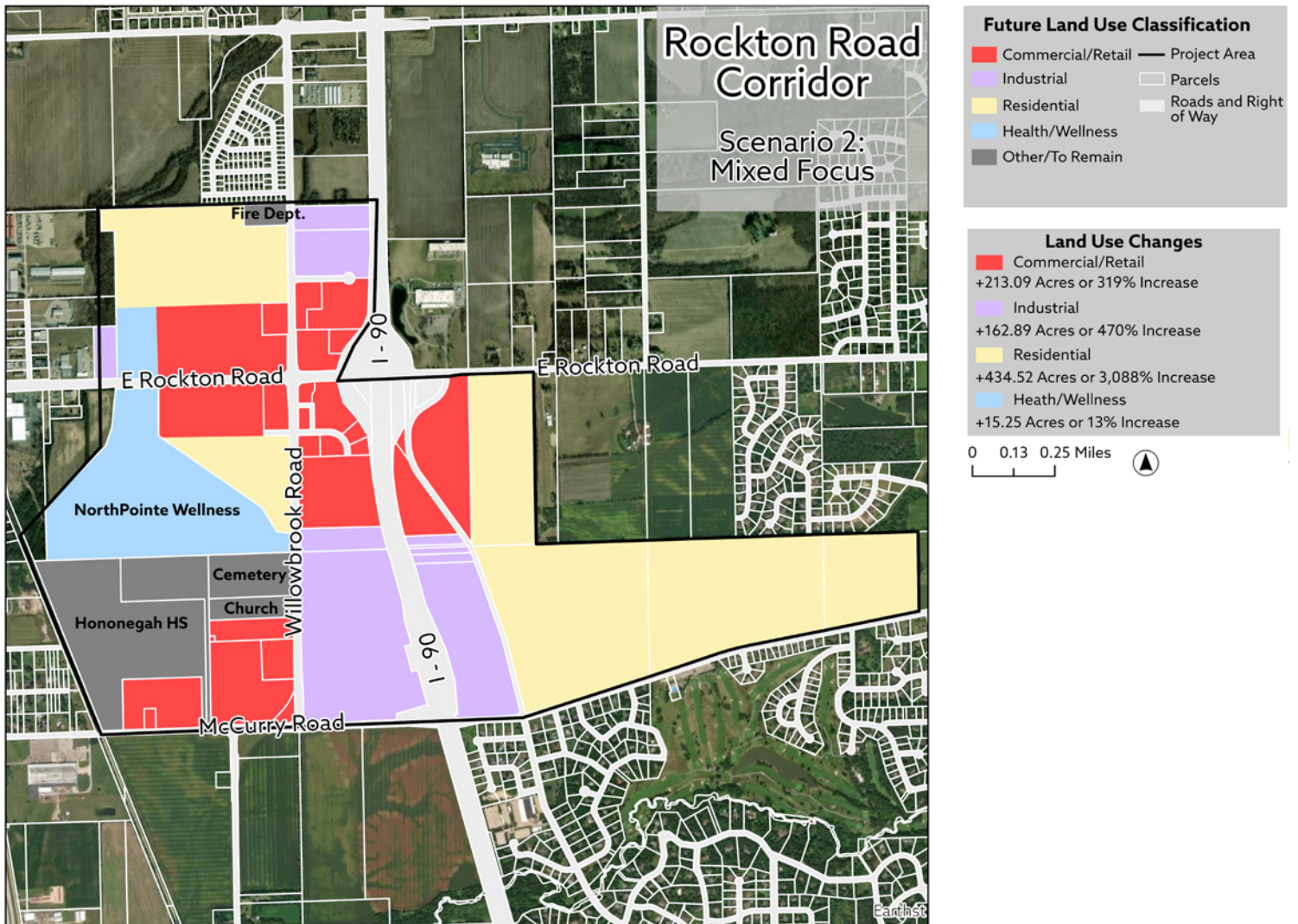
SCENARIO 2: MIXED DEVELOPMENT

This scenario balances commercial, industrial, and residential uses while expanding housing options to serve both local needs and incoming workforce. Commercial development along Rockton Road maintains focus on serving travelers and residents, while industrial capacity provides regional employment opportunities.

The key difference involves expanded residential development that includes multifamily housing near commercial and wellness areas. This positioning provides convenient access to services while creating housing diversity that serves different income levels and household types. Additional residential development near Willowbrook Road creates opportunities for higher-density housing that takes advantage of proximity to health and wellness amenities.

Mixed-use development patterns encourage walkability between residential, commercial, and recreational uses, reducing vehicle trips while creating a more integrated community environment. This scenario addresses the area's current pattern of residents commuting elsewhere for both work and shopping.

Land use allocation includes 213 acres of commercial/retail, 163 acres of industrial, 434 acres of residential (including multifamily options), and 15 acres for health and wellness. The increased residential component provides workforce housing while creating larger customer base for commercial establishments.



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athletic and outdoor needs, and accommodations for visiting teams and families. Industrial development remains but at reduced scale to accommodate expanded recreational facilities.

Residential development serves both local needs and provides housing for families attracted to the health and wellness amenities. The scenario creates synergies between recreational facilities, supporting commercial services, and residential development that appeals to active families.

Land use allocation includes 164 acres of commercial/retail, 163 acres of industrial, 434 acres of residential, and 64 acres dedicated to health and wellness facilities. This scenario positions the corridor as a regional health and recreation destination while maintaining commercial and industrial economic development.



Land Use Change Calculations

The three scenarios represent different approaches to developing approximately 900 acres of currently underutilized land within the study area. Each scenario transforms agricultural and vacant land into productive economic uses while respecting existing businesses and infrastructure.

Development Intensity Comparisons show Scenario 1 emphasizing commercial (30.6% of developed area) and industrial (30.9%) uses that generate maximum employment and economic activity. Scenario 2 balances commercial (21.0%), industrial (16.1%), and residential (42.8%) development to create a more integrated mixed-use community. Scenario 3 reduces industrial development (16.1%) in favor of expanded health and wellness facilities (6.3%) while maintaining substantial residential (42.8%) and commercial (16.2%) components.

Infrastructure Implications vary by scenario, with higher-density development requiring greater utility capacity and transportation improvements. Scenario 1's emphasis on commercial and industrial development demands higher water, sewer, and electrical capacity but generates sufficient economic activity to support infrastructure investments. Scenarios 2 and 3 distribute infrastructure demands more evenly while creating residential development that helps finance infrastructure through property taxes and utility fees.

Employment Generation Potential differs significantly among scenarios. Scenario 1 maximizes job creation through expanded commercial and industrial development, potentially providing employment for local residents currently commuting elsewhere. Scenario 3's health and wellness focus creates specialized employment in recreation, healthcare, and related services while generating visitor traffic that supports commercial development. Scenario 2 provides balanced employment opportunities across multiple sectors.

Each scenario addresses identified market opportunities while responding to different development priorities and community visions. The scenarios provide frameworks for detailed planning and community input rather than prescriptive development plans, allowing flexibility in implementation while maintaining strategic focus on the corridor's potential as a regional economic center.

The Path Forward

Implementation Recommendations

The transformation of the Rockton Road corridor from underutilized agricultural land to a magnetic destination requires coordinated action across multiple fronts. Success depends on strategic sequencing of development, proactive infrastructure planning, and sustained collaboration between public and private stakeholders.

Infrastructure Development Priority may precede major private investment to ensure adequate capacity and reduce development costs. While existing water and sewer infrastructure serves portions of the study area, expanded commercial and industrial development may require capacity upgrades and strategic extensions. The Village of Roscoe should conduct detailed infrastructure capacity analysis and develop improvement plans that can accommodate projected development scenarios.

Coordinating infrastructure improvements with development timing reduces costs and minimizes disruption. Early-phase development should focus on areas with existing infrastructure capacity while planning future extensions to support later phases. This approach allows development revenue to help finance infrastructure expansion while maintaining development momentum.

Zoning and Regulatory Framework requires review and potential updates to support mixed-use development and streamline approval processes. Current zoning provides flexibility for many desired uses, but mixed-use projects may require modifications to height, density, or use restrictions. The Village should consider developing specific overlay districts or planned unit development provisions that encourage integrated development while maintaining appropriate controls.

Expedited permitting processes for projects that align with corridor goals can provide competitive advantages that attract quality developers. Clear development standards, predictable approval timelines, and coordinated review processes reduce uncertainty and development costs while ensuring community objectives are met.

Public-Private Partnership Opportunities can accelerate development while sharing risks and costs. The Village might consider tax increment financing districts, special service areas, or other mechanisms that capture increased property values to fund infrastructure improvements. Strategic public investment in key infrastructure or amenities can catalyze private development that generates long-term economic benefits.

Land assembly assistance may be necessary where fragmented ownership patterns complicate larger development projects. The Village could facilitate negotiations, provide information resources, or consider strategic acquisition of key parcels that enable coordinated development.

Phased Development Strategy should prioritize projects with highest market demand and lowest barriers to implementation. Hotel development represents immediate opportunity given clear market demand, existing infrastructure capacity, and straightforward development requirements. Success with initial projects builds confidence for more complex mixed-use developments.

Commercial development serving interstate travelers provides near-term economic benefits while establishing the corridor's identity as a destination. These projects can succeed independently while creating synergies for subsequent phases. Industrial development offers employment generation and tax base expansion but requires longer development timelines and greater infrastructure investment.

Next Steps

Developer Recruitment Strategy should target experienced firms with track records in mixed-use development, highway commercial projects, and industrial development. The Village should prepare marketing materials highlighting the area's advantages, available incentives, and development opportunities while showcasing successful local projects.

Regional real estate brokers, development consultants, and economic development organizations can assist with developer outreach and project marketing.

Regulatory Preparation should address potential zoning modifications, impact fee structures, design standards, and approval processes before development interest intensifies. Clear, predictable regulations reduce uncertainty while ensuring development quality meets community expectations.

Environmental review processes, traffic impact requirements, and infrastructure connection standards should be clearly defined to provide developers with accurate cost and timeline projections. Streamlined processes for projects meeting community objectives can provide competitive advantages while maintaining necessary protections.

The Rockton Road corridor's transformation represents a significant opportunity to create economic growth, provide local employment, and establish the area as a regional destination. Success requires sustained commitment to strategic planning, infrastructure investment, and collaborative implementation while maintaining the community characteristics that make Roscoe an attractive place to live and work.

The combination of exceptional accessibility, strong demographics, substantial visitor traffic, and available land creates conditions for successful development that serves multiple markets simultaneously. With appropriate planning and implementation, the corridor can evolve from its current role as a convenient stopping point to a destination that generates economic activity, provides employment, and enhances community amenities for both residents and visitors.

Village of Roscoe

Bills Submitted for Approval on November 4, 2025

Pooled Expenditures:

Checking account balance before expenditures	\$	534,558.70
Pooled Money Market		73,923.50
Illinois Funds Balance		8,197,258.88
Total pooled cash and equivalents		8,805,741.08

Expenditures per list 100,733.75

Additional invoices

Shaw Signs	Subdivison Signs Deposit	2,925.00
Shaw Signs	Subdivison Signs Deposit	1,880.00
		105,538.75

Total expenditures 105,538.75

Payroll expense:

Gross Wages	10/18/2025	109,611.14	
Payroll tax and IMRF	10/18/2025	9,145.16	118,756.30

Total General Fund Expenditures 224,295.05

Pooled checking account balance after expenditures \$ 8,581,446.03

Motor Fuel Tax Expenditures

Motor Fuel account balance before expenditures	\$	3,619.09
Motor Fuel Money Market		10,392.01
Illinois Funds Balance		2,042,138.20
Total Motor Fuel cash and equivalents		2,056,149.30

Expenditures:

Vendor	Date	Invoice	Description	Amount
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Total Motor Fuel Fund Expenditures -

Motor Fuel cash and equivalent balance after expenditures 2,056,149.30

Total expenditures for all funds: 224,295.05

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
AMAZON CAPITAL SERVICES									
311	AMAZON CAPITAL SERVICES	11HF-P6L6-C7	CAUTION TAPE - TRUCK OR TREAT	01-030-5990 Departmental Operating S	10/15/2025	37.39	.00		
311	AMAZON CAPITAL SERVICES	13F9-DCQX-9	HEATER FOR HR OFFICE	01-010-6020 Office Supplies	10/23/2025	25.97	.00		
311	AMAZON CAPITAL SERVICES	17C3-PJ1F-NY	STORAGE BINS FOR SUPPLY CLOSET	01-010-6020 Office Supplies	08/15/2025	65.46	.00		
311	AMAZON CAPITAL SERVICES	17XG-T9Y3-DL	Traffic Wands / Snow Rakes PD	01-040-5990 Departmental Operating S	10/23/2025	114.20	.00		
311	AMAZON CAPITAL SERVICES	1CWW-GJT6-6	Ice Scrapers / Tire Pressure Guage PD	01-040-5990 Departmental Operating S	10/15/2025	60.57	.00		
311	AMAZON CAPITAL SERVICES	1F7G-R9W6-LJ	2 DOCKING STATOINS FOR VH	01-010-5951 Information Technology - H	10/28/2025	99.96	.00		
311	AMAZON CAPITAL SERVICES	1GQH-4C4P-9	TOILET PAPER - PW	01-030-6040 Operating Supplies	10/20/2025	64.64	.00		
311	AMAZON CAPITAL SERVICES	1GRR-V34C-6	Paper PD	01-040-6020 Office Supplies	10/20/2025	140.97	.00		
311	AMAZON CAPITAL SERVICES	1P1N-K6RV-CL	Dish Soap PD	01-040-6020 Office Supplies	10/27/2025	17.04	.00		
311	AMAZON CAPITAL SERVICES	1PTY-4J3V-1Q	Key fobs, Paper PD	01-040-6020 Office Supplies	09/02/2025	251.54	.00		
311	AMAZON CAPITAL SERVICES	1PY4-LWPY-V	FEBREEZE PLUG INS & CLEAR TRAS	01-030-5121 Maintenance & Repairs - B	10/22/2025	82.38	.00		
311	AMAZON CAPITAL SERVICES	1PY4-LWPY-V	CLEAR TRASH LINERS - PD	01-040-5121 Maintenance & Repairs - B	10/22/2025	52.99	.00		
311	AMAZON CAPITAL SERVICES	1PYH-R4V1-6	BRIDLE WIRING RINGS - PW IT	01-030-5990 Departmental Operating S	10/16/2025	22.30	.00		
311	AMAZON CAPITAL SERVICES	1YCR-GLFG-7	FEBREEZE AIR SPRAY, D BATTERIES -	01-030-6040 Operating Supplies	10/16/2025	44.72	.00		
311	AMAZON CAPITAL SERVICES	1YCR-GLFG-7	WAFFLE KEYS FOR PAPER TOWEL &	01-050-5990 Departmental Operating S	10/16/2025	13.95	.00		
Total AMAZON CAPITAL SERVICES:						1,094.08	.00		
AMERICAN BELL SCREEN PRINTING									
341	AMERICAN BELL SCREEN PRIN	20250830	Uniform Embroidery- Butterbaugh PD	01-040-4612 Uniforms	10/15/2025	80.00	.00		
Total AMERICAN BELL SCREEN PRINTING:						80.00	.00		
APG OF SOUTHERN WISCONSIN									
442	APG OF SOUTHERN WISCONSI	393837	ZONING LEGAL NOTICES	01-010-5330 Printing & Publishing	10/23/2025	93.22	.00		
Total APG OF SOUTHERN WISCONSIN:						93.22	.00		
BALSLEY PRINTING									
638	BALSLEY PRINTING	159925	TRUCK OR TREAT BANNER	01-010-6091 Special Events	10/15/2025	71.39	.00		
Total BALSLEY PRINTING:						71.39	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
COMMONWEALTH EDISON									
1411	COMMONWEALTH EDISON	101425 32000	9/10/25-10/10/25 5785 BROAD - LELAN	01-050-6010 Building Utilities (Gas & El	10/14/2025	234.47	.00		
1411	COMMONWEALTH EDISON	101425 42000	9/10/25-10/10/25 5802 HARRISON - LEL	01-050-6010 Building Utilities (Gas & El	10/14/2025	64.47	.00		
1411	COMMONWEALTH EDISON	101625 2000	9/10/25-10/10/25 LITE R25	01-030-5411 Electricity - Street Lights	10/16/2025	6.90	.00		
1411	COMMONWEALTH EDISON	102025 1222	9/10/25-10/10/25 N 2ND ST SIGN	01-030-5411 Electricity - Street Lights	10/20/2025	67.84	.00		
1411	COMMONWEALTH EDISON	102125 3000	9/19/25-10/21/25 STREET LIGHT RT/23	01-030-5411 Electricity - Street Lights	10/21/2025	4,398.92	.00		
Total COMMONWEALTH EDISON:						4,772.60	.00		
DEARBORN LIFE INSURANCE COMPANY									
1721	DEARBORN LIFE INSURANCE C	110125	DISABILITY INS - ADMIN	01-010-4330 Disablity Insurance	11/01/2025	146.22	.00		
1721	DEARBORN LIFE INSURANCE C	110125	DISABILITY INS - HR	01-017-4330 Disablity Insurance	11/01/2025	50.58	.00		
1721	DEARBORN LIFE INSURANCE C	110125	DISABILITY INS - PW	01-030-4330 Disablity Insurance	11/01/2025	299.68	.00		
1721	DEARBORN LIFE INSURANCE C	110125	DISABILITY INS - PW ADJ	01-030-4330 Disablity Insurance	11/01/2025	43.63-	.00		
1721	DEARBORN LIFE INSURANCE C	110125	DISABILITY INS - PD	01-040-4330 Disablity Insurance	11/01/2025	1,065.56	.00		
1721	DEARBORN LIFE INSURANCE C	110125	DISABILITY INS - PD ADJ	01-040-4330 Disablity Insurance	11/01/2025	67.50	.00		
1721	DEARBORN LIFE INSURANCE C	110125	DISABILITY INS - PK	01-050-4330 Disablity Insurance	11/01/2025	42.64	.00		
Total DEARBORN LIFE INSURANCE COMPANY:						1,628.55	.00		
DELTA DENTAL OF ILLINOIS-RISK									
1791	DELTA DENTAL OF ILLINOIS-RIS	1975157	DENTAL - ADMIN	01-010-4310 Health Insurance	11/01/2025	100.44	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	1975157	VISION INS - ADMIN	01-010-4310 Health Insurance	11/01/2025	11.32	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	1975157	DENTAL - HR	01-017-4310 Health Insurance	11/01/2025	69.27	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	1975157	VISION INS - HR	01-017-4310 Health Insurance	11/01/2025	11.04	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	1975157	DENTAL - PW	01-030-4310 Health Insurance	11/01/2025	358.41	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	1975157	VISION INS - PW	01-030-4310 Health Insurance	11/01/2025	55.89	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	1975157	DENTAL - PD	01-040-4310 Health Insurance	11/01/2025	1,907.55	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	1975157	DENTAL - PD ADJ	01-040-4310 Health Insurance	11/01/2025	365.22	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	1975157	VISION - PD ADJ	01-040-4310 Health Insurance	11/01/2025	49.65	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	1975157	VISION INS - PD	01-040-4310 Health Insurance	11/01/2025	271.04	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	1975157	DENTAL - PK	01-050-4310 Health Insurance	11/01/2025	121.74	.00		
1791	DELTA DENTAL OF ILLINOIS-RIS	1975157	VISION INS - PK	01-050-4310 Health Insurance	11/01/2025	16.55	.00		
Total DELTA DENTAL OF ILLINOIS-RISK:						3,338.12	.00		
DR. STILLWATER COMPANY									
1951	DR. STILLWATER COMPANY	48162PU	WATER SVC	01-040-6020 Office Supplies	10/22/2025	33.75	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total DR. STILLWATER COMPANY:						33.75	.00		
FIRST SUPPLY LLC-ROCKFORD									
2231	FIRST SUPPLY LLC-ROCKFORD	14838326-00	4 WAY SILLCOCK KEY - PW	01-030-6040 Operating Supplies	10/14/2025	10.28	.00		
Total FIRST SUPPLY LLC-ROCKFORD:						10.28	.00		
HASTINGS ASPHALT SERVICES, INC									
2703	HASTINGS ASPHALT SERVICES	74899100825	SEALCOATING/RESURFACING TENNI	01-050-7130 Capital Improvements - Bui	10/08/2025	9,819.70	.00		
Total HASTINGS ASPHALT SERVICES, INC:						9,819.70	.00		
ILLINOIS PUBLIC RISK FUND									
3121	ILLINOIS PUBLIC RISK FUND	96707	2025 MONTHLY INSTALLMENT W/C IN	01-015-5812 Workers Compensation Ins	10/16/2025	8,629.00	.00		
Total ILLINOIS PUBLIC RISK FUND:						8,629.00	.00		
IPBC - HEALTH BENEFITS									
3231	IPBC - HEALTH BENEFITS	110125	VOLUNTARY LIFE	01-000-2211 Life Insurance-Additional V	11/01/2025	306.05	.00		
3231	IPBC - HEALTH BENEFITS	110125	DEP LIFE	01-000-2212 Life Insurance-Dependent	11/01/2025	58.44	.00		
3231	IPBC - HEALTH BENEFITS	110125	INDEMNITY	01-000-2215 Indemnity - Vol	11/01/2025	98.36	.00		
3231	IPBC - HEALTH BENEFITS	110125	HEALTH INS - ADMIN	01-010-4310 Health Insurance	11/01/2025	1,447.78	.00		
3231	IPBC - HEALTH BENEFITS	110125	LIFE INS - ADMIN	01-010-4320 Life Insurance	11/01/2025	10.50	.00		
3231	IPBC - HEALTH BENEFITS	110125	WEX FEES/PLANSOURCE FEE	01-014-6059 Bank Fees	11/01/2025	85.35	.00		
3231	IPBC - HEALTH BENEFITS	110125	HEALTH INS - HR	01-017-4310 Health Insurance	11/01/2025	1,477.28	.00		
3231	IPBC - HEALTH BENEFITS	110125	LIFE INS - HR	01-017-4310 Health Insurance	11/01/2025	3.50	.00		
3231	IPBC - HEALTH BENEFITS	110125	HEALTH INS - PW	01-030-4310 Health Insurance	11/01/2025	6,935.69	.00		
3231	IPBC - HEALTH BENEFITS	110125	LIFE INS - PW	01-030-4320 Life Insurance	11/01/2025	21.41	.00		
3231	IPBC - HEALTH BENEFITS	110125	HEALTH INS - PD	01-040-4310 Health Insurance	11/01/2025	35,060.56	.00		
3231	IPBC - HEALTH BENEFITS	110125	LIFE INS - PD	01-040-4320 Life Insurance	11/01/2025	73.50	.00		
3231	IPBC - HEALTH BENEFITS	110125	HEALTH INS - PK	01-050-4310 Health Insurance	11/01/2025	1,500.22	.00		
3231	IPBC - HEALTH BENEFITS	110125	LIFE INS - PK	01-050-4320 Life Insurance	11/01/2025	3.50	.00		
Total IPBC - HEALTH BENEFITS:						47,082.14	.00		
Jack's Tire Sales & Service									
10012	Jack's Tire Sales & Service	1-355282	Squad 6- Tires	01-040-5120 Maintenance & Repairs - V	10/27/2025	835.50	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Jack's Tire Sales & Service:						835.50	.00		
JERRYS AUTO PARTS									
3401	JERRYS AUTO PARTS	561991	BALL HITCH - PW	01-030-6040 Operating Supplies	10/17/2025	17.95	.00		
Total JERRYS AUTO PARTS:						17.95	.00		
LINCOLN RENT-ALL									
3961	LINCOLN RENT-ALL	546366	LIGHT TOWER RENTAL & DAMAGE W	01-010-6091 Special Events	10/17/2025	844.35	.00		
3961	LINCOLN RENT-ALL	546366	CHAIN SAW BLADE SHARPENING	01-030-5120 Maintenance & Repairs - E	10/17/2025	58.00	.00		
Total LINCOLN RENT-ALL:						902.35	.00		
Mark D. Olson, CPA, Ltd									
4291	Mark D. Olson, CPA, Ltd	1744	TREASURER SVCS	01-014-4211 Treasurer Services	10/28/2025	5,250.00	.00		
4291	Mark D. Olson, CPA, Ltd	1744	ROSCOE POLICE PENSION ACCOUNT	01-014-5234 Treasurer Services - Police	10/28/2025	525.00	.00		
Total Mark D. Olson, CPA, Ltd:						5,775.00	.00		
MENARD'S									
4411	MENARD'S	58389	STOVE BOLT - PORTER	01-050-5121 Maintenance & Repairs - B	10/14/2025	1.28	.00		
4411	MENARD'S	58457	PRO MARKING PAINT - PW	01-030-5990 Departmental Operating S	10/15/2025	137.83	.00		
4411	MENARD'S	58463	WIRED PHOTOCELL W/PLATE & WALL	01-040-5121 Maintenance & Repairs - B	10/15/2025	209.97	.00		
4411	MENARD'S	58520	ELLETTTE PULL DOWN FAUCET - PD	01-040-5121 Maintenance & Repairs - B	10/16/2025	179.76	.00		
4411	MENARD'S	59074	30 GAL TOTE - PW STORAGE	01-030-6040 Operating Supplies	10/24/2025	36.96	.00		
Total MENARD'S:						565.80	.00		
NORTHERN ILLINOIS SERVICE									
5031	NORTHERN ILLINOIS SERVICE	68904	ROADSTONE - PW	01-030-6060 Road Repair Bulk Material	10/16/2025	111.18	.00		
5031	NORTHERN ILLINOIS SERVICE	68904	ROADSTONE - PORTER PARK	01-050-5121 Maintenance & Repairs - B	10/16/2025	111.18	.00		
Total NORTHERN ILLINOIS SERVICE:						222.36	.00		
Paper Recovery Service Corporation									
10043	Paper Recovery Service Corporati	103914	Document Shredding PD	01-040-5990 Departmental Operating S	10/25/2025	65.00	.00		
Total Paper Recovery Service Corporation:						65.00	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
PITNEY BOWES BANK INC									
5428	PITNEY BOWES BANK INC	101425	POSTAGE	01-010-5310 Postage	10/14/2025	234.22	.00		
Total PITNEY BOWES BANK INC:						234.22	.00		
PORT-A-JOHN									
5471	PORT-A-JOHN	I6375	3 REG UNITS & HANDWASHING STATI	01-010-6091 Special Events	10/17/2025	350.00	.00		
Total PORT-A-JOHN:						350.00	.00		
PREMIER TECHNOLOGIES									
5502	PREMIER TECHNOLOGIES	58397	SMA CONVERSTION	01-010-5950 Information Technology - C	10/24/2025	540.00	.00		
Total PREMIER TECHNOLOGIES:						540.00	.00		
REGION 1 PLANNING COUNCIL									
5665	REGION 1 PLANNING COUNCIL	COG-FY26-001	COUNCIL OF GOV Q2 2026	01-018-5510 Memberships & Dues - EI	10/01/2025	625.00	.00		
Total REGION 1 PLANNING COUNCIL:						625.00	.00		
RINGCENTRAL INC									
5780	RINGCENTRAL INC	CD_110122399	RING CENTRAL MONTHLY SERVICE -	01-010-5320 Telephone & Data	10/24/2025	175.80	.00		
5780	RINGCENTRAL INC	CD_110122399	RING CENTRAL MONTHLY SERVICE -	01-030-5320 Telephone & Data	10/24/2025	175.80	.00		
5780	RINGCENTRAL INC	CD_110122399	RING CENTRAL MONTHLY SERVICE -	01-040-5320 Telephone & Data	10/24/2025	175.80	.00		
Total RINGCENTRAL INC:						527.40	.00		
S & H NURSERY									
6221	S & H NURSERY	2632	LARGE STRAW MAT - PW	01-030-6060 Road Repair Bulk Material	10/08/2025	34.00	.00		
Total S & H NURSERY:						34.00	.00		
SAFEGUARD BUSINESS SYSTEMS, INC									
6261	SAFEGUARD BUSINESS SYSTE	9009122600	3000 CHECKS & ENVELOPES	01-010-6020 Office Supplies	10/24/2025	1,205.91	.00		
Total SAFEGUARD BUSINESS SYSTEMS, INC:						1,205.91	.00		
SLABAUGH SERVICES									
6561	SLABAUGH SERVICES	2025-33033	22 YDS TOP SOIL & 5 YDS BLENDED T	01-030-6060 Road Repair Bulk Material	10/11/2025	794.50	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total SLABAUGH SERVICES:						794.50	.00		
SUPERIOR FENCE COMPANY LLC									
6920	SUPERIOR FENCE COMPANY L	102825	REFUND OF PERMIT FEE - WITHDRA	01-010-9000 Contingency	10/28/2025	50.00	.00		
Total SUPERIOR FENCE COMPANY LLC:						50.00	.00		
Traffic Safety Store									
10068	Traffic Safety Store	INV914458	2x Cases- Flares w/ Wire Stand	01-040-5990 Departmental Operating S	10/22/2025	337.95	.00		
Total Traffic Safety Store:						337.95	.00		
UNIFIRST CORPORATION									
7460	UNIFIRST CORPORATION	3390028554	UNIFORMS & MATS - PW	01-030-4610 Uniforms	10/20/2025	129.21	.00		
7460	UNIFIRST CORPORATION	3390028554	UNIFORMS & RESTOCKING FEES - PA	01-050-4610 Uniforms	10/20/2025	31.89	.00		
7460	UNIFIRST CORPORATION	3390028555	MAT SERVICE - VH	01-010-5121 Maintenance & Repairs - B	10/20/2025	38.22	.00		
7460	UNIFIRST CORPORATION	3390028885	UNIFORMS & MATS - PW	01-030-4610 Uniforms	10/27/2025	129.21	.00		
7460	UNIFIRST CORPORATION	3390028885	UNIFORMS - PARKS	01-050-4610 Uniforms	10/27/2025	10.89	.00		
7460	UNIFIRST CORPORATION	3390028886	MAT SERVICE - VH	01-010-5121 Maintenance & Repairs - B	10/27/2025	38.22	.00		
Total UNIFIRST CORPORATION:						377.64	.00		
UNIFORM DEN EAST, INC									
7441	UNIFORM DEN EAST, INC	98009-02	Gonzalez - New Hire Necessities	01-040-5990 Departmental Operating S	10/08/2025	87.50	.00		
Total UNIFORM DEN EAST, INC:						87.50	.00		
VANDEWALLE & ASSOCIATES									
7483	VANDEWALLE & ASSOCIATES	202510054	T & M PLANNING	01-016-5241 Planning Services - Zonin	10/16/2025	6,325.00	.00		
7483	VANDEWALLE & ASSOCIATES	202510054	Planning Services	01-016-5241 Planning Services - Zonin	10/16/2025	2,000.00	.00		
Total VANDEWALLE & ASSOCIATES:						8,325.00	.00		
VERIZON WIRELESS									
7491	VERIZON WIRELESS	6125695569	HOT SPOTS PD	01-040-5320 Telephone & Data	10/10/2025	396.25	.00		
Total VERIZON WIRELESS:						396.25	.00		

Vendor	Vendor Name	Invoice Number	Description	GL Account and Title	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
WHEN TO WORK									
7691	WHEN TO WORK	22468777-30-1	1 year Online Scheduling- PD	01-040-5952 Information Technology - S	10/24/2025	520.00	.00		
Total WHEN TO WORK:						520.00	.00		
WILLIAM CHARLES ELECTRIC, LLC									
7731	WILLIAM CHARLES ELECTRIC,	8256217-01	INTERSECTION IN RED FLASHING - 2	01-030-5411 Electricity - Street Lights	10/10/2025	1,068.86	.00		
Total WILLIAM CHARLES ELECTRIC, LLC:						1,068.86	.00		
WOW Full Service Carwash & Detail Center									
6161	WOW Full Service Carwash & Det	93025 PD	CAR WASHES - PD	01-040-5120 Maintenance & Repairs - V	09/30/2025	46.00	.00		
Total WOW Full Service Carwash & Detail Center:						46.00	.00		
WRAP GUYZ									
10025	WRAP GUYZ	2022-886	Squad 5 / Rear Bumper #s PD	01-040-5120 Maintenance & Repairs - V	09/26/2025	30.00	.00		
Total WRAP GUYZ:						30.00	.00		
ZIEGLER'S ACE HARDWARE									
102	ZIEGLER'S ACE HARDWARE	7081-R	RAPID SUPER CHN - PW	01-030-6040 Operating Supplies	10/21/2025	48.99	.00		
102	ZIEGLER'S ACE HARDWARE	7104-R	MORTAR MIX - DRAIN REPAIR	01-030-6060 Road Repair Bulk Material	10/27/2025	28.77	.00		
102	ZIEGLER'S ACE HARDWARE	7107-R	HYDRAULIC CEMENT - ADA PAD MAIN	01-030-6060 Road Repair Bulk Material	10/27/2025	68.97	.00		
Total ZIEGLER'S ACE HARDWARE:						146.73	.00		
Grand Totals:						100,733.75	.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
Budget Vs Actual
Through August 31, 2025

Eight months or 67% of the year is complete

0.67

		YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
		-----	-----	-----	-----
<u>General Fund - Revenue</u>					
01-010-3110	Property Taxes	339,273.59	604,589.00	265,315.41	56%
01-010-3113	Video Game Revenue	371,182.64	525,000.00	153,817.36	71%
01-010-3114	Cannabis Use Tax	11,551.33	18,000.00	6,448.67	64%
01-010-3210	Retailer's Occupation Tax	1,498,709.80	2,075,000.00	576,290.20	72%
01-010-3211	Local Use Tax	137,032.60	463,263.00	326,230.40	30%
01-010-3220	State Income Tax	1,505,767.12	1,850,000.00	344,232.88	81%
01-010-3230	Corporate Replacement Tax	103,815.41	190,000.00	86,184.59	55%
01-010-3250	Donations	-	10,000.00	10,000.00	0%
01-010-3310	Liquor Licenses	94,133.33	141,200.00	47,066.67	67%
01-010-3311	Employee Registration Liquor	625.00	6,375.00	5,750.00	10%
01-010-3312	Liquor Licenses Violation	-	500.00	500.00	0%
01-010-3312	Gaming Term Reg Fee	34,000.00	3,400.00	(30,600.00)	1000%
01-010-3320	Other Licenses	2,250.00	5,000.00	2,750.00	45%
01-010-3350	Permits and Fees	14,175.00	20,000.00	5,825.00	71%
01-010-3351	Zoning Permits	9,365.00	7,500.00	(1,865.00)	125%
01-010-3353	Vending/Amusement License	1,425.00	1,000.00	(425.00)	143%
01-010-3354	Oversize/Overweight Permit	1,570.00	5,000.00	3,430.00	31%
01-010-3357	Design Review Fees	1,500.00	1,000.00	(500.00)	150%
01-010-3358	Sign Permits	150.00	1,000.00	850.00	15%
01-010-3430	Cable Franchise Fees	18,926.09	45,000.00	26,073.91	42%
01-010-3440	Gas Franchise Fees-Rock Energy	69,283.63	95,000.00	25,716.37	73%
01-010-3441	Gas Franchise Fees-Nicor	24,803.00	30,000.00	5,197.00	83%
01-013-3450	Notice of Violations	-	1,500.00	1,500.00	0%
01-010-3710	Interest Income	238,242.10	225,000.00	(13,242.10)	106%
01-010-3850	Donations	100.00	-	(100.00)	
01-010-3880	Credit Card Convenience Fees	1,504.00	1,000.00	(504.00)	150%
01-010-3890	Miscellaneous Income	1,581.64	5,000.00	3,418.36	32%
01-010-3891	Denali Plat One Impr Fund	9,000.00	15,000.00	6,000.00	60%
01-010-3892	Glenwood Estates Recapture	12,957.00	43,190.00	30,233.00	30%
		4,502,923.28	6,388,517.00	1,885,593.72	70%
<u>FICA Department - Revenue</u>					
01-011-3110	Property Taxes	6,710.27	12,000.00	5,289.73	56%
		6,710.27	12,000.00	5,289.73	56%
<u>Liability Insurance - Revenue</u>					
01-015-3110	Property Taxes	51,504.91	80,000.00	28,495.09	64%

Village of Roscoe
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0.67

		YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
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<u>Public Works Department - Revenue</u>					
01-030-3570	Shared Sidewalk Reimbursement	-	2,500.00	2,500.00	0%
01-030-3890	Miscellaneous Income	24,256.58	2,500.00	(21,756.58)	970%
01-030-3980	Sale of Equipment	-	-	-	
		24,256.58	5,000.00	(19,256.58)	485%
<u>Public Safety - Revenue</u>					
01-040-3111	Property Tax - Police Pension	281,642.65	470,000.00	188,357.35	60%
01-040-3112	Property Tax - Police Protect	285,270.19	467,417.00	182,146.81	61%
01-040-3250	Grants	6,671.00	3,500.00	(3,171.00)	191%
01-040-3410	Traffic Fines	62,062.32	65,000.00	2,937.68	95%
01-040-3411	DUI Fines	3,703.34	3,500.00	(203.34)	106%
01-040-3412	Drug Fines	-	1,500.00	1,500.00	0%
01-040-3414	Police Agency Vehicle Fund	20.00	500.00	480.00	4%
01-040-3450	Notice of Violation Fines	560.00	500.00	(60.00)	112%
01-040-3530	Other reimbursements	13,333.40	-	(13,333.40)	
01-040-3550	Administrative Tow Fees	67,500.00	65,000.00	(2,500.00)	104%
01-040-3890	Miscellaneous Income	5,120.76	10,000.00	4,879.24	51%
01-040-3891	Park Land Dedication Income	-	-	-	
		725,883.66	1,086,917.00	361,033.34	67%
<u>Parks Department - Revenue</u>					
01-050-3810	Rent	17,340.00	12,000.00	(5,340.00)	145%
01-050-3811	Ball Field Rental	7,500.00	8,000.00	500.00	94%
01-050-3812	Park Usage Fees-Other	1,500.00	1,000.00	(500.00)	150%
01-050-3890	Miscellaneous Income	-	500.00	500.00	0%
		26,340.00	21,500.00	(4,840.00)	123%
Total General Fund Revenue		5,337,618.70	7,593,934.00	2,256,315.30	70%

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		YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
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<u>Expenditures</u>					
	GENERAL				

01-010-4100	SALARY - FULL TIME EMPLOYEES	97,848.98	139,050.00	41,201.02	70%
01-010-4110	WAGES - FULL TIME EMPLOYEES	56,835.52	98,465.00	41,629.48	58%
01-010-4130	WAGES - OVERTIME PAY	193.80	-	(193.80)	
01-010-4310	HEALTH INSURANCE	14,476.88	27,430.00	12,953.12	53%
01-010-4320	LIFE INSURANCE	66.50	252.00	185.50	26%
01-010-4330	DISABILITY INSURANCE	980.74	1,400.00	419.26	70%
01-010-4340	UNEMPLOYMENT BENEFITS	-	3,000.00	3,000.00	0%
01-010-4510	FICA - EMPLOYER CONTRIBUTION	10,740.71	18,170.00	7,429.29	59%
01-010-4540	PENSION (IMRF) - EMPLOYER CONT	5,098.05	5,677.00	578.95	90%
01-010-4610	UNIFORMS	-	750.00	750.00	0%
01-010-5120	MAINTENANCE & REPAIRS - EQUIP	1,480.45	11,000.00	9,519.55	13%
01-010-5121	MAINTENANCE & REPAIRS - B&G	15,262.34	79,000.00	63,737.66	19%
01-010-5122	MAINTENANCE & REPAIRS - VEH	-	1,000.00	1,000.00	0%
01-010-5162	OTHER CONTRACTED SERVICES	-	3,000.00	3,000.00	0%
01-010-5220	ENGINEERING - GENERAL	122,060.50	250,000.00	127,939.50	49%
01-010-5231	LEGAL SERVICES - GENERAL LEGAL	74,066.32	150,000.00	75,933.68	49%
01-010-5232	LEGAL SERVICES - OTHER	-	50,000.00	50,000.00	0%
01-010-5240	CONSULTING	35,849.65	-	(35,849.65)	
01-010-5260	MASS TRANSIT SYSTEM (SMTD)	25,000.00	25,000.00	-	100%
01-010-5310	POSTAGE	1,301.34	670.00	(631.34)	194%
01-010-5320	TELEPHONE & DATA	20,648.32	14,160.00	(6,488.32)	146%
01-010-5330	PRINTING & PUBLISHING	1,386.97	800.00	(586.97)	173%
01-010-5510	MEMBERSHIPS & DUES - EMPLOYEES	385.00	2,350.00	1,965.00	16%
01-010-5530	TRAINING & SEMINARS	-	8,100.00	8,100.00	0%
01-010-5860	EQUIPMENT RENTALS	-	10,000.00	10,000.00	0%
01-010-5870	MEMBERSHIPS & DUES	-	2,500.00	2,500.00	0%
01-010-5881	WINGIS	-	-	-	
01-010-5950	IT - CONSULTING SERVICES	3,922.57	10,626.00	6,703.43	37%
01-010-5951	IT - HARDWARE PURCHASES	10,504.48	8,500.00	(2,004.48)	124%
01-010-5952	IT - SOFTWARE/SAAS	8,161.26	10,000.00	1,838.74	82%
01-010-5953	IT - MAINTENANCE & SERVICE	339.98	8,000.00	7,660.02	4%
01-010-5990	DEPARTMENT OPERATING SUPPLIES	304.56	30,500.00	30,195.44	1%
01-010-6010	BUILDING UTILITIES (GAS& ELEC)	2,238.39	4,400.00	2,161.61	51%
01-010-6020	OFFICE SUPPLIES	3,166.79	10,000.00	6,833.21	32%
01-010-6021	CLEANING SERVICES	9,234.00	22,500.00	13,266.00	41%
01-010-6030	GAS & OIL	120.30	1,000.00	879.70	12%
01-010-6051	EQUIPMENT PURCH - NON CAP	3,918.25	25,000.00	21,081.75	16%
01-010-6052	OFFICE FURNISHINGS	81.69	10,000.00	9,918.31	1%
01-010-6059	SERVICE/BANK FEES	-	-	-	
01-010-6070	VEHICLE LEASES (FLEET)	2,379.30	5,710.00	3,330.70	42%
01-010-6090	MARKETING & OUTREACH	-	10,500.00	10,500.00	0%
01-010-6091	SPECIAL EVENTS	2,246.92	42,000.00	39,753.08	5%
01-010-7100	LAND PURCHASE	-	-	-	
01-010-7110	LAND - PURCHASE & ACQUISITION	245,980.10	435,000.00	189,019.90	57%
01-010-7115	OTHER CAPITAL IMPROVEMENTS	-	15,000.00	15,000.00	0%
01-010-8010	PRINCIPAL	-	382,779.00	382,779.00	0%
01-010-9000	CONTINGENCY	74,726.99	60,000.00	(14,726.99)	125%
01-010-9990	INTERFUND TRANSFERS - DEBT SER	255,186.00	382,779.00	127,593.00	67%
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	TOTAL GENERAL/ADMINISTRATION	1,106,193.64	2,376,068.00	1,269,874.36	47%
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Village of Roscoe
Budget Vs Actual
Through August 31, 2025

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		YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
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	VILLAGE CLERK'S OFFICE				

01-012-4114	SALARY - VILLAGE CLERK	11,101.46	16,960.00	5,858.54	65%
01-012-4510	FICA - EMPLOYER CONTRIBUTION	849.26	-	(849.26)	
01-012-5530	TRAINING & SEMINARS	390.00	-	(390.00)	
01-012-5550	ORDINANCE CODIFICATION	-	3,000.00	3,000.00	0%
01-012-5950	IT - CONSULTING SERVICES	772.65	1,440.00	667.35	54%
01-012-5951	IT - HARDWARE PURCHASES	182.74			
01-012-5952	IT - SOFTWARE/SAAS	5,462.30	6,711.00	1,248.70	81%
01-012-5990	DEPARTMENT OPERATING SUPPLIES	279.00	5,000.00	4,721.00	6%

	TOTAL VILLAGE CLERK'S OFFICE	19,037.41	33,111.00	14,256.33	57%

01-013-4110	WAGES FULL TIME	-	-	-	
01-013-4210	WAGES - PART TIME EMPLOYEES	4,288.60	19,980.00	15,691.40	21%
01-013-4510	FICA - EMPLOYER CONTRIBUTION	328.08	1,529.00	1,200.92	21%
01-013-4610	UNIFORMS	-	500.00	500.00	0%
01-013-5120	VEHICLE MAINTENANCE	-	1,000.00	1,000.00	0%
01-013-5231	LEGAL SERVICES - VILL PROS	4,150.00	10,000.00	5,850.00	42%
01-013-5232	LEGAL SERVICES - ADMIN HEARING	3,500.00	6,000.00	2,500.00	58%
01-013-5310	POSTAGE	-	300.00	300.00	0%
01-013-5952	IT - SOFTWARE/SAAS	-	9,000.00	9,000.00	0%
01-013-5953	Code Enforcement Consult	1,896.30		(1,896.30)	
01-013-5990	DEPARTMENT OPERATING SUPPLIES	94.99	5,000.00	4,905.01	2%
01-013-6070	VEHICLE LEASES (FLEET)	14,227.58	5,711.00	(8,516.58)	249%

	Total	28,485.55	59,020.00	30,534.45	48%

	TREASURER				

01-014-5210	ACCOUNTING/AUDITING	30,763.76	50,000.00	19,236.24	62%
01-014-5233	TREASURER SERVICES	46,200.00	69,300.00	23,100.00	67%
01-014-5951	IT - HARDWARE PURCHASES	1,167.00	1,200.00	33.00	97%
01-014-5952	IT - SOFTWARE/SAAS	20,343.28	30,000.00	9,656.72	68%
01-014-6059	BANK FEES	402.46	2,000.00	1,597.54	20%

	TOTAL TREASURER	98,876.50	152,500.00	53,623.50	65%

Village of Roscoe
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		YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
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	LIABILITY INSURANCE				

01-015-5810	GENERAL LIABILITY INSURANCE	118,597.00	188,516.00	69,919.00	63%
01-015-5811	CYBER LIABILITY INSURANCE	-	6,712.00	6,712.00	0%
01-015-5812	WORKERS COMPENSATION INSURANC	51,774.00	103,545.00	51,771.00	50%

	TOTAL LIABILITY INSURANCE	170,371.00	298,773.00	128,402.00	57%

	PLANNING/ZONING				

01-016-4223	STIPENDS - ZONING BOARD OF APP	1,520.00	5,280.00	3,760.00	29%
01-016-4510	FICA - EMPLOYER CONTRIBUTION	116.28	404.00	287.72	29%
01-016-5241	PLANNING SERVICES - ZONING ADM	40,072.50	60,000.00	19,927.50	67%
01-016-5243	ENGINEERING SERVICES - ZONING	-	20,000.00	20,000.00	0%
01-016-5244	LEGAL SERVICES - ZONING	-	10,000.00	10,000.00	0%
01-016-5245	PLANNING SERVICES - SPECIAL PR	1,041.25	15,000.00	13,958.75	7%
01-016-5310	POSTAGE	-	200.00	200.00	0%
01-016-5330	PRINTING & PUBLISHING	73.15	1,000.00	926.85	7%
01-016-5881	GEOGRAPHICAL INFORM SYSTEM	4,668.38	4,707.00	38.62	99%
01-016-5990	ZONING COMMITTEE	-	-	-	
01-016-5990	DEPARTMENT OPERATING SUPPLIES	80.00	1,000.00	920.00	8%
01-016-6090	MARKETING & OUTREACH	-	500.00	500.00	0%

	TOTAL PLANNING/ZONING	47,571.56	118,091.00	70,519.44	40%

	HUMAN RESOURCES				

01-017-4110	SALARY - FULL TIME EMPLOYEES	56,384.64	77,991.00	21,606.36	72%
01-017-4310	HEALTH INSURANCE	12,263.70	18,094.00	5,830.30	68%
01-017-4320	LIFE INSURANCE	14.00	84.00	70.00	17%
01-017-4330	DISABILITY INSURANCE	403.75	500.00	96.25	81%
01-017-4510	FICA - EMPLOYER CONTRIBUTION	4,313.42	5,967.00	1,653.58	72%
01-017-4540	PENSION (IMRF) - EMPLOYER CONT	1,192.75	1,864.00	671.25	64%
01-017-4610	UNIFORMS	-	250.00	250.00	0%
01-017-5510	MEMBERSHIPS & DUES - EMPLOYEES	299.00	299.00	-	100%
01-017-5530	TRAINING & SEMINARS	-	1,200.00	1,200.00	0%
01-017-5951	IT - HARDWARE PURCHASES	3,370.22	3,700.00	329.78	91%
01-017-5952	IT - SOFTWARE/SAAS	-	12,000.00	12,000.00	0%
01-017-5990	DEPARTMENT OPERATING SUPPLIES	79.00	2,000.00	1,921.00	4%
01-017-5991	EMPLOYEE RECOGNITION/RETENTION	-	1,200.00	1,200.00	0%
01-017-6090	MARKETING & OUTREACH	1,435.44	2,000.00	564.56	72%

	TOTAL HUMAN RESOURCES	79,755.92	127,149.00	47,393.08	63%

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	VILLAGE BOARD				

01-018-4212	SALARIES - VILLAGE TRUSTEES	13,999.86	24,000.00	10,000.14	58%
01-018-4213	SALARIES - VILLAGE PRESIDENT	26,307.54	38,000.00	11,692.46	69%
01-018-4234	STIPENDS - LIQUOR COMMISSION	2,120.00	1,120.00	(1,000.00)	189%
01-018-4510	FICA - EMPLOYER CONTRIBUTION	3,245.70	6,394.00	3,148.30	51%
01-018-5510	MEMBERSHIPS & DUES - ELECTED	3,125.00	3,750.00	625.00	83%
01-018-5870	MUNICIPAL OFFICIALS - MISC EXP	1,729.80	1,500.00	(229.80)	115%
01-018-5871	LIQUOR COMMISSION - MISC EXP	-	1,000.00	1,000.00	0%
01-018-5950	IT - CONSULTING SERVICES	7,084.00	5,000.00	(2,084.00)	142%
01-018-5951	IT - HARDWARE PURCHASES	3,468.24	4,800.00	1,331.76	72%
01-018-5952	IT - SOFTWARE/SAAS	1,400.00	1,400.00	-	100%

	TOTAL VILLAGE BOARD	62,480.14	86,964.00	24,483.86	72%
	ECONOMIC DEVELOPMENT SERVICES				

01-019-4610	UNIFORMS	-	250.00	250.00	0%
01-019-5241	ECONOMIC DEVELOPMENT SERVICES	44,551.51	100,000.00	55,448.49	45%
01-019-5242	ECONOMIC DEVELOPMENT SERVICES	-	20,000.00	20,000.00	0%
01-019-5245	PLANNING SERVICES - SPECIAL PR	-	110,000.00	110,000.00	0%
01-019-5246	ENG & DESIGN SVS - SPECIAL PROJ	39,889.50	30,000.00	(9,889.50)	133%
01-019-5247	LEGAL SERVICES - SPECIAL PROJ	-	30,000.00	30,000.00	0%
01-019-5510	MEMBERSHIPS & DUES - EMPLOYEES	-	500.00	500.00	0%
01-019-5990	DEPARTMENTAL OPERATING EXPENSE	-	4,000.00	4,000.00	0%

	TOTAL ECONOMIC DEVELOPMENT	84,441.01	294,750.00	210,308.99	29%

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PUBLIC WORKS				
01-030-4100 SALARY - FULL TIME EMPLOYEES	57,447.61	81,503.00	24,055.39	70%
01-030-4110 WAGES - FULL TIME EMPLOYEES	272,835.63	399,169.00	126,333.37	68%
01-030-4130 WAGES - OVERTIME PAY	10,021.63	15,000.00	4,978.37	67%
01-030-4210 WAGES - PART TIME SUMMER	1,306.14	4,000.00	2,693.86	33%
01-030-4216 WAGES - PART TIME WINTER	6,389.47	35,000.00	28,610.53	18%
01-030-4310 HEALTH INSURANCE	64,277.76	97,076.00	32,798.24	66%
01-030-4320 LIFE INSURANCE	208.58	672.00	463.42	31%
01-030-4330 DISABILITY INSURANCE	2,740.80	2,500.00	(240.80)	110%
01-030-4340 UNEMPLOYMENT INSURANCE	-	3,000.00	3,000.00	0%
01-030-4370 OTHER MEDICAL/ DRUG TESTING	422.00	2,000.00	1,578.00	21%
01-030-4510 FICA - EMPLOYER CONTRIBUTION	26,622.04	36,737.00	10,114.96	72%
01-030-4540 PENSION (IMRF) - EMPLOYER CONT	7,231.81	9,957.00	2,725.19	73%
01-030-4610 UNIFORMS	4,245.27	8,500.00	4,254.73	50%
01-030-4611 PERSONAL PROTECTIVE EQUIPMENT	500.61	3,500.00	2,999.39	14%
01-030-5120 MAINT & REPAIRS - EQUIPMENT	2,464.82	15,000.00	12,535.18	16%
01-030-5121 MAINTENANCE & REPAIRS - B&G	2,081.70	26,000.00	23,918.30	8%
01-030-5122 MAINTENANCE & REPAIRS - VEH	6,214.01	25,000.00	18,785.99	25%
01-030-5123 MAINTENANCE & REPAIRS - STREET	1,684.75	20,000.00	18,315.25	8%
01-030-5140 HIGHWAY & STREET REPAIR - CONT	-	50,000.00	50,000.00	0%
01-030-5141 CLASS D PATCHING PROGRAM	-	100,000.00	100,000.00	0%
01-030-5150 RESIDENTIAL SIDEWALK REPAIR PRO	-	2,500.00	2,500.00	0%
01-030-5160 TREE MAINTENANCE/REMOVAL	6,825.00	40,000.00	33,175.00	17%
01-030-5162 OTHER CONTRACTED SERVICES	1,250.70	1,500.00	249.30	83%
01-030-5165 MOSQUITO ABATEMENT - CONTRACT	24,424.00	26,000.00	1,576.00	94%
01-030-5320 TELEPHONE & DATA	3,655.06	4,760.00	1,104.94	77%
01-030-5330 PRINTING & PUBLISHING	-	600.00	600.00	0%
01-030-5411 ELECTRICITY - STREET LIGHTS	37,333.81	60,000.00	22,666.19	62%
01-030-5510 MEMBERSHIPS & DUES - EMPLOYEES	-	500.00	500.00	0%
01-030-5530 TRAINING & SEMINARS	141.00	5,000.00	4,859.00	3%
01-030-5860 EQUIPMENT RENTALS	5,868.52	14,000.00	8,131.48	42%
01-030-5950 IT - CONSULTING SERVICES	1,733.33	2,600.00	866.67	67%
01-030-5951 IT - HARDWARE PURCHASES	12,213.60	12,000.00	(213.60)	102%
01-030-5952 IT - SOFTWARE/SAAS	5,081.80	7,037.00	1,955.20	72%
01-030-5990 DEPARTMENTAL OPERATING SUPPL	3,058.18	15,300.00	12,241.82	20%
01-030-6010 BUILDING UTILITIES (GAS&ELEC)	6,084.68	10,000.00	3,915.32	61%
01-030-6020 OFFICE SUPPLIES	532.77	3,000.00	2,467.23	18%
01-030-6021 CLEANING SERVICES	3,191.40	5,000.00	1,808.60	64%
01-030-6030 GASOLINE & OIL	11,966.71	35,000.00	23,033.29	34%
01-030-6040 OPERATING SUPPLIES	5,625.74	13,300.00	7,674.26	42%
01-030-6051 EQUIPMENT PURCHASE	985.84	17,000.00	16,014.16	6%
01-030-6060 ROAD REPAIRS BULK MATERIAL	4,769.91	30,000.00	25,230.09	16%
01-030-6070 VEHICLE LEASES (FLEET)	143,956.41	250,000.00	106,043.59	58%
01-030-6200 STREET SIGN INSTALL & REP	2,194.34	12,000.00	9,805.66	18%
01-030-6201 SUBDIVISION SIGN INST & MAINT	-	15,000.00	15,000.00	0%
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TOTAL PUBLIC WORKS	747,587.43	1,516,711.00	769,123.57	49%
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Village of Roscoe
Budget Vs Actual
Through August 31, 2025

Eight months or 67% of the year is complete

0.67

	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	-----	-----	-----	-----
POLICE/PUBLIC SAFETY				
01-040-4111 SALARY - POLICE CHIEF	70,541.51	130,958.00	60,416.49	54%
01-040-4112 WAGES - PATROL OFFICERS	562,719.18	883,260.00	320,540.82	64%
01-040-4113 WAGES - FULL TIME EMPLOYEES	32,681.31	47,714.00	15,032.69	68%
01-040-4114 WAGES - SERGEANTS	371,938.13	521,255.00	149,316.87	71%
01-040-4115 SALARY - DEPUTY CHIEF	84,578.15	120,266.00	35,687.85	70%
01-040-4116 WAGES - CROSSING GUARDS	5,176.50	12,602.00	7,425.50	41%
01-040-4130 WAGES - OVERTIME PAY	118,924.49	170,000.00	51,075.51	70%
01-040-4131 WAGES - OVERTIME SPECIAL EVENT	1,231.07	20,000.00	18,768.93	6%
01-040-4310 HEALTH INSURANCE	213,106.58	377,743.00	164,636.42	56%
01-040-4320 LIFE INSURANCE	541.57	1,680.00	1,138.43	32%
01-040-4330 DISABILITY INSURANCE	8,114.62	9,000.00	885.38	90%
01-040-4340 UNEMPLOYMENT INSURANCE	-	3,000.00	3,000.00	0%
01-040-4510 FICA - EMPLOYER CONTRIBUTION	95,361.78	131,646.00	36,284.22	72%
01-040-4530 PENSION (POLICE) - EMPLR CONTR	201,942.97	475,000.00	273,057.03	43%
01-040-4540 PENSION (IMRF) - EMPLOYER CONT	643.24	1,141.00	497.76	56%
01-040-4541 WAGES - SPECIAL PAY	3,000.00	8,499.00	5,499.00	35%
01-040-4611 PERSONAL PROTECTIVE EQUIPMENT	-	1,500.00	1,500.00	0%
01-040-4612 UNIFORMS	6,817.68	15,099.00	8,281.32	45%
01-040-4620 BULLET PROOF VESTS	-	3,500.00	3,500.00	0%
01-040-5120 MAINTENANCE & REPAIRS - VEH	18,054.13	95,000.00	76,945.87	19%
01-040-5121 MAINTENANCE & REPAIRS - B&G	21,178.94	50,300.00	29,121.06	42%
01-040-5122 MAINTENANCE & REPAIRS - EQUIP	2,088.43	24,700.00	22,611.57	8%
01-040-5230 LEGAL SERV - TRAFFIC/DUI	24,500.00	42,000.00	17,500.00	58%
01-040-5231 LEGAL SERVICES - OTHER	5,332.50	20,000.00	14,667.50	27%
01-040-5310 POSTAGE	-	2,670.00	2,670.00	0%
01-040-5320 TELEPHONE & DATA	8,063.65	19,950.00	11,886.35	40%
01-040-5330 PRINTING & PUBLISHING	-	2,000.00	2,000.00	0%
01-040-5510 MEMBERSHIPS & DUES - EMPL	500.00	2,500.00	2,000.00	20%
01-040-5530 TRAINING & SEMINARS	18,647.46	64,500.00	45,852.54	29%
01-040-5860 EQUIPMENT RENTALS	-	2,000.00	2,000.00	0%
01-040-5870 MEMBERSHIPS & DUES - DEP	4,838.60	5,064.00	225.40	96%
01-040-5910 ANIMAL CONTROL	-	21,500.00	21,500.00	0%
01-040-5911 CAD/RMS SUB & MAINT	6,995.00	7,252.00	257.00	96%
01-040-5912 PSAP/911 CONTRIBUTION	41,129.76	55,000.00	13,870.24	75%
01-040-5950 IT - CONSULTING SERVICES	11,960.67	17,941.00	5,980.33	67%
01-040-5951 IT - HARDWARE PURCHASES	5,765.25	26,800.00	21,034.75	22%
01-040-5952 IT - SOFTWARE/SAAS	15,678.38	35,345.00	19,666.62	44%
01-040-5953 IT - MAINT & SERV AGREEMENTS	1,805.00	4,000.00	2,195.00	45%
01-040-5960 AXON SERVICE	58,130.42	57,700.00	(430.42)	101%
01-040-5990 DEPARTMENTAL OPERATING SUPPL	20,243.76	67,604.00	47,360.24	30%
01-040-5993 TOBACCO ENFORCEMENT PROGRAM	100.00	1,500.00	1,400.00	7%
01-040-6010 BUILDING UTILITIES (GAS& ELEC)	1,635.15	4,400.00	2,764.85	37%
01-040-6020 OFFICE SUPPLIES	2,672.72	20,000.00	17,327.28	13%
01-040-6021 CLEANING SERVICES	13,159.00	18,800.00	5,641.00	70%
01-040-6030 GASOLINE & OIL	27,234.01	47,000.00	19,765.99	58%
01-040-6051 EQUIPMENT PURCH - NON CAP	3,809.65	28,640.00	24,830.35	13%
01-040-6070 VEHICLE LEASES (FLEET)	89,028.80	140,000.00	50,971.20	64%
01-040-9000 CONTINGENCY	550.00	40,000.00	39,450.00	1%
TOTAL POLICE/PUBLIC SAFETY	2,180,420.06	3,858,029.00	1,677,608.94	57%

Village of Roscoe
Budget Vs Actual
Through August 31, 2025

Eight months or 67% of the year is complete

0.67

		YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
		-----	-----	-----	-----
	SCHOOL CROSSING GUARDS/PUB SAF				

01-041-4210	WAGES - COMMISSION SECRETARY	700.00	3,000.00	2,300.00	23%
01-041-4223	STIPENDS - PFC	3,130.00	6,100.00	2,970.00	51%
01-041-4370	MEDICAL SCREENING/DRUG TESTING	1,079.00	3,000.00	1,921.00	36%
01-041-5230	LEGAL SERVICES	1,393.75	8,000.00	6,606.25	17%
01-041-5510	MEMBERSHIPS & DUES - EMPLOYEES	-	100.00	100.00	0%
01-041-5530	TRAINING & SEMINARS	-	3,000.00	3,000.00	0%
01-041-5870	MEMBERSHIPS & DUES - DEPT	400.00	400.00	-	100%
01-041-5950	IT - CONSULTING SERVICES	1,936.00	2,904.00	968.00	67%
01-041-5951	IT - HARDWARE PURCHASES	-	800.00	800.00	0%
01-041-5952	IT - SOFTWARE/SAAS	650.00	650.00	-	100%
01-041-5990	DEPARTMENTAL OPERATING SUPP	71.25	1,000.00	928.75	7%
01-041-5991	ENTRY LEVEL TESTING	2,993.00	4,000.00	1,007.00	75%
01-041-5992	PROMOTIONAL LEVEL TESTING	-	2,000.00	2,000.00	0%
01-041-5993	LATERAL ELIGIBILITY LIST	-	500.00	500.00	0%
01-041-6090	MARKETING & OUTREACH	76.00	2,000.00	1,924.00	4%
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TOTAL SCHOOL CROSSING GUARDS/PUB		12,429.00	37,454.00	25,025.00	33%
	-----	-----	-----	-----	-----
	PARKS/RECREATION				

01-050-4110	WAGES - FULL TIME EMPLOYEES	40,391.16	59,367.00	18,975.84	68%
01-050-4130	WAGES - OVERTIME PAY	4,339.32	4,500.00	160.68	96%
01-050-4210	WAGES - PART TIME EMPLOYEES	18,193.84	35,000.00	16,806.16	52%
01-050-4310	HEALTH INSURANCE	12,875.10	18,927.00	6,051.90	68%
01-050-4320	LIFE INSURANCE	28.00	84.00	56.00	33%
01-050-4330	DISABILITY INSURANCE	340.44	500.00	159.56	68%
01-050-4370	MEDICAL SCREENING/DRUG TESTING	79.00	400.00	321.00	20%
01-050-4510	FICA - EMPLOYER CONTRIBUTION	3,828.77	4,542.00	713.23	84%
01-050-4540	PENSION (IMRF) - EMPLOYER CONT	909.55	1,419.00	509.45	64%
01-050-4610	UNIFORMS	709.76	1,500.00	790.24	47%
01-050-4611	PERSONAL PROTECTIVE EQUIPMENT	47.01	650.00	602.99	7%
01-050-5120	MAINT & REPAIRS - EQUIPMENT	2,401.94	15,000.00	12,598.06	16%
01-050-5121	MAINTENANCE & REPAIRS - B&G	12,481.46	55,000.00	42,518.54	23%
01-050-5122	MAINTENANCE & REPAIRS - VEH	235.50	3,000.00	2,764.50	8%
01-050-5123	MAINTENANCE & REPAIRS - PARKS	1,409.87	10,000.00	8,590.13	14%
01-050-5140	PARKS REPAIR - CONTRACTED SERV	-	5,000.00	5,000.00	0%
01-050-5160	TREE MAINTENANCE & REMOVAL CON	-	20,000.00	20,000.00	0%
01-050-5162	OTHER CONTRACTED SERVICES	835.80	1,100.00	264.20	76%
01-050-5510	MEMBERSHIPS & DUES	-	500.00	500.00	0%
01-050-5530	TRAINING & SEMINARS	-	1,000.00	1,000.00	0%
01-050-5860	EQUIPMENT RENTALS	2,340.00	7,500.00	5,160.00	31%
01-050-5990	DEPARTMENTAL OPERATING SUPP	669.59	10,000.00	9,330.41	7%
01-050-6010	BUILDING UTILITIES (GAS&ELEC)	2,935.27	7,500.00	4,564.73	39%
01-050-6021	CLEANING SERVICES	2,632.50	4,200.00	1,567.50	63%
01-050-6030	GASOLINE & OIL	3,763.74	8,000.00	4,236.26	47%
01-050-6051	EQUIPMENT PURCHASE - NON CAP	711.97	1,500.00	788.03	47%
01-050-6200	PARK SIGNS INSTALL & REPLACE	1,139.73	10,000.00	8,860.27	11%
01-050-7130	BUILDINGS & FACILITIES - IMP	10,307.25	145,500.00	135,192.75	7%
01-050-7410	OTHER CAPITAL EQUIPMENT	-	6,000.00	6,000.00	0%
01-050-7411	CAPITAL EQUIPMENT - VEHICLES	41,658.94	45,000.00	3,341.06	93%
01-050-9000	CONTINGENCY	-	40,000.00	40,000.00	0%
	-----	-----	-----	-----	-----
TOTAL PARKS/RECREATION		165,265.51	522,689.00	357,423.49	32%
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TOTAL FUND EXPENDITURES		4,802,914.73	9,481,309.00	4,678,577.01	51%
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Village of Roscoe
Budget Vs Actual
Through August 31, 2025

Eight months or 67% of the year is complete

0.67

		YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
		-----	-----	-----	-----
GENERAL FUND CHANGE IN FUND BALANCE		534,703.97	(1,887,375.00)	(2,422,261.71)	
Motor Fuel Tax Fund - Revenue					
50-030-3240	MOTOR FUEL TAX ALLOCATIONS	323,450.15	478,859.00	155,408.85	68%
50-030-3900	INTEREST INCOME	52,290.55	40,000.00	(12,290.55)	131%
	TOTAL REVENUE	375,740.70	518,859.00	143,118.30	72%
Motor Fuel Tax Fund-Expenditure					
50-030-6040	OPERATING SUPPLIES	97,646.37	-	(97,646.37)	#DIV/0!
TOTAL MFT - EXPENDITURE		97,646.37	-	(97,646.37)	#DIV/0!
MFT - CHANGE IN FUND BALANCE		278,094.33	518,859.00	240,764.67	54%
CAPITAL PROJECT FUND - REVENUE					
90-010-3250	GRANT		531,238.00	531,238.00	0%
CAPITAL PROJECT FUND					
90-010-5220	ENGINEERING	-	-	-	#DIV/0!
90-010-6200	HODGES RUN	98,349.80	758,011.00	659,661.20	13%
90-010-6300	BRIDGE ST PARKING LOT	407,220.50	654,761.00	247,540.50	62%
90-010-7150	PROJECTS	471.00	-	(471.00)	#DIV/0!
	TOTAL GENERAL/ADMINISTRATION	506,041.30	1,412,772.00	906,730.70	36%
90-050-6400	PORTER PARK PHASE 2	-	1,251,379.00	1,251,379.00	0%
TOTAL FUND EXPENDITURES		506,041.30	2,664,151.00	2,158,109.70	19%
CAPITAL PROJECT - CHANGE IN FUND BALANCE		(506,041.30)	(2,132,913.00)	(1,626,871.70)	24%

**Class T Temporary Liquor License Application****Applicant Information**Applicant: RYBO VenturesBusiness Name (d/b/a): Poison Ivy Pub

(Must have current Village of Roscoe Liquor License)

Village of Roscoe Liquor License Number: 459-25License Class: FPrimary Contact Person /Agent: Garry & Elizabeth Raley, Brian FolzMailing Address: 5765 Elevator Rd. Roscoe, IL 61073Email: [REDACTED]Business Phone: 815-623-1480Other Phone: [REDACTED]

Fax: _____

General InformationType of Event Hometown HolidayAddress/Location of Event 1053\ Main St. Roscoe, IL 61073Set up dates and times 12/13/25-(1200-1500)Tear down dates and times 12/13/25-(1900-2100)Event Date 12/13/25Alcohol Sales Start Time: 1500Alcohol Sales End Time: 1900

Event Date _____

Alcohol Sales Start Time: _____

Alcohol Sales End Time: _____

Event Date _____

Alcohol Sales Start Time: _____

Alcohol Sales End Time: _____

Event Date _____

Alcohol Sales Start Time: _____

Alcohol Sales End Time: _____

Dram Shop Coverage**Attach a copy of the policy declaration to this application**

List dram insurance coverage including name and address of insurance company for the licensee and premises for which the alcoholic liquor will be sold for the duration of the license.

Insurance Company Name: Badger Mutual w/ Covenant Insurance Group, INC.Address: 10772 Main St. Ste 2 PO Box 917 Roscoe, IL 61073Policy Number: 00770-57014

Coverage Limits: _____

License InformationNumber of Days Requested 1

Class T Temporary (One Day)

\$ 100.00/day

Office Use Only

Date Issued: _____ Expires: _____ Fee: _____ License No: _____

☐ Check # _____ ☐ Cash ☐ Credit Card Receipt # _____

**AFFIDAVIT**

I, the undersigned applicant or authorized agent thereof, swear or affirm that the matters in the foregoing application are true and correct, are made upon my personal knowledge and information, are, made for the purpose of requesting the VILLAGE OF ROSCOE to issue the license herein applied for. I further swear or affirm that the applicant will not violate any of the laws of the UNITED STATES of AMERICA, VILLAGE of ROSCOE, or the STATE of ILLINOIS, in particular, the LIQUOR CONTROL ACT AND THE CIVIL RIGHTS THEREOF.

I further swear or affirm that I have read and understand the Village of Roscoe Code of Ordinances, specifically as they relate to the control and sale of alcoholic beverages in the Village of Roscoe, including the revenue requirements for the requested liquor license classification and agree to abide by such laws and regulations.

(SIGNATURE OF APPLICANT OR AUTHORIZED AGENT)

President/CEO

(TITLE OR POSITION)

10/24/2025

(DATE SIGNED)

(SIGNATURE OF APPLICANT OR AUTHORIZED AGENT)

COO

(TITLE OR POSITION)

10/24/2025

(DATE SIGNED)

AFFIRM:

(SECRETARY)

(DATE SIGNED)

STATE OF ILLINOIS)

COUNTY OF Winnebago) SS

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 24 DAY OF October



NOTARY PUBLIC

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



V I L L A G E of
ROSCOE

Item # 6.

Agenda Item: Review and Recommendation of issuance of a Class “T” (Temporary-1 day) liquor license for **Rybo Ventures Inc. d/b/a Poison Ivy Pub** for off-premise sales of alcohol in conjunction with **Hometown Holiday on December 13, 2025 at 10531 Main Street.**

Date: 10/27/2025

Meeting: Liquor/Village Board 11/4/2025

Prepared by: Janel Reidinger

Department: Licensing

Overview/Background Information

This request is for a one-day Temporary Liquor License for the sale of alcoholic beverages during the Village’s Hometown Holiday event. Poison Ivy Pub intends to offer a selection of cocktails, from one of the village-owned huts which will be located at 10531 Main Street.

Event Details:

Date: Saturday, December 13, 2025

Time: 3:00 PM - 7:00 PM

Key Issues

Poison Ivy will employ Basset-trained staff for checking IDs and serving alcohol.

Hours for liquor sales are scheduled for: Saturday, December 13, 2025, from 3:00 PM to 7:00 PM.

Fiscal Note/Budget Impact

Temporary liquor license fees for current village license holders is \$100 per day.

Prior Legislative Actions

Poison Ivy Pub currently holds a class F liquor license number 459-25

Action Required/Recommendation

Approval or denial of issuance of class “T” Temporary Liquor License to Rybo Ventures Inc.

Attachments

Liquor License Application

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



VILLAGE of
ROSCOE

Item # 7.

Agenda Item: Public Works Training Room Update

Date: 10/21/2025

Meeting: Committee of The Whole

Prepared by: Troy Taylor

Department: Public Works

Overview/Background Information

This request is for updating the training room at the Public Works facility. This room also serves as the break room and the morning meeting room. This update will include new chairs and a couple of tables. The chairs we have now are hand me downs of hand me downs from the Village Hall and some from the Police Department. They are in bad shape with the fake leather peeling off and sticking to you and falling on the floor. Also, we do not have enough chairs or tables for when the whole crew, including the part-time, are present for the morning meeting or training.

With these new chairs and tables, there will be room to have all the full-time and part-time crews in at the same time for meetings and training. One of the new tables will be set up for the two new laptops that the crew can use for training, time sheets, looking up parts, etc. The other table will be in the back of room that can fold down out of the way when it is not needed.

These new chairs are the same ones the Police Department bought a couple of years ago for their training room. They are heavy duty and have been holding up great with no known issues.

Staff have received three other quotes, and they were quoted at \$6,425.30 from Uline, \$6,785 from Office furniture center, and \$7,911.90 from The Bradley Company.

Key Issues

- Old chairs falling apart
- Mismatched and not enough chairs and tables for whole crew
- New desk/table for the two new laptops for crews to use for training, time sheets, etc.

Fiscal Note/Budget Impact

This project was budgeted for in 2025 (\$8,000) and will be under budget at \$5,809.00

Prior Legislative Actions

This is the first hearing at the Committee of The Whole.

Action Required/Recommendation*Item # 7.*

Staff are recommending Michalsen Office Furniture, Inc, with the quoted amount of \$5,809.00 for the upgraded chairs and tables and to send to the Village Board.

Attachments

Michalsen Quote

Pictures

Michalsen Office Furniture, Inc.
 8014 N 2nd St
 Machesney Park, IL 61115-2406

Estimate

Item # 7.

Estimate # 76324

Name / Address
Village of Roscoe 5402 Swanson Road Roscoe, IL 61073 815-877-0746

Date: 10/1/2025

Item	Description	Qty	Rate	Total
BEN279T	BENIIA SMARTI EL ERGONOMIC TASK CHAIR - BLACK MESH BACK/BLACK FABRIC SEAT/ADJUSTABLE 'T' ARM	13	279.00	3,627.00
BEN-MP	SMARTI MP MULTI-PURPOSE BLACK SIDE CHAIR - NO WHEELS	8	179.00	1,432.00
Top	60" X 24" Compel Top - Ash with Compel Nesting Base	1	350.00	350.00
Desk	72" x 24" Compel Top - Ash with (2) T-Legs (22") - Black	1	350.00	350.00
Delivery and Installation	Delivery and Installation	1	50.00	50.00
Thank You for the Opportunity!				
Subtotal				\$5,809.00
Sales Tax (8.75%)				\$0.00
Total				\$5,809.00

Michalsenoffice@aol.com

(815) 877-8200





**VILLAGE OF ROSCOE
RESOLUTION NO. 2025-R57**

**AN ORDINANCE AUTHORIZING THE PURCHASE OF NEW CHAIRS AND TABLES
FROM MICHALSEN OFFICE FURNITURE, INC. FOR THE PUBLIC WORKS
TRAINING ROOM/BREAK ROOM UPDATES**

WHEREAS, the Village of Roscoe Public Works Department has identified the need for new chairs and tables at the Public Works Building where the old chairs are worn out and not enough tables for the whole staff; and

WHEREAS, the Village has received a proposal from Michalsen Office Furniture, Inc. to supply the necessary chairs and tables in the amount of Five Thousand Eight Hundred and Nine Dollars (\$5,809.00); and

WHEREAS, the Village of Roscoe desires to proceed with the purchase of chairs and tables for the whole staff to be able to use;

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

SECTION 1: The Village hereby approves the purchase of chairs and tables from Michalsen Office Furniture, Inc. in the amount of \$5,809.00.

SECTION 2: The Village Administrator and the Director of Public Works are hereby authorized to execute any and all documents necessary to complete the purchase in accordance with this Resolution.

[SIGNATURE PAGE ATTACHED]

2025-57				
1 st Read:				
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee John Broda				
Trustee Dayne Mead				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED NOVEMBER 04, 2025

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



VILLAGE of
ROSCOE

Item # 8.

Agenda Item: Main Street Flag Replacement

Date: 10/21/2025

Meeting: Committee of The Whole

Prepared by: Troy Taylor

Department: Public Works

Overview/Background Information

This request is for 34 – 3’x5’ American Flag, pole sets from Allegiance Flag supply for the quoted amount of \$4,917.50 for the replacement of the broken, faded, and ripped American flags on Main Street. These new flag sets will come with a 3’x5’ outdoor flag, 6’ white ash 1” pole, non-tangle flagpole spinners, and flagpole mounting bracket.

The flags now are on a 1” fiberglass pole that splinters and breaks, flags get tangled on the pole because they do not have the non-tangle spinners on them, the flags are starting to rip on the ends, and are sun faded. We have a total of 75 flags; most go on Main Street and some on Harrison Street to the cemetery. We will be able to replace almost half this year, and staff would like to put in next year’s budget to replace the other half.

Staff have received two other quotes for flag kits and were, \$5,394.10 from American Flag Express and \$5,610.00 from Liberty Flagpoles.

Key Issues

- Flags now are faded and starting to rip
- Fiberglass poles are splintering and have non-tangled flag mounts.

Fiscal Note/Budget Impact

This request was budgeted for in 2025 for \$5,000 and is under budget at \$4,917.50

Prior Legislative Actions

First hearing at the Committee of The Whole

Action Required/Recommendation

Staff recommend the approval of Allegiance Flag Supply with the quoted amount of \$4,917.50 for 34 flag kits and to have the Committee of The Whole send this request to the Village Board for approval.

Attachments

Allegiance Flag Supply quote
Picture of Flag kit

BEST SELLER

\$50K GIVEAWAY: 370 ENTRIES



**VILLAGE OF ROSCOE
RESOLUTION NO. 2025-R58**

AN ORDINANCE AUTHORIZING THE PURCHASE OF 34 SETS OF AMERICAN FLAG POLE KITS FROM ALLEGIANCE FLAG SUPPLY FOR THE MAIN STREET LIGHT POLES

WHEREAS, the Village of Roscoe Public Works Department has identified the need for new American flag pole kits for the Main Street light poles where the old flags are faded and the poles are starting to break; and

WHEREAS, the Village has received a proposal from Allegiance Flag Supply to supply the necessary Flag kits in the amount of Four Thousand Nine Hundred Seventeen Dollars and Fifty Cents (\$4,917.50); and

WHEREAS, the Village of Roscoe desires to proceed with the purchase of 34 American flag pole kits for the Main Street light poles;

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

SECTION 1: The Village hereby approves the purchase of 34 American flag pole kits from Allegiance Flag Supply in the amount of \$4,917.50.

SECTION 2: The Village Administrator and the Director of Public Works are hereby authorized to execute any and all documents necessary to complete the purchase in accordance with this Resolution.

[SIGNATURE PAGE ATTACHED]

2025-58				
1 st Read:				
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee John Broda				
Trustee Dayne Mead				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED NOVEMBER 04, 2025

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 9.

Agenda Item: Public Works Building Backflow Device Repair or Replacement

Date: 10/21/2025

Meeting: Committee of The Whole

Prepared by: Troy Taylor

Department: Public Works

Overview/Background Information

Staff are requesting approval for Johnson Controls to repair or replace the existing backflow prevention devices at the Public Works building. The current devices are leaking and no longer meet current safety and performance standards. Repair or replacement is necessary to ensure compliance with state plumbing codes and to protect the village's water supply from potential contamination.

During a recent inspection, it was determined that the backflow devices are leaking and require replacement or rebuilding. Johnson Controls, our existing service provider who the Village has a contract with for facility mechanical systems, has provided a proposal to perform the replacement or the rebuilding work. This proposal is for \$6,312.89. Staff have received two additional proposals for \$10,100.00 from Miller Engineering Company and \$10,872.00 from Evergreen Irrigation Inc.

Key Issues

- Backflows failed test
- Village could be fined and water shut off if not fixed

Fiscal Note/Budget Impact

This work is not budgeted for but will need to be fixed to be compliant with the state plumbing codes.

Prior Legislative Actions

First hearing at the Committee of The Whole

Action Required/Recommendation

Staff recommend that the Committee of The Whole approve the proposal from Johnson Controls to repair or replace the backflow prevention devices at the Public Works building for an amount not to exceed \$6,312.89 and send the request for final Village Board approval.

Attachments

Johnson Controls proposal

PROPOSAL AND SERVICE AGREEMENT

Date: 10-10-2025 SR#:58760666 Quote Ref: Roscoe Public Works-Deficiency - CPQ-954302	Customer #:1916589 Proposal #: CPQ-954302	Prepared By: Nicholas Battaglia Employee Number: 227888 Phone #: (630) 948-1207 Email: nicholas.joseph.battaglia@jci.com
Purchaser Contact Information: Name:Troy Taylor		
Phone:8155439097		
Email:publicworks@villageroscoe.com		

Johnson Controls Fire Protection LP ("Company"), for and in consideration of the prices herein named, proposes to furnish the work, and or materials hereinafter described, subject to the terms and conditions of this Agreement.

Ship To Information	Bill To Information
Roscoe Public Works , 5402 Swanson Road , ROSCOE,IL, 61073-7232 .	Roscoe Village Hall , 10631 Main St, ROSCOE,IL,61073-8564 .

Scope of Work

- Backflow device # 28915 (Serial # 1101873) will need a rubber rebuild and a relief valve rebuild.
- Backflow device # 28913 (Serial # 101598) will either need a clean and flush service or a complete rebuild.

Clean & Flush: open device, clean internal body, flush device, plus re-test device.

Partial Rebuild: Rebuild device with #1 Check assembly and relief valve rubber repair kit, clean & flush device, plus re-test.

Complete Rebuild: Rebuild device w/ both check assemblies, rebuild relief valve w/ rubber parts, clean & flush device, plus re-test.

NOTES:

- On occasion there is internal damage to the backflow device that only becomes apparent when the backflow device is disassembled and inspected. (Usually during a repair attempt)
- If all of the above repairs are not successful, the entire backflow devices will need to be replaced.
- Service to the fire system might be interrupted for approximately 2-4 hours.
- This work was priced to be done during normal business hours (M-F) 7AM-3PM

QTY	MODEL NUMBER	DESCRIPTION	UNIT PRICE	EXT PRICE
1	DPSUB	Taylor Plumbing	\$6,312.89	\$6,312.89

Total net selling price, \$6,312.89

Fire, Security, Communications, Sales & Service
Offices & Representatives in Principal Cities throughout North America



Johnson Controls Fire Protection
3007 Malmo Dr
Arlington Heights, IL, 60005-0000
(630) 948-1207
www.johnsoncontrols.com

Item # 9.

To the extent applicable, Johnson Controls has included an estimate only for all state and local sales tax for this quote. The actual sales tax due will be calculated and billed upon issuance of an invoice, unless a valid exemption and/or resale certificate is received by Johnson Controls. Any additional taxes, duties, tariffs or similar items imposed prior to shipment will be charged.

Fees associated with the submission of documentation required by AHJ or other governing agencies, not itemized in this proposal will be invoiced separately.

Relevant URLs

For ordering parts, please order from <https://fire.solutions.jci.com/spare-parts>

Prevailing Wage Required? Certified Payroll Required? Customer/Site Tax Exempt?	<u>No</u> <u>No</u> <u>No</u>	Working Hours: Based on normal business hours Mon-Fri 7:30AM-4:00PM unless otherwise noted.
Payment Terms: Net 30		Total quote value: \$6,312.89

☐ Fixed Price	☒ Labor and Material	☐ NTE
"This Proposal is valid for 30 days"		

Name: _____	Johnson Controls Fire Protection LP 3007 Malmo Dr Arlington Heights, IL 60005-0000 (630) 948-1207
Title: _____	
PO#: _____	
Signature: _____	

TERMS AND CONDITIONS

1. Term. The Initial Term of this Agreement shall commence on the date of this Agreement and continue as set forth herein. After the Initial Term, this Agreement shall automatically extend for successive terms equal to the same length as the Initial Term unless Customer or Company gives written notice to the other that it does not want to renew at least sixty (60) days prior to the end of the then-current term (each a ("Renewal Term"). The Initial Term and any Renewal Term may be referred to herein as the "Term."

2. Payment and Invoicing. Unless otherwise agreed by the parties in writing, fees for Services to be performed shall be paid annually in advance. Fees and other amounts due hereunder are due thirty (30) days from the date of invoice, which shall be paid by Customer via electronic delivery via EFT/ACH. Such payment is a condition precedent to Company's obligation to perform Services under the Agreement. Any invoice disputes must be identified in writing by Customer within 21 days of the invoice date. Payments of any disputed amounts are due and payable upon resolution.

Work performed on a time and material basis shall be at the then-prevailing Company rate for material, labor, and related items, in effect at the time supplied under this Agreement. Customer acknowledges and agrees that timely payments of the full amounts listed on invoices is an essential term of this Agreement and Customer's failure to make payment in full when due is a material breach of this Agreement. Customer further acknowledges that if there is any amount outstanding on an invoice, it is material to Company and will give Company, without prejudice to any other right or remedy, the right to, without notice: (i) suspend, discontinue or terminate performing any Services and/or withhold further deliveries of equipment and other materials, terminate or suspend any unpaid software licenses, and/or suspend Company's obligations under or terminate this Agreement; (ii) charge Customer interest on the amounts unpaid at a rate equal to the lesser of one and one half (1.5) percent per month or the maximum rate permitted under applicable law, until payment is made in full; and (iii) pay all of JCI's costs of collection, including (1) actual out of pocket expenses and (2) charge Customer a collection fee of twenty-five percent (25%) of the past due amount if collected through a collection agency or attorney and thirty-five percent (35%) if litigation is commenced to collect such past due amount. Company's election to continue providing future services does not, in any way diminish Company's right to terminate or suspend services or exercise any or all rights or remedies under this Agreement. Company shall not be liable for any damages, claims, expenses, or liabilities arising from or relating to suspension of Services for non-payment. In the event that there are exigent circumstances requiring services or the Company otherwise performs Services at the premises following suspension, those services shall be governed by the terms of this Agreement unless a separate contract is executed. If Customer disputes any late payment notice or Company's efforts to collect payment, Customer shall immediately notify Company in writing and explain the basis of the dispute. Customer agrees to pay all of Company's reasonable collection costs (including legal fees and expenses). In the event of Customer's default, the balance of any outstanding amounts will be immediately due and payable. Customer shall provide financial information requested by Company to verify Customer's ability to pay for goods or

services. If Customer fails to provide financial information or if Company, in its sole discretion determines that reasonable grounds exist to question Customer's ability or willingness to make payments when due (e.g., not making payments when due, late payments, or a reduction in Customer's credit score), Company may defer shipments, change payment terms, require cash in advance and/or require other security, without liability and without waiving any other remedies Company may have against Customer. Company shall provide Customer with advance written notice of changes to payment terms. Customer agrees to issue and send a purchase order to Company at least thirty (30) days prior to expiration of the Initial Term or any Renewal Term if necessary for payments to be processed, but failure to do so is not a pre-condition to Renewal Term payments being due to Company. No purchase order is required for any emergency work requested by Customer. Customer shall have no right to reject such invoices due to the lack of a purchase order.

3. Pricing. The pricing set forth in this Agreement is based on the number of devices and services to be performed as set forth in this Agreement. If the actual number of devices installed or services to be performed is greater than that set forth in this Agreement, the price will be increased accordingly. Company may increase prices upon notice to Customer to reflect increases in material and labor costs. Prices do not include taxes, fees, duties, tariffs, false alarm assessments, permits and levies or other charges imposed and/or enacted by a government, however designated or imposed (collectively, "Taxes"). All Taxes are the responsibility of Customer, unless Customer presents an exemption certificate acceptable to Company and the applicable taxing authorities. If Company is required to pay any such Taxes or other charges, Customer shall reimburse Company on demand. If any such exemption certificate is invalid, then Customer will immediately pay Company the amount of the Taxes, plus penalties and interest.

Prices may be adjusted by Company prior to shipment to take into account increases in the cost of raw materials, component parts, third party products or labor rates or taxes; Trade Restrictions (as defined below); government actions; or to cover any unforeseen or other extra cost elements. "Trade Restrictions" means any additional or new tariff/duty, quota, tariff-rate quota, or cost associated with the withdrawal of tariff/duty concessions pursuant to a trade agreement(s).

This Agreement is entered into with the understanding that the services to be provided by Company are not subject to any local, state, or federal prevailing wage statute. If it is later determined that local, state, or federal prevailing wage rates apply to the services to be provided by Company, Company reserves the right to issue a modification or change order to adjust the wage rates to the required prevailing wage rate. Customer agrees to pay for the applicable prevailing wage rates. Prices in any quotation or proposal from Company are subject to change upon notice sent to Customer at any time before the quotation or proposal has been accepted. If this Agreement is renewed, Company will provide Customer with notice of any adjustments in the contract price applicable to any Renewal Term. Unless Customer terminates the Agreement at least sixty (60) days prior to the start of such Renewal Term, the adjusted price shall be the price for the Renewal Term. If this Agreement extends beyond one year, Company may increase prices upon notice to Customer.

4. Code Compliance. Company does not undertake an obligation to inspect for compliance with laws or regulations unless specifically stated in this Agreement. Customer acknowledges that the Authority Having Jurisdiction (e.g. Fire Marshal) may establish additional requirements for compliance

with local codes. Any additional services or equipment required will be provided at an additional cost to Customer.

5. Limitation of Liability; Limitations of Remedy. Customer understands that Company offers several levels of protection services and that the level described has been chosen by Customer after considering and balancing various levels of protection afforded and their related costs. It is understood and agreed by Customer that Company is not an insurer and that insurance coverage shall be obtained by Customer and that amounts payable to Company here under are based upon the value of the services and the scope of liability set forth in this Agreement and are unrelated to the value of Customer's property and the property of others located on the premises. Customer agrees to look exclusively to Customer's insurer to recover for injuries or damage in the event of any loss or injury. Customer releases and waives all right of recovery against Company arising by way of subrogation. Company makes no guaranty or warranty, including any implied warranty of merchantability or fitness for a particular purpose that equipment or services supplied by Company will detect or avert occurrences or the consequences there from that the equipment or service was designed to detect or avert. It is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from failure on the part of Company to perform any of its obligations under this Agreement. Accordingly, Customer agrees that Company shall be exempt from liability for any loss, damage or injury arising directly or indirectly from occurrences, or the consequences there from, which the equipment or service was designed to detect or avert. Should Company be found liable for any loss, damage or injury arising from a failure of the equipment or service in any respect, Company's liability shall be limited to an aggregate amount equal to the Agreement price (as increased by the price for any additional work) or, where the time and material payment term is selected, Customer's time and material payments to Company. Where this Agreement covers multiple sites, liability shall be limited to the amount of the payments allocable to the site where the incident occurred. Company's liability with respect to Monitoring Services is set forth in Section 18 of this Agreement. Such sum shall be complete and exclusive. IN NO EVENT SHALL COMPANY BE LIABLE, FOR ANY DAMAGE, LOSS, INJURY, OR ANY OTHER CLAIM ARISING FROM ANY SERVICING, ALTERATIONS, MODIFICATIONS, CHANGES, OR MOVEMENTS OF THE COVERED SYSTEM(S), AS HEREIN AFTER DEFINED, OR ANY OF ITS COMPONENT PARTS BY CUSTOMER OR ANY THIRD PARTY. To the maximum extent permitted by law, in no event shall Company and its affiliates and their respective personnel, suppliers and vendors be liable to Customer or any third party under any cause of action or theory of liability, even if advised of the possibility of such damages, for any (a) special, incidental, consequential, punitive or indirect damages of any kind; (b) loss of profits, revenues, data, customer opportunities, business, anticipated savings or goodwill; (c) business interruption; or (d) data loss or other losses arising from viruses, ransomware, cyber-attacks or failures or interruptions to network systems. The limitations of liability set forth in this Agreement shall inure to the benefit of all parents, subsidiaries and affiliates of Company, whether direct or indirect, Company's employees, agents, officers and directors.

6. Reciprocal Waiver of Claims (SAFETY Act). Certain of Company's systems and services have received Certification and/or Designation as Qualified Anti-Terrorism Technologies ("QATT") under the Support Antiterrorism by Fostering Effective Technologies Act of 2002, 6 U.S.C. §§441-444 (the "SAFETY

Act"). As required under 6 C.F.R. 25.5 (e), to the maximum extent permitted by law, Company and Customer hereby agree to waive their right to make any claims against the other for any losses, including business interruption losses, sustained by either party or the irrelative employees, resulting from an activity resulting from an "Act of Terrorism" as defined in 6 C.F.R. 25.2, when QATT have been deployed in defense against, response to, or recovery from such Act of Terrorism.

7. Indemnity. Customer agrees to indemnify, hold harmless and defend Company against any and all losses, damages, costs, including expert fees and costs, and expenses including reasonable defense costs, arising from any and all third party claims for personal injury, death, property damage or economic loss, arising in any way from any act or omission of Customer or Company relating in any way to this Agreement, including but not limited to the Services under this Agreement, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence), strict liability or otherwise. Company reserves the right to select counsel to represent it in any such action. Customer's responsibility with respect to indemnification and defense of Company with respect to Monitoring Services is set forth in Section 18 of this Agreement.

8. General Provisions. Customer has selected the service level desired after considering and balancing various levels of protection afforded and their related costs. All work to be performed by Company will be performed during normal working hours of normal working days (8:00 a.m. - 5:00 p.m., Monday through Friday, excluding Company holidays), as defined by Company, unless additional times are specifically described in this Agreement. All work performed unscheduled unless otherwise specified in this Agreement. Appointments scheduled for four-hour window. Additional charges may apply for special scheduling requests (e.g. working around equipment shutdowns, after hours work). Company will perform the services described in the Service Solution ("Services") for one or more system(s) or equipment as described in the Service Solution or the listed attachments ("Covered System(s)"). UNLESS OTHERWISE SPECIFIED IN THIS AGREEMENT, ANY INSPECTION (AND, IF SPECIFIED, TESTING) PROVIDED UNDER THIS AGREEMENT DOES NOT INCLUDE ANY MAINTENANCE, REPAIRS, ALTERATIONS, REPLACEMENT OF PARTS, OR ANY FIELD ADJUSTMENTS WHATSOEVER, NOR DOES IT INCLUDE THE CORRECTION OF ANY DEFICIENCIES IDENTIFIED BY COMPANY TO CUSTOMER. COMPANY SHALL NOT BE RESPONSIBLE FOR EQUIPMENT FAILURE OCCURRING WHILE COMPANY IS IN THE PROCESS OF FOLLOWING ITS INSPECTION TECHNIQUES, WHERE THE FAILURE RESULTS FROM THE AGE OR OBSOLESCENCE OF THE ITEM OR DUE TO NORMAL WEAR AND TEAR. THIS AGREEMENT DOES NOT COVER SYSTEMS, EQUIPMENT, COMPONENTS OR PARTS THAT ARE BELOW GRADE, BEHIND WALLS OR OTHER OBSTRUCTIONS OR EXTERIOR TO THE BUILDING, ELECTRICAL WIRING, AND PIPING.

9. Customer Responsibilities. Customer shall regularly test the System(s) in accordance with applicable law and manufacturers' and Company's recommendations. Customer shall promptly notify Company of any malfunction in the Covered System(s) which comes to Customer's attention. This Agreement assumes any existing system(s) are in operational and maintainable condition as of the Agreement date. If, upon inspection, Company determines that repairs are recommended, repair charges will be submitted for approval by

Customer's on-site representative prior to work. Should such repair work be declined, Company shall be relieved from any and all liability arising there from. Customer further agrees to:

- provide Company clear access to Covered System(s) to be serviced including, if applicable, lift trucks or other equipment needed to reach inaccessible equipment;
- supply suitable electrical service, heat, heat tracing adequate water supply, and required system schematics and/or drawings;
- notify all required persons, including but not limited to authorities having jurisdiction, employees, and monitoring services, of scheduled testing and/or repair of systems;
- provide a safe work environment;
- in the event of an emergency or Covered System(s) failure, take reasonable precautions to protect against personal injury, death, and/or property damage and continue such measures until the Covered System(s) are operational; and
- comply with all laws, codes, and regulations pertaining to the equipment and/or Services provided under this Agreement. Customer represents and warrants that it has the right to authorize the Services to be performed as set forth in this Agreement.

JCI may terminate the Services immediately upon notice to the Customer if JCI, in its sole discretion determines that the Customer's premises are unsafe to be accessed by JCI's employees or subcontractors. JCI may terminate the Services upon notice to the Customer, if Customer does not follow JCI's recommendations for updates and upgrades to the equipment and systems.

Customer represents and warrants that it has the right to authorize the Services to be performed as set forth in this Agreement. Customer is solely responsible for the establishment, operation, maintenance, access, security and other aspects of its computer network ("Network") and shall supply Company secure Network access for providing its services. Products networked, connected to the internet, or otherwise connected to computers or other devices must be appropriately protected by Customer and/or end user against unauthorized access. Customer is responsible to take appropriate measures, including performing back-ups, to protect information, including without limit data, software, or files (collectively "Data") prior to receiving the service or products.

10. Repair Services. Where Customer expressly includes repair, replacement, and emergency response services in the Service Solution section of this Agreement, such Services apply only to the components or equipment of the Covered System(s). Customer agrees to promptly request repair services in the event the System becomes inoperable or otherwise requires repair. The Agreement price does not include repairs to the Covered System(s) recommended by Company as a result of an inspection, for which Company will submit independent pricing to Customer and as to which Company will not proceed until Customer authorizes such work and approves the pricing. Repair or replacement of non-maintainable parts of the Covered System(s) including, but not limited to, unit cabinets, insulating material, electrical wiring, structural supports, and all other non-moving parts, is not included under this Agreement.

11. System Equipment. The purchase of equipment or peripheral devices, (including but not limited to smoke detectors, passive infrared detectors, card readers, sprinkler system components, extinguishers and hoses) from Company shall be subject to the terms and conditions of this Agreement. If, in Company's sole judgment, any peripheral device or other system equipment, which is attached to the Covered System(s), whether provided by Company, Customer or a third party, interferes with the proper operation of the Covered System(s), Customer shall remove or replace such device or equipment promptly upon notice from Company. Failure of Customer to remove or replace the device shall constitute a

material breach of this Agreement. If Customer adds any third party device or equipment to the Covered System(s), Company shall not be responsible for any damage to or failure of the Covered System(s) caused in whole or in part by such device or equipment.

12. Reports. Where inspection and/or test services are selected, such inspection and/or test shall be completed on Company's then current report form, which shall be given to Customer, and, where applicable, Company may submit a copy thereof to the local authority having jurisdiction. The report and recommendations by Company are only advisory in nature and are intended to assist Customer in reducing the risk of loss to property by indicating obvious defects or impairments noted to the system and equipment inspected and/or tested. They are not intended to imply that no other defects or hazards exist or that all aspects of the Covered System(s), equipment, and components are under control at the time of inspection. Final responsibility for the condition and operation of the Covered System(s) and equipment and components lies with Customer.

13. Availability and Cost of Steel, Plastics & Other Commodities. Company shall not be responsible for failure to provide services, deliver products, or otherwise perform work required by this Agreement due to lack of available steel products or products made from plastics or other commodities. In the event Company is unable, after reasonable commercial efforts, to acquire and provide steel products, or products made from plastics or other commodities, if required to perform work required by this Agreement, Customer hereby agrees that Company may terminate the Agreement, or the relevant portion of the Agreement, upon notice to Customer and at no additional cost and without penalty. Customer agrees to pay Company in full for all work performed up to the time of any such termination.

14. Confined Space. If access to confined space by Company is required for the performance of Services, Services shall be scheduled and performed in accordance with Company's then-current hourly rate.

15. Hazardous Materials. Customer represents that, except to the extent that Company has been given written notice of the following hazards prior to the execution of this Agreement, to the best of Customer's knowledge there is no:

- Space in which work must be performed that, because of its construction, location, contents or work activity therein, accumulation of a hazardous gas, vapour, dust or fume or the creation of an oxygen-deficient atmosphere may occur,
- "permit confined space," as defined by OSHA for work Company performs in the United States;
- risk of infectious disease;
- need for air monitoring, respiratory protection, or other medical risk; or
- asbestos, asbestos-containing material, formaldehyde or other potentially toxic or otherwise hazardous material contained in or on the surface of the floors, walls, ceilings, insulation or other structural components of the area of any building where work is required to be performed under this Agreement.

All of the above are herein after referred to as "Hazardous Conditions." Company shall have the right to rely on the representations listed above. If Hazardous Conditions are encountered by Company during the course of Company's work, the discovery of such materials shall constitute an event beyond Company's control, and Company shall have no obligation to further perform in the area where the Hazardous Conditions exist until the area has been made safe by Customer as certified in writing by an independent testing agency, and

Customer shall pay disruption expenses and re-mobilization expenses as determined by Company. This Agreement does not provide for the cost of capture, containment or disposal of any hazardous waste materials, or hazardous materials encountered in any of the Covered System(s) and/or during performance of the Services. Said materials shall at all times remain the responsibility and property of Customer. Company shall not be responsible for the testing, removal or disposal of such hazardous materials.

16. Covid-19 Vaccination. Company expressly disclaims any requirement, understanding or agreement, express or implied, included directly or incorporated by reference, in any Customer purchase order, solicitation, notice or otherwise, that any of Company's personnel be vaccinated against Covid-19 under any federal, state/provincial or local law, regulation or order applicable to government contracts or subcontracts, including, without limitation, Presidential Executive Order 14042 ("Ensuring Adequate COVID Safety Protocols for Federal Contractors") and Federal Acquisition Regulation (FAR) 52.223-99 ("Ensuring Adequate COVID Safety Protocols for Federal Contractors"). Any such requirement shall only apply to Company's personnel if and only to the extent contained in a written agreement physically signed by an authorized officer of Company.

17. Other Services.

A. Remote Service. If Customer selects Remote Service, Company shall provide support for the Customer's system by way of education, remote assistance and triage that does not require programming changes to the Customer's panel. In addition, Remote Service does not include service to address physical damage to the system or a device; troubleshoot wiring issues; programming changes and/or relocating, remounting, reconnecting, or adding a device to the system. Customer understands and agrees that, while Remote Service provides for communication regarding Customer's fire alarm system to Company via the Internet, Remote Service does not constitute monitoring of the system, and Customer understands that Remote Service does not provide for Company to contact the fire department or other authorities in the event of a fire alarm. Customer understands that if it wishes to receive monitoring of its fire alarm system and notification of the fire department or other authorities in the event of a fire alarm, it must select monitoring services as a separate Service under this Agreement. CUSTOMER FURTHER UNDERSTANDS AND AGREES THAT THE TERMS OF SECTION 18.F OF THIS AGREEMENT APPLY TO REMOTE SERVICE.

B. Connected Fire Sprinkler Services; Connected Fire Alarm Services. Connected Fire Sprinkler Services and Connected Fire Alarm Services each means a data-analytics and software platform that uses a cellular or network connection to gather equipment performance data about a Customer's Covered Equipment for Customer's sprinkler system or fire alarm system, as applicable, to assist JCI in advising Customer on such equipment's health, performance or potential malfunction. Connected Fire Sprinkler Services and Connected Fire Alarm Services are collectively, the Connected Equipment Services. If Customer has purchased Connected Fire Sprinkler Services and/or Connected Fire Alarm Services on any Covered Equipment, Customer agrees to allow Company to install diagnostic sensors and communication hardware ("Gateway Device") or Customer will supply a network connection suitable to enable communication with Customer's Covered Equipment in order for Company to deliver the connected services. For more information on whether your particular equipment includes Connected Fire Sprinkler

Services and/or Connected Fire Alarm Services, a subscription to such services and the cost, if any, of such subscription, please see your applicable order, quote, proposal or purchase documentation or talk to your JCI sales representative. For certain subscriptions, Customer will be able to access equipment information from a mobile or smart device using the service's mobile or web app. The Gateway Device will be used to access, store, and trend data for the purposes of providing Connected Fire Sprinkler Services. Company will not use Connected Fire Sprinkler Services or the Connected Fire Alarm Services to remotely operate or make changes to Customer's Equipment. If the connection is disconnected by Customer, and a technician needs to be dispatched to the Customer site, then the Customer will pay JCI at JCI's then-current standard applicable contract regular time and/or overtime rate for such services. Company makes no warranty or guarantee relating to the Connected Fire Sprinkler Services or Connected Fire Alarm Services. Customer acknowledges that, while Connected Fire Alarm Services or Connected Sprinkler Services generally improve equipment performance and services, these services do not prevent all potential malfunction, insure against all loss or guarantee a certain level of performance and that JCI shall not be responsible for any injury, loss, or damage caused by any act or omission of JCI related to or arising from the proactive health notifications of the equipment under Connected Equipment Services. Customer understands that if it wishes to receive monitoring of its fire alarm system or sprinkler system and notification of the fire department or other authorities in the event of an alarm, it must select monitoring services as a separate Service under this Agreement. CUSTOMER FURTHER UNDERSTANDS AND AGREES SECTION 19 (SOFTWARE AND DIGITAL SERVICES) APPLY TO CONNECTED FIRE ALARM SERVICES AND CONNECTED SPRINKLER SERVICES. In the event of a conflict between these terms and the Software Terms, the Software Terms will control.

C. Dashboards and Mobility Applications for Connected Fire Sprinkler Services and Connected Fire Alarm Services. If Customer has purchased Connected Fire Sprinkler Services and/or Connected Fire Alarm Services, Customer may utilize Company's Dashboard(s) and Mobility Application(s), as applicable, during the term of the Agreement, pursuant to the then applicable Terms of Use Agreement. Terms for the Dashboard are located at <https://www.johnsoncontrols.com/buildings/legal/digital/general>.

18. Monitoring Services. If Customer has selected Monitoring Services, the following shall apply to such Services:

A. Alarm Monitoring Service. Customer agrees and acknowledges that Company's sole and only obligation under this Agreement shall be to provide alarm monitoring, notification, and/or Runner Services as set forth in this Agreement and to endeavor to notify the party(ies) identified by Customer on the Contact/Call List ("Contacts") and/or Local Emergency Dispatch Numbers for responding authorities. Upon receipt of an alarm signal, Company may, at our sole discretion, attempt to notify the Contacts to verify the signal is not false. If we fail to notify the Contacts or question the response we receive, we will attempt to notify the responding authority. In the event Company receives a supervisory signal or trouble signal, Company shall endeavor to promptly notify one of the Contacts. Company shall not be responsible for a Contact's or responding authority's refusal to acknowledge/respond to Company's notifications of receipt of an alarm signal, nor shall Company be required to make additional notifications because of such refusal. The Contacts are authorized to act on

Customer's behalf and, if so designated on the Contact/Call List, are authorized to cancel an alarm prior to the notification of authorities. Customer understands that local laws, ordinances or policies may restrict Company's ability to provide the alarm monitoring and notification services described in this Agreement and/or necessitate modified or additional services and related charges to Customer. Customer understands that Company may employ a number of industry-recognized measures to help reduce occurrences of false alarm signal activations. These measures may include, but are not limited to, implementation of industry-recognized default settings; implementation of "partial clear time bypass" procedures at our alarm monitoring center and other similar measures at our sole discretion from time to time. THESE MEASURES CAN RESULT IN NO ALARM SIGNAL BEING SENT FROM AN ALARM ZONE IN CUSTOMER'S PREMISES AFTER THE INITIAL ALARM ACTIVATION UNTIL THE ALARM SYSTEM IS MANUALLY RESET. Upon receiving notification from Company that a fire or gas detection (e.g. carbonmonoxide) signal has been received, the responding authority may forcibly enter the premises. Cellular radio unit test supervision, if provided under this Agreement, provides only the status of the cellular radio unit's current signaling ability at the time of the test communication based on certain programmed intervals and does not serve to detect the potential loss of radio service at the time of an actual emergency event. Company shall not be responsible to provide monitoring services under this Agreement unless and until the communication link between Customer's premises and Company's Monitoring Center has been tested. SUCH SERVICES ARE PROVIDED WITHOUT WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

B Limitation of Liability; Limitations of Remedy. Customer understands that Company offers several levels of Monitoring Services and that the level described has been chosen by Customer after considering and balancing various levels of protection afforded and their related costs. It is understood and agreed by Customer that Company is not an insurer and that insurance coverage shall be obtained by Customer and that amounts payable to Company hereunder are based upon the value of the Monitoring Services and the scope of liability set forth in this Agreement and are unrelated to the value of Customer's property and the property of others located on the premises. Customer agrees to look exclusively to Customer's insurer to recover for injuries or damage in the event of any loss or injury and that Customer releases and waives all right of recovery against Company arising by way of subrogation. Company makes no guaranty or warranty, including any implied warranty of merchantability or fitness for a particular purpose that equipment or Services supplied by Company will detect or avert occurrences or the consequences there from that the equipment or Service was designed to detect or avert. It is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from failure on the part of Company to perform any of its monitoring obligations under this Agreement. Accordingly, Customer agrees that Company shall be exempt from liability for any loss, damage or injury arising directly or indirectly from occurrences, or the consequences therefrom, which the equipment or Service was designed to detect or avert. Should Company be found liable for any loss, damage or injury arising from a failure of the equipment or Service in any respect, Company's liability with respect to Monitoring Services shall be the lesser of the annual fee for

Monitoring Services allocable to the site where the incident occurred or two thousand five hundred (\$2,500) dollars, as agreed upon damages and not as a penalty, as Customer's sole remedy. Such sum shall be complete and exclusive. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGE, LOSS, INJURY, OR ANY OTHER CLAIM ARISING FROM ANY SERVICING, ALTERATIONS, MODIFICATIONS, CHANGES, OR MOVEMENTS OF THE COVERED SYSTEM(S), AS HEREIN AFTER DEFINED, OR ANY OF ITS COMPONENT PARTS BY THE CUSTOMER OR ANY THIRD PARTY. In no event shall JCI and its affiliates and their respective personnel, suppliers and vendors be liable to Customer or any third party under any cause of action or theory of liability, even if advised of the possibility of such damages, for any (a) special, incidental, consequential, punitive or indirect damages of any kind, including but not limited to damages; (b) loss of profits, revenues, data, customer opportunities, business, anticipated savings or goodwill; (c) business interruption; or (d) data loss or other losses arising from viruses, ransomware, cyber-attacks or failures or interruptions to network systems CUSTOMER OR ANY THIRD PARTY. COMPANY SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO DAMAGES ARISING FROM THE USE, LOSS OF THE USE, PERFORMANCE, OR FAILURE OF THE COVERED SYSTEM(S) TO PERFORM. The limitations of liability set forth in this Agreement shall inure to the benefit of all parents, subsidiaries and affiliates of Company, whether direct or indirect, and each of their employees, agents, officers and directors.

C. Indemnity, Insurance. Customer agrees to indemnify, hold harmless and defend Company against any and all losses, damages, costs, including expert fees and costs, and expenses including reasonable defense costs, arising from any and all third-party claims for personal injury, death, property damage or economic loss, arising in any way from any act or omission of Customer or Company relating in any way to the Monitoring Services provided under this Agreement, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence), strict liability or otherwise. Company reserves the right to select counsel to represent it in any such action. Customer shall name Company, its officers, employees, agents, subcontractors, suppliers, and representatives as additional insureds on Customer's general liability and auto liability policies.

D. No modification. Modification to Sections 18 B or C may only be made by a written amendment to this Agreement signed by both parties specifically referencing Section 18 B and/or C, and no such amendment shall be effective unless approved by the manager of Company's Central Monitoring Center.

E. Customer's Duties. In addition to Customer's duty to indemnify, defend, and hold Company harmless pursuant to this Section 18:

i. Customer agrees to furnish the names and telephone numbers of all persons authorized to enter or remain on Customer's premises and/or that should be notified in the event of an alarm (the Contact/Call List) and Local Emergency Dispatch Numbers and provide all changes, revision and modifications to the above to Company in writing in a timely manner. Customer must ensure that all such persons are authorized and able to respond to such notification.

ii. Customer shall carefully and properly test and set the system immediately prior to the securing of the premises and carefully test the system in a manner prescribed by Company during the term of this Agreement. Customer agrees that it is responsible

for any losses or damages due to malfunction, miscommunication or failure of Customer's system to accurately handle, process or communicate data. If any defect in operation of the System develops, or in the event of a power failure, interruption of telephone service, or other interruption at Customer's premises of signal or data transmission through any media, Customer shall notify Company immediately. If space/interior protection (i.e. ultrasonic, microwave, infrared, etc.) is part of the System, Customer shall walk test the system in the manner recommended by Company.

iii. When any device or protection is used, including, but not limited to, space protection, which may be affected by turbulence of air, occupied airspace change or other disturbance, forced air heaters, air conditioners, horns, bells, animals and any other sources of air turbulence or movement which may interfere with the effectiveness of the System during closed periods while the alarm system is on, Customer shall notify Company.

iv. Customer shall promptly reset the System after any activation.

v. Customer shall notify Company regarding any remodeling or other changes to the protected premises that may affect operation of the system.

vi. Customer shall cooperate with Company in the installation, operation and/or maintenance of the system and agrees to follow all instructions and procedures which may be prescribed for the operation of the system, the rendering of services and the provision of security for the premises.

vii. Customer shall pay all charges made by any telephone or communications provider company or other utility for installation, leasing, and service charges of telephone lines connecting Customer's premises to Company. Customer acknowledges that alarm signals from Customer's premises to Company are transmitted over Customer's telephone or other transmission service and that in the event the telephone or other transmission service is out of order, disconnected, placed on "vacation," or otherwise interrupted, signals from Customer's alarm system will not be received by Company, during any such interruption in telephone or other transmission service and the interruption will not be known to Company. Customer agrees that in the event the equipment or system continuously transmits signals reasonably determined by Company to be false and/or excessive in number, Customer shall be subject to the additional costs and fees incurred by Company in the receiving and/or responding to the excessive signals and/or Company may at its sole discretion terminate this Agreement with respect to Monitoring services upon notice to Customer.

F. Communication Facilities.

i. Authorization. Customer authorizes Company, on Customer's behalf, to request services, orders or equipment from a telephone company, wireless carrier or other company providing communication facilities, signal transmission services or facilities under this Agreement (referred to as "Communication Company"). Should any third-party service, equipment or facility be required to perform the Monitoring Services set forth in this Agreement, and should the same be terminated or become otherwise unavailable or impracticable to provide, Company may terminate Monitoring Services upon notice to Customer.

ii. Digital Communicator. Customer understands that a digital communicator (DACT), if installed under this Agreement, uses traditional telephone lines for sending signals which eliminate the need for a dedicated telephone line and the costs associated with such dedicated lines.

iii. Derived Local Channel. The Communication Company's services provided to Customer in connection with the Services may include Derived Local Channel service. Such service may be provided under the Communication Company's service marks or service names. These services include providing lines, signal paths, scanning and transmission. Customer agrees that the Communication Company's liability is limited to the same extent Company's liability is limited pursuant to this Section 18.

iv. CUSTOMER UNDERSTANDS THAT COMPANY WILL NOT RECEIVE ALARM SIGNALS WHEN THE TELEPHONE LINE OR OTHER TRANSMISSION MODE IS NOT OPERATING OR HAS BEEN CUT, INTERFERED WITH OR IS OTHERWISE DAMAGED OR IF THE ALARM SYSTEM IS UNABLE TO ACQUIRE, TRANSMIT OR MAINTAIN AN ALARM SIGNAL OVER CUSTOMER'S TELEPHONE SERVICE FOR ANY REASON INCLUDING NETWORK OUTAGE OR OTHER NETWORK PROBLEMS SUCH AS CONGESTION OR DOWNTIME, ROUTING PROBLEMS, OR INSTABILITY OF SIGNAL QUALITY. CUSTOMER UNDERSTANDS THAT OTHER POTENTIAL CAUSES OF SUCH A FAILURE OVER CERTAIN TELEPHONE SERVICES (INCLUDING BUT NOT LIMITED TO SOME TYPES OF DSL, ADSL, VOIP, DIGITAL PHONE, INTERNET PROTOCOL BASED PHONE OR OTHER INTERNET INTERFACE-TYPE SERVICE OR RADIO SERVICE, INCLUDING CELLULAR OR PRIVATE RADIO, ETC. ("NON-TRADITIONAL TELEPHONE SERVICE")) INCLUDE BUT ARE NOT LIMITED TO: (1) LOSS OF NORMAL ELECTRIC POWER TO CUSTOMER'S PREMISES (THE BATTERY BACK-UP FOR THE ALARM PANEL DOES NOT POWER TELEPHONE SERVICE); AND (2) ELECTRONICS FAILURES SUCH AS A MODEM MALFUNCTION. CUSTOMER UNDERSTANDS THAT COMPANY WILL ONLY REVIEW THE INITIAL COMPATIBILITY OF CUSTOMER'S ALARM SYSTEM WITH NON-TRADITIONAL TELEPHONE SERVICE AT THE TIME OF INITIAL CONNECTION TO COMPANY'S MONITORING CENTER AND THAT CHANGES IN CUSTOMER'S TELEPHONE SERVICE'S DATA FORMAT AFTER THE INITIAL REVIEW OF COMPATIBILITY COULD MAKE CUSTOMER'S TELEPHONE SERVICE UNABLE TO TRANSMIT ALARM SIGNALS TO COMPANY'S MONITORING CENTERS. IF COMPANY DETERMINES IN ITS SOLE DISCRETION THAT IT IS COMPATIBLE, COMPANY WILL PERMIT CUSTOMER TO USE NONTRADITIONAL TELEPHONE SERVICE AS THE SOLE METHOD OF TRANSMITTING ALARM SIGNALS, ALTHOUGH CUSTOMER UNDERSTANDS THAT COMPANY RECOMMENDS THE USE OF AN ADDITIONAL BACK-UP METHOD OF COMMUNICATION TO CONNECT CUSTOMER'S ALARM SYSTEM TO THE MONITORING CENTER REGARDLESS OF THE TYPE OF TELEPHONE SERVICE USED. CUSTOMER ALSO UNDERSTANDS THAT IF COMPANY DETERMINES IN ITS SOLE DISCRETION THAT CUSTOMER'S NONTRADITIONAL TELEPHONE SERVICE IS OR LATER BECOMES NONCOMPATIBLE, OR IF CUSTOMER CHANGES TO ANOTHER NONTRADITIONAL TELEPHONE SERVICE THAT IS NOT COMPATIBLE, THEN COMPANY REQUIRES THAT CUSTOMER USE AN ALTERNATE METHOD OF COMMUNICATION ACCEPTABLE TO COMPANY AS THE PRIMARY METHOD TO CONNECT CUSTOMER'S ALARM SYSTEM TO THE MONITORING CENTER. CUSTOMER UNDERSTANDS THAT TRANSMISSION OF FIRE ALARM SIGNALS BY MEANS OTHER THAN A TRADITIONAL TELEPHONE LINE MAY NOT BE IN COMPLIANCE WITH FIRE ALARM STANDARDS OR

SOME LOCAL FIRE CODES, AND THAT IT IS CUSTOMER'S OBLIGATION TO COMPLY WITH SUCH STANDARDS AND CODES. CUSTOMER ALSO UNDERSTANDS THAT IF THE ALARM SYSTEM HAS A LINECUT FEATURE, IT MAY NOT BE ABLE TO DETECT IF A NONTRADITIONAL TELEPHONE SERVICE LINE IS CUT OR INTERRUPTED, AND THAT COMPANY MAY NOT BE ABLE TO PROVIDE CERTAIN AUXILIARY MONITORING SERVICES THROUGH A NON-TRADITIONAL TELEPHONE LINE OR SERVICE. CUSTOMER FURTHER UNDERSTANDS THAT THE ALARM PANEL MAY BE UNABLE TO SEIZE THE PHONE LINE TO TRANSMIT AN ALARM SIGNAL IF ANOTHER CONNECTION IS OFF THE HOOK DUE TO IMPROPER CONNECTION OR OTHERWISE. G. Verification; Runner Service. Some jurisdictions may require alarm verification by telephone or on-site verification ("Runner Service") before dispatching emergency services. In the event that a requirement of alarm verification becomes effective after the date of this Agreement, such services may be available at an additional charge. Company shall not be held liable for any delay or failure of dispatch of emergency services arising from such verification. Where Runner Service is indicated, such services may be provided by a third party. COMPANY WILL NOT ARREST OR DETAIN ANY PERSON.

H. Personal Emergency Response Service. If Customer has selected Personal Emergency Response Services, Customer agrees that the very nature of Personal Emergency Response Services, irrespective of any delays, involves uncertainty, risk and possible serious injury, disability or death, for which Company should not under any circumstances be held responsible or liable; that the equipment furnished for Personal Emergency Response Services is not foolproof and may experience signal transmission failures or delays for any number of reasons, whether or not our fault or under Company's control; that the actual time required for medical emergency providers to arrive at the premises and/or to transport any person requiring medical attention is unpredictable and that many contributing factors, including but not limited to such things as telephone network operation, distance, weather, road and traffic conditions, alarm equipment function and human factors, both with responding authorities and with Company, may affect response

19. Limited Warranty. COMPANY WARRANTS THAT ITS WORKMANSHIP AND MATERIAL, EXCLUDING MONITORING SERVICES, FURNISHED UNDER THIS AGREEMENT WILL BE FREE FROM DEFECTS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF FURNISHING. No warranty is provided for third-party products and equipment installed or furnished by Company. Such products and equipment are provided with the third party manufacturer's warranty to the extent available, and Company will transfer the benefits, together with all limitations, of that manufacturer's warranty to Customer. EXCEPT AS EXPRESSLY SET FORTH HEREIN, COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPORTED HERE UNDER. Company makes no and specifically disclaims all representations or warranties that the services, products, software or third party product or software will be secure from cyber threats, hacking or other similar malicious activity, or will detect the presence of, or eliminate, treat, or mitigate the spread transmission, or

outbreak of any pathogen, disease, virus or other contagion, including but not limited to COVID 19.

20. Software and Digital Services. Use, implementation, and deployment of the software and hosted software products ("Software") offered under these terms shall be subject to, and governed by, Company's standard terms for such Software and Software related professional services in effect from time to time at <https://www.johnsoncontrols.com/techterms> (collectively, the "Software Terms"). Applicable Software Terms are incorporated herein by this reference. Other than the right to use the Software as set forth in the Software Terms, Company and its licensors reserve all right, title, and interest (including all intellectual property rights) in and to the Software and improvements to the Software. The Software that is licensed hereunder is licensed subject to the Software Terms and not sold. If there is a conflict between the other terms herein and the Software Terms, the Software Terms shall take precedence and govern with respect to rights and responsibilities relating to the Software, its implementation and deployment and any improvements there to. Notwithstanding any other provisions of this Agreement and unless otherwise agreed to by the parties in writing, the following terms apply to Software that is provided to Customer on a subscription basis (i.e., a time limited license or use right), (each a "Software Subscription"): Each Software Subscription provided hereunder will commence on the date the initial credentials for the Software are made available (the "Subscription Start Date") and will continue in effect until the expiration of the subscription term noted herein. At the expiration of the Software Subscription, such Software Subscription will automatically renew for consecutive one (1) year terms (each a "Renewal Subscription Term"), unless either party provides the other party with a notice of non-renewal at least ninety (90) days prior to the expiration of the then-current term. To the extent permitted by applicable law, Software Subscriptions purchases are non-cancelable and the sums paid nonrefundable. Fees for Software Subscriptions shall be paid annually in advance, invoiced on the Subscription Start Date and each subsequent anniversary thereof. Unless otherwise agreed by the parties in writing, the subscription fee for each Renewal Subscription Term will be priced at JCI's then-applicable list price for that Software offering. Any use of Software that exceeds the scope, metrics or volume set forth in this Agreement will be subject to additional fees based on the date such excess use began.

21. Taxes, Fees, Fines, Licenses, and Permits. Customer agrees to pay all sales tax, use tax, property tax, utility tax and other taxes required in connection with the equipment and Services listed, including telephone company line charges, if any. Customer shall comply with all laws and regulations relating to the equipment and its use and shall promptly pay when due all sales, use, property, excise and other taxes and all permit, license and registration fees now or here after imposed by any government body or agency upon the equipment or its use. Company may, without notice, obtain any required permit, license or registration for Customer at Customer's expense and charge a fee for this service. If Customer fails to maintain any required licenses or permits, Company shall not be responsible for performing the services and may terminate the services without notice to Customer.

22. Outside Charges. Customer understands and accepts that Company specifically disclaims any responsibility for charges associated with the notification or dispatching of anyone, including but not limited to fire department, police department, paramedics, doctors, or any other emergency personnel, and if

there are any charges incurred as a result of said notification or dispatch, said charges shall be the responsibility of Customer.

23. Insurance. Customer shall name Company, its officers, employees, agents, subcontractors, suppliers, and representatives as additional insureds on Customer's general liability and auto liability policies.

24. Waiver of Subrogation. Customer does hereby for itself and all other parties claiming under it release and discharge Company from and against all hazards covered by Customer's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against Company.

25. Force Majeure, Exclusions. Company shall not be liable, nor in breach or default of its obligations under this Agreement, for delays, interruption, failure to render services, or any other failure by Company to perform an obligation under this Agreement, where such delay, interruption or failure is caused, in whole or in part, directly or indirectly, by a Force Majeure Event. A "Force Majeure Event" is a condition or event that is beyond the reasonable control of Company, whether foreseeable or unforeseeable, including, without limitation, acts of God, severe weather (including but not limited to hurricanes, tornados, severe snowstorms or severe rainstorms), wildfires, floods, earthquakes, seismic disturbances, or other natural disasters, acts or omissions of any governmental authority (including change of any applicable law or regulation), epidemics, pandemics, disease, viruses, quarantines, or other public health risks and/or responses there to, condemnation, strikes, lockouts, labor disputes, an increase of 5% or more in tariffs or other excise taxes for materials to be used on the project, fires, explosions or other casualties, thefts, vandalism, civil disturbances, insurrection, mobviolence, riots, war or other armed conflict (or the serious threat of same), acts of terrorism, electrical power outages, interruptions or degradations in telecommunications, computer, network, or electronic communications systems, data breach, cyber-attacks, ransomware, unavailability or shortage of parts, materials, supplies, or transportation, or any other cause or casualty beyond the reasonable control of Company. If Company's performance of the work is delayed, impacted, or prevented by a Force Majeure Event or its continued effects, Company shall be excused from performance under the Agreement. Without limiting the generality of the foregoing, if Company is delayed in achieving one or more of the scheduled milestones set forth in the Agreement due to a Force Majeure Event, Company will be entitled to extend the relevant completion date by the amount of time that Company was delayed as a result of the Force Majeure Event, plus such additional time as may be reasonably necessary to overcome the effect of the delay. To the extent that the Force Majeure Event directly or indirectly increases Company's cost to perform the services, Customer is obligated to reimburse Company for such increased costs, including, without limitation, costs incurred by Company for additional labor, inventory storage, expedited shipping fees, trailer and equipment rental fees, subcontractor fees or other costs and expenses incurred by Company in connection with the Force Majeure Event.

26. Exclusions. This Agreement expressly excludes, without limitation, provision of fire watches; reloading of, upgrading, and maintaining computer software; making repairs or replacements necessitated by reason of negligence or misuse of components or equipment or changes to Customer's premises; vandalism; power failure; current fluctuation; failure due to non-JCI installation; lightning, electrical storm, or other severe weather; water; accident; fire; acts of God; testing

inspection and repair of duct detectors, beam detectors, and UV/IR equipment; provision of fire watches; clearing of ice blockage; draining of improperly pitched piping; batteries; recharging of chemical suppression systems; reloading of, upgrading, and maintaining computer software; corrosion (including but not limited to micro-bacterially induced corrosion ("MIC")); cartridges greater than 16 grams; gas valve installation; or any other cause external to the Covered System(s) and JCI shall not be required to provide Service while interruption of service due to such causes shall continue. This Agreement does not cover and specifically excludes system upgrades and the replacement of obsolete systems, equipment, components or parts. All such services may be provided by JCI at JCI's sole discretion at an additional charge. If Emergency Services are expressly included in the Service Solution, the Agreement price does not include travel expenses.

27. Delays. Company shall have no responsibility or liability to Customer or any other person for delays in the installation or repair of the System or the performance of our Services regardless of the reason, or for any resulting consequences.

28. Termination. If either party fails to perform any of its material obligations under this Agreement, the other party shall provide written notice thereof to the party alleged to be in default. Should the party alleged to be in default fail to respond in writing or take action to cure the alleged default within ten (10) days of receiving such written notice, the notifying party may terminate this Agreement by providing written notice of such termination. For termination prior to the end of the Term, Customer agrees to pay Company, in addition to any outstanding fees and charges for Service(s) rendered prior to termination, 50% of the charges for Services remaining to be paid for the unexpired term of the Agreement as liquidated damages but not as a penalty. Customer shall provide Company with reasonable access to the premises to remove any Company property and to un-program any controls, intrusion, fire, or life safety system, as applicable. Customer shall be liable for all fees, costs, and expenses that Company may incur in connection with the enforcement of this Agreement, including without limitation, reasonable attorney fees, collection agency fees, and court costs.

Upon notice to the customer, Company may terminate this Agreement immediately at its sole discretion upon the occurrence of any Event of Default as hereinafter defined. If Company's performance of its obligations becomes impracticable due to obsolescence or unavailability of systems, equipment, or products (including component parts and/or materials) or because the Company or its supplier(s) has discontinued the manufacture or the sale of the equipment and/or products or is no longer in the business of providing the Services, Company may terminate this Agreement, or the affected portions, at its sole discretion upon notice to Customer. Company may terminate this Agreement, or the affected portions, at its sole discretion upon notice to the Customer if Company's performance of its obligations are prohibited because of changes in applicable laws, regulations or codes. If Company receives an excessive number of false alarms, Company may terminate this Agreement and discontinue any Services, and seek to recover damages. If the equipment or system continuously sends signals that Company reasonably determines to be false or excessive, the Customer will be responsible for additional costs and fees incurred by Company in receiving and/or responding to these signals and/or Company may at its sole discretion terminate monitoring services under this Agreement upon notice to the Customer. Company may terminate this Agreement and discontinue any Service(s), if Company's central monitoring center ("CMC") or remote operations center or either of these centers is

substantially damaged by fire or catastrophe or if Company is unable to obtain any connections or privileges required to transmit signals between the Customer's premises, Company's CMC and/or the Municipal Fire or Police Department or other first responder. Company may terminate the Services immediately upon notice to the Customer if Company, in its sole discretion, determines the premises in which the Equipment or system is installed is unsafe, unsuitable, or so modified or altered as to render continuation of Service(s) impractical or impossible. Company may terminate the Services upon notice to the Customer, if Customer fails to follow Company's recommendations for the repair or replacement of parts of the system or Equipment not covered under the warranty or Service.

29. No Option to Solicit. Customer shall not, directly or indirectly, on its own behalf or on behalf of any other person, business, corporation or entity, solicit or employ any Company employee, or induce any Company employee to leave his or her employment with Company, for a period of two years after the termination of this Agreement.

30. Default. An Event of Default shall include, but is not limited to: (a) any full or partial termination of this Agreement by Customer before the expiration of the then-current Term, (b) failure of Customer to pay any amount when due and payable, (c) abuse of the System or the Equipment, (d) dissolution, termination, discontinuance, insolvency or business failure of Customer. Upon the occurrence of an Event of Default, Company may pursue one or more of the following remedies, (i) discontinue furnishing Services, (ii) by written notice to Customer declare the balance of unpaid amounts due and to become due under this Agreement to be immediately due and payable, (iii) receive immediate possession of any equipment for which Customer has not paid, (iv) proceed at law or equity to enforce performance by Customer or recover damages for breach of this Agreement, and (v) recover all costs and expenses, including without limitation reasonable attorneys' fees, in connection with enforcing or attempting to enforce this Agreement.

31. One-Year Limitation on Actions; Choice of Law. For Customers located in the United States, the laws of Wisconsin shall govern the validity, enforceability, and interpretation of this Agreement, without regard to conflicts of law. For Customers located in Canada, this agreement shall be governed by and be construed in accordance with the laws of Ontario. The parties agree that any disputes arising under this Agreement shall be determined exclusively by the Ontario courts and that no action or legal proceedings of any nature shall be filed or commenced in any other court pertaining to any dispute arising out of or in relation to this Agreement. The parties also hereby waive any objection to the exclusive jurisdiction of the Ontario courts, including any objection based on forum non conveniens. No claim or cause of action, whether known or unknown, shall be brought against Company more than one year after the claim first arose. Except as provided for herein, Company's claims must also be brought within one year. Claims for unpaid contract amounts are not subject to the one-year limitation.

32. Assignment. Customer may not assign this Agreement without Company's prior written consent. Company may assign this Agreement without obtaining Customer's consent.

33. Entire Agreement. The parties intend this Agreement, together with any attachments or Riders (collectively the "Agreement") to be the final, complete and exclusive expression of their Agreement and the terms and conditions thereof. This Agreement supersedes all prior representations, understandings or agreements between the parties, written or oral, and shall constitute the sole terms and

conditions relating to the Services. Now, or at any time, or modification of any terms or conditions of this Agreement shall be binding on Company unless made in writing and signed by an Authorized Representative of Company.

34. Headings. The headings in this Agreement are for convenience only.

35. Severability. If any provision of this Agreement is held by any court or other competent authority to be void or unenforceable in whole or in part, this Agreement will continue to be valid as to the other provisions and the remainder of the affected provision.

36. Electronic Media. Customer agrees that Company may scan, image or otherwise convert this Agreement into an electronic format of any nature. Customer agrees that a copy of this Agreement produced from such electronic format is legally equivalent to the original for any and all purposes, including litigation. Customer agrees that Company's receipt by fax of the Agreement signed by Customer legally binds Customer and such fax copy is legally equivalent to the original for any and all purposes, including litigation.

37. Legal Fees. Company shall be entitled to recover from Customer all reasonable legal fees incurred in connection with Company enforcing the terms and conditions of this Agreement.

38. Lien Legislation. Notwithstanding anything to the contrary contained herein, the terms of this Agreement shall be subject to the lien legislation applicable to the location where the work will be performed, and, in the event of conflict, the applicable lien legislation shall prevail.

39. Privacy. A. Company as Processor: Where Company factually acts as Processor of Personal Data on behalf of Customer (as such terms are defined in the DPA) the terms at www.johnsoncontrols.com/dpa shall apply. B. Company as Controller: Company will collect, process and transfer certain personal data of Customer and its personnel related to the business relationship between it and Customer (for example names, email addresses, telephone numbers) as controller and in accordance with Company's Privacy Notice at <https://www.johnsoncontrols.com/privacy>. Customer acknowledges Company's Privacy Notice and strictly to the extent consent is mandatorily required under applicable law, Customer consents to such collection, processing and transfer. To the extent consent to such collection, processing and transfer by Company is mandatorily required from Customer's personnel under applicable law, Customer warrants and represents that it has obtained such consent.

40. License Information (Security System Customers): AL Alabama Electronic Security Board of Licensure 7956 Vaughn Road, PMB 392, Montgomery, Alabama 36116 (334) 264-9388: AR Regulated by: Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock 72209 (501) 618-8600: CA Alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA, 95814. Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act: NY Licensed by the N.Y.S. Department of the State: TX Texas Commission on Private Security, 5805 N. Lamar Blvd., Austin, TX 78752-4422, 512-424-7710. License numbers available at www.johnsoncontrols.com or contact your local Johnson Controls office.

**VILLAGE OF ROSCOE
RESOLUTION NO. 2025-R59**

AN ORDINANCE AUTHORIZING THE REPAIR OR REPLACEMENT OF TWO BACKFLOW DEVICE'S FROM JOHNSON CONTROLS FOR THE PUBLIC WORKS BUILDING

WHEREAS, the Village of Roscoe Public Works Department has identified the need for repair or replacement of two backflow devices for the Public Works Building where the two-backflow device's failed testing and are leaking; and

WHEREAS, the Village has received a proposal from Johnson Controls to repair or replace the backflow devices in the amount of Six Thousand Three Hundred Twelve Dollars and Eighty-Nine Cents (\$6,312.89); and

WHEREAS, the Village of Roscoe desires to proceed with repairing or replacing the two-backflow devices for the Public Works building;

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

SECTION 1: The Village hereby approves the repairing or replacement of two-backflow devices from Johnson Controls in the amount of \$6,312.89.

SECTION 2: The Village Administrator and the Director of Public Works are hereby authorized to execute any and all documents necessary to complete the purchase in accordance with this Resolution.

[SIGNATURE PAGE ATTACHED]

2025-59				
1 st Read:				
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee John Broda				
Trustee Dayne Mead				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED NOVEMBER 04, 2025

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



VILLAGE OF
ROSCOE

Item # 10.

Agenda Item: Ordinance Amending the Village of Roscoe Code Chapter 155 Zoning Regulations

Date: October 14, 2025

Meeting: COTW DATE 10/21/2025

Prepared by: Attorney Tom Green

Department: Admin

Overview/Background Information

The Village has, consistent with changes to its Main Street corridor, presented the ZBA with a proposed Zoning Text Amendment: Main Street Zoning District. The attached Ordinance will make the changes to Chapter 155 Zoning Regulations consistent with the future development of the corridor.

Key Issues

The Amendment creates two new zoning districts: Main Street Core District and Main Street Edge District. The purposes, rules and requirements of the new districts are provided for within the texted amendments attached.

Fiscal Note/Budget Impact

N/A

Prior Legislative Actions

The ZBA recommended approval unanimously.

Action Required/Recommendation

Review and recommend to the Village Board for passage.

Attachments

- Draft Ordinance with text amendments
- Main Street District Plan, Vandewalle & Associates

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE VILLAGE OF ROSCOE CODE
CHAPTER 155 ZONING REGULATIONS**

WHEREAS, the Village of Roscoe (“Village”) in Chapter 155 of the Village Code provides for Zoning Regulations; and

WHEREAS, the Village desires to amend Chapter 155 to make all necessary changes and amendments to create and provide for Main Street Zoning Districts; and

WHEREAS, attached as Exhibit A to this Ordinance is a document entitled Proposed Zoning Text Amendment: Main Street Zoning Districts;

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

Section 1: The foregoing recitals shall be and are hereby incorporated into and made part of this Ordinance.

Section 2: Section 155 is hereby amended to add new Sections relating to the Main Street Zoning Districts as identified in red on Exhibit A attached hereto.

Section 3: Except as amended in this Ordinance, all other provisions and terms of this Village Code shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

Section 4: This Ordinance shall be in full force and effect from after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the affirmative vote of the Board of Trustees of the Village of Roscoe this _____ day of _____, 2025.

Ayes: _____

Nays: _____

Absent: _____

Abstentions: _____

APPROVED:

Village President

ATTEST:

Village Clerk

Village of Roscoe

Proposed Zoning Text Amendments: Main Street Zoning Districts

Draft: September 1, 2025

Sec. 15-386. Establishment of districts.

In order to carry out the purposes of this chapter, the following districts are established:

<i>Abbreviation</i>	<i>Title</i>
UT	Urban Transition District
RE	Single-Family Rural Estate Residential District
R1	One-Family Residential District
R2	Two-Family Residential District
RM	Multifamily Residential District
CO	Limited Commercial Office District
CR	Retail and Service Commercial District
CH	Highway Commercial District
CG	General Commercial District
IL	Light Industrial District
IG	General Industrial District
IH	Heavy Industrial District
PC	Public/Conservancy District
HC	Health Care District
PUD	Planned Unit Development Overlay District
<u>MS-C</u>	<u>Main Street – Core District</u>
<u>MS-E</u>	<u>Main Street – Edge District</u>

Sec. 15-408. Residential bulk standards.

All development in residential districts must comply with the requirements in Table 15-408 unless otherwise expressly stated.

Table 15-408. Residential Districts-Bulk and Yard Standards

District	<i>Minimum Site</i>			<i>Development Intensity</i>			<i>Minimum Yards</i>		
	Area	Width Interior Lot	Min. Depth	Max. Height	Max. Lot Coverage	Min. Site Area per DU	Front (1)	Side	Rear
RE	22,000 sf	110 ft.	150 ft.	35 ft	25 percent	22,000 sf	30 ft.	30 ft. in total with a min. of	30 ft.

								10 ft. per side	
R1	9,500 sf	75 ft.	125 ft.	35 ft.	30 percent	9,500 sf	30 ft.	10 ft.	30 ft.
R2	15,000 sf	100 ft.	125 ft.	35 ft.	30 percent	7,500 sf	30 ft.	15 ft.	30 ft.
RM	19,800 sf	100 ft.	125 ft.	35 ft.	30 percent	3,300 sf	30 ft.	15 ft.	30 ft.

(1) The required front yard setback of lots fronting Main Street between Grove Street and Elevator Street or fronting Elevator Street between Highway 251 and Pearl Street shall be a minimum of ~~ten~~ 0 feet and a maximum of 1520 feet.

(Ord. of 3-2-2021, § 155.3.2)

ARTICLE VI. SPECIAL DISTRICT REGULATIONS

Sec. 15-491. Purpose and intent.

- (a) *HC Health Care District.* The HC Health Care District is intended to provide appropriately located areas for medical and health care related uses in a campus-type setting offering health care related services, equipment and products required by residents of the village and its surrounding area.
- (b) *UT Urban Transition District.* The UT Urban Transition District is intended to prevent premature urban development of certain lands on land that may be annexed to the village.
- (c) *PC Public/Conservancy District.* The PC Public/Conservancy District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas that are under municipal, public related use, or where the use for public municipal purpose is anticipated to be permanent. Permitted uses shall generally serve the public municipal benefit and may include public or private utilities, parks, and natural features.
- (d) MS-C Main Street – Core. The MS-C Main Street – Core District is intended to provide appropriate flexibilities and standards to promote the development of mixed-use neighborhoods. Development in these areas should place a high priority on walkability, additional housing, accessibility, local and small business uses, and high-quality architectural design.
- (e) MS-E Main Street – Edge. The Main Street – Edge District is intended to act as a companion and buffer to the Main Street – Core zoned areas. This District promotes transition between the higher-density areas along Main Street and the surrounding lower-density residential areas.

(Ord. of 3-2-2021, § 155.6.1)

Sec. 15-492. Special district bulk standards.

All development in industrial districts must comply with the requirements in Table 15-492, unless otherwise expressly stated.

Table 15-492. Special Use Districts-Bulk and Yard Standards

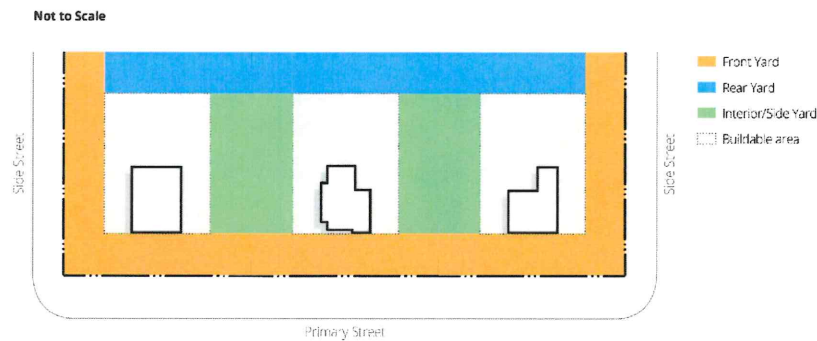
District	Minimum Site			Development Intensity			Minimum Yards		
	Area	Width Interior Lot	Min. Depth	Max. Height	Max. Lot Coverage	Min. Site Area per DU	Front	Side	Rear
UT	5 acres	300 ft.	—	35 ft.	—	5 acres	½ ROW	25 ft.	75 ft.
HC	10 acres	200 ft.		120 ft.	60 percent		½ ROW up to max of 60 ft. ⁽¹⁾	10 ft. ⁽¹⁾	10 ft.
P				55 ft.			30 ft.	20 ft.	20 ft.
MS-C	None	None	None	4 stories ⁽⁴⁾	80 percent	None	None ⁽³⁾	None ⁽²⁾	None
MS-E	None	None	None	3 stories	75 percent	None	5 ft. ⁽³⁾	0 ft.	15 ft.

(1) 30 feet if abutting R district; additional 1 foot for every 4 feet over 45 feet in height.

(2) Yards adjacent to R districts must maintain a minimum side yard setback of at least 10 feet from the property line.

(3) Principal buildings shall have a maximum setback of 15 feet.

(4) Buildings within the MS-C district are required to be a minimum of 2 stories in height. 4-story buildings within this district are also required to have a step-down to 2 or 3 stories in height at the street level.



Graphic 15-492. Special Use Required Yards
(Ord. of 3-2-2021, § 155.6.2)

Sec. 15-493. Special district permitted uses.

Permitted and special uses lists permitted and special uses for all industrial districts. Many allowed uses, whether permitted by right or as a special use, are subject to compliance with article VIII of this chapter.

- (1) *Permitted uses.* A "P" indicates that a use is considered permitted within that district as of right.
- (2) *Special uses.* An "S" indicates that a use is permitted as a special exception in that district upon approval from the village board as required in section 15-780.

Conditional uses. A "C" indicates that a use is permitted as a secondary use as a condition of the primary use being a permitted use under the medical category.

- (3) *Uses not permitted.* A blank space or the absence of the use from the table indicates that use is not permitted within that district. However, a use not identified on the table may be determined by the zoning administrator to be a permitted or special use in the district, based on their evaluation as to whether the proposed use is similar enough in character, intensity, and operations to that of a permitted or special use in the district.

Table 15-493. Special Districts-Permitted and Special Uses

	UT	HC	MS-C	MS-E	PC
Agriculture					
Agricultural, horticultural, forestry	P				P
Horse stables with the privilege to conduct exhibitions	S				S
Residential					
Single-family dwellings	S				S
<u>Cottage Court Developments</u>				<u>S</u>	
<u>Townhouses</u>			<u>S</u>	<u>S</u>	
<u>Two-family dwellings</u>				<u>S</u>	
<u>Multifamily dwellings</u>			<u>P/S*</u>	<u>P/S*</u>	
<u>Mixed-use building</u>			<u>P*</u>	<u>P*</u>	
Mobile home park subject to provisions of section 15-553	S				
Assisted living facility		P			
Independent living facility		P			
Community based senior or independent living facilities		P			
Nursing, retirement, or convalescent facility		P			
Commercial					
Wholesale nursery operations	S				
Banquet/event space	S				P
Bed and breakfast					P
Sale of products produced on the premises only from temporary stands or existing operational structures	S				
Home occupations	P				
Daycare centers	S	P			
Cafe, coffee shop/tea shop		<u>SG</u>	<u>P</u>	<u>P</u>	
Barber/beauty shop		<u>SG</u>	<u>P</u>	<u>P</u>	
Bookstore		<u>SG</u>	<u>P</u>	<u>P</u>	
Flower shop		<u>SG</u>	<u>P</u>	<u>P</u>	

Financial institution		<u>SE</u>	<u>P</u>	<u>S</u>	
Convenience store		<u>SE</u>	<u>P</u>	<u>S</u>	
Restaurant		<u>SE</u>	<u>S</u>	<u>S</u>	S
Bar, tavern, microbrewery, taproom, or tasting room			<u>S</u>	<u>S</u>	S
Auditorium		<u>SE</u>			
Laundry facility		<u>SE</u>	<u>P</u>	<u>S</u>	
Dry cleaning shop		<u>SE</u>	<u>P</u>	<u>S</u>	
Cafeteria operated as part of a hospital, nursing, retirement, or convalescent facility, assisted living facility or independent living facility		P			
Storage and maintenance buildings		<u>SE</u>			
<u>Professional offices</u>			<u>P</u>	<u>P</u>	
<u>Business services</u>			<u>P</u>	<u>P</u>	
<u>Personal services</u>			<u>P</u>	<u>P</u>	
<u>Gift and/or antique shop</u>			<u>P</u>	<u>S</u>	
<u>Retail trade</u>			<u>P</u>	<u>S</u>	
Institutional					
Cemeteries	S				
Place of worship	S	<u>SE</u>			
Educational institution	S				
Educational facilities		<u>SE</u>			
Library			<u>S</u>	<u>S</u>	P
Medical					
Hospital		P			
Hospice		P			
Physician and medical office		P			
Research laboratory facility		P			
Medical laboratory		P			
Other diagnostic facilities, including without limitation those involving radiologic, nuclear, and fluoroscopic modalities		P			
Surgery center		P			
Freestanding emergency room		P			
Urgent and immediate care center		P			
Clinic		P			
Ambulatory care facility (including surgery)		P			
Ambulance service		P			
Optician shop		P			
Medical insurance provider		C			
Optometry office		P			
Family or child advocacy center		P			
Religious/charitable institution		P			
Rehabilitation facility, including without limitation cardiac rehabilitation		P			
Physical/occupational/speech/occupational therapy		P			
Health and fitness facility		P	<u>P</u>	<u>P</u>	

Clubs and associations		P	<u>P</u>	<u>P</u>	
Helicopter pad		P			
Pharmacy		P	<u>P</u>	<u>P</u>	
Durable medical equipment		P			
Community Facilities (Public Service)					
Water filtration plant, pumping station, and water reservoir	S				P
Sewage treatment plan	S				P
Public administrative offices			<u>P</u>	<u>P</u>	P
Public service buildings			<u>P</u>	<u>P</u>	P
Police station	S		<u>P</u>	<u>P</u>	P
Fire station	S		<u>P</u>	<u>P</u>	P
Public utility, radio, television, cell towers					
Public utility offices			<u>P</u>	<u>P</u>	P
Electrical substation and booster stations					P
Municipal towers and weather sirens					
Garages for storage of municipal vehicles used in conjunction with the operation of a permitted use					
Telephone exchange	S				
Electronic substations and booster stations	S				P
Emergency power facility		<u>SE</u>			P
Noncommercial communication antennae		<u>SE</u>			
Energy center or central power plants		<u>SE</u>			P
Recreational					
Parks, forest preserves, and recreational areas (public)	P	P	<u>S</u>	<u>S</u>	P
Community recreation facilities			<u>S</u>	<u>S</u>	P
Conservancy					P
Amusement and recreation services	S				S
Golf course	S				S
Other					
Accessory buildings, structures, and uses located on the same site with a permitted use include barns, stables, coops, tank houses, storage tanks, windmills, silos, other farm outbuildings, private garages and carports, storehouses, garden structures, greenhouses, recreation rooms and hobby shops, and storage of petroleum products for the use of persons residing on the site;	P				P
Food trucks					P
Accessory structures and uses, not including warehouses, on the same site as a permitted use	P				
Service buildings and facilities normally accessory to the permitted use	P				
Ground-mounted and building-mounted earth station dish and terrestrial antennas	S				
Roof-mounted solar collectors	P		<u>S</u>	<u>S</u>	

Municipally owned wells, pumping stations, water towers and reservoirs, and municipally owned telecommunications towers and antennas, provided they are located not less than 50 feet from any lot line	P	P	<u>S</u>	<u>S</u>	P
Utility substation, municipal wells, pumping stations, and towers, provided that the use is not less than 50 feet from any lot line	P	P	<u>S</u>	<u>S</u>	P
Transmitting towers, receiving towers, and relay and microwave towers, and broadcast studios	S	S			S
Solar energy collectors erected as an accessory structure	P	S			S
Any other usual and customary uses accessory to the above permitted uses as determined by the zoning administrator or designee	S	S			S
<u>Accessory Dwelling Unit</u>			<u>S</u>	<u>S</u>	
<u>Accessory Commercial Unit</u>			<u>S</u>	<u>S</u>	

*Uses that utilize pre-approved building plans from the Village may be permitted by-right. Projects that do not utilize these plans shall require a special use permit.

(Ord. of 3-2-2021, § 155.6.3)

Sec. 15-494. Development standards applicable to the HC district.

Hospitals shall, upon application for approval, submit a traffic management plan that identifies preferred routes for emergency responsiveness for review by the village traffic engineer.

(Ord. of 3-2-2021, § 155.6.4)

Sec. 15-495. Development standards applicable to the MS-C district.

Any development occurring within the Main Street – Core District shall conform to the standards set forth in this section.

(1) Uses requiring pre-approved plans.

a. The following uses permitted by-right require that the applicant utilize building plans that have been pre-approved by both the Zoning Board of Appeals and Village Board. Applicants using these pre-approved plans are exempt from Design Review and must submit a site plan to Village staff for approval regarding use, bulk, performance, and landscaping standards.

- i. Multifamily dwellings
- ii. Mixed-use buildings
- iii. Accessory dwelling units
- iv. Accessory commercial units

b. Applicants seeking to develop one of the uses stated in Section 15-495(1)(a) without utilizing one of the pre-approved building plans must apply for both a Special Use Permit and Design Review Approval through the Zoning Board of Appeals.

(2) Design standards for new construction.

- a. Buildings are limited to 4 stories in height, regardless of linear feet.
- b. All façades shall consist of a minimum percentage of windows or doors to allow views into and out of the building's interior and to promote a visual connection to the street and river. The minimum percentage of windows or doors shall include trim but exclude gables.

- i. Ground floor, nonresidential uses: The total area of windows and doors shall comprise a minimum of 25 percent of the ground floor façade area containing the nonresidential use.
- ii. Ground floor, residential uses: The total area of windows and doors shall comprise a minimum of 15 percent of the ground floor façade area containing the residential use.
- iii. Upper floors, all uses: The total area of windows and doors shall comprise a minimum of 15 percent of the total façade area above the ground floor.

c. Building façades.

i. Buildings must either:

- 1. Utilize a building style that clearly creates a base, mid-section, and top element. This can be done with elements such as, but not limited to: change of material, creating bump-out sections for the base, installation of a band or 'belt-line' around the building, and the addition of a roof element such as a cornice.
- 2. Create an undulating and articulated building façade that provides visual interest and variation across all elevations. All rooflines must complement the façade by including distinct design elements, such as gables, cornices, parapets, or slopes, to avoid monotony. Façades shall not exceed 40 feet in length without architectural articulation, which may include:
 - a. Recesses or projections that step back or project a portion of the main façade plane.
 - b. Recesses or projections of upper floors from the ground floor façade plane.
 - c. Vertical division using different textures or materials.
 - d. Division of the façade into individual units through the use of windows, entrances, arcades, porches, decks, balconies, lighting, etc.
 - e. Roof form variations such as the inclusion of dormers, change in roof lines, or change in roof type.

d. Primary entrances shall be oriented with the following hierarchy:

- i. If located along Main Street, the primary entrance shall be oriented towards Main Street.
- ii. If located along Bridge Street (but not Main Street), the primary entrance shall be oriented towards Bridge Street.
- iii. If located along any other street, the primary entrance shall be oriented toward the front yard of the property.

e. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.

f. Façades on multiple-tenant buildings should be broken into design elements that reflect individual tenant spaces through staggering of vertical façade planes, window/door groupings, and awnings.

g. Materials.

- i. All elevations in the MS-C district must be comprised of at least 50 percent high-quality materials, as defined in Section 15-752.

h. Pedestrian access.

- i. Sidewalk and pedestrian access shall be provided from the main entrances to parking areas and the public sidewalk.
- ii. If no public sidewalk is currently available, a pedestrian walkway from the main customer entrance to the public street right-of-way shall be provided.

(3) Multiple buildings on the same lot.

- a. Developments such as 'cottage-court' style single-family homes may allow up to 6 homes on a single lot, provided that these homes meet all other applicable standards.

(4) Development at the intersection of Bridge Street and Main Street.

- a. All development that occupies a corner on the intersection of Main Street and Bridge Street must maintain at least 50% ground level commercial space as a mixed-use building.

Sec. 15-496. Development standards applicable to the MS-E District.

Any development occurring within the Main Street – Edge District shall conform to the standards set forth in this section.

(1) Uses requiring pre-approved plans.

- a. The following uses permitted by-right require that the applicant utilize building plans that have been pre-approved by both the Zoning Board of Appeals and Village Board. Applicants using these pre-approved plans are exempt from Design Review and must submit a site plan to Village staff for approval regarding use, bulk, performance, and landscaping standards.
 - i. Multifamily dwellings
 - ii. Mixed-use buildings
 - iii. Accessory dwelling units
 - iv. Accessory commercial units
- b. Applicants seeking to develop one of the uses stated in Section 15-496(1)(a) without utilizing one of the pre-approved building plans must apply for both a Special Use Permit and Design Review Approval through the Zoning Board of Appeals.

(2) Design standards.

- a. Buildings are limited to 3 stories in height.
- b. Building facades.
 - i. Utilize a building style that clearly creates a base, mid-section, and top element. This can be done with elements such as, but not limited to: change of material, creating bump-out sections for the base, installation of a band or 'belt-line' around the building, and the addition of a roof element such as a cornice.
- c. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.
- d. Materials.
 - i. All elevations for buildings in the MS-E district must be comprised of at least 50 percent high-quality materials, as defined in Section 15-752.
- e. Pedestrian access.
 - i. Sidewalk and pedestrian access shall be provided from the main entrances to parking areas and the public sidewalk.
 - ii. If no public sidewalk is currently available, a pedestrian walkway from the main customer entrance to the public street right-of-way shall be provided.

(3) Single-family and two-family dwellings.

- a. Any new or proposed homes must have the garage to the home either as a detached accessory building placed in the rear yard of the property or as an alley-loaded garage in the rear yard of the property. In no case should the garage of the home be oriented in the front of the principal home.
- b. Front façades of single-family homes must either include a front porch or stoop to increase pedestrian street engagement.

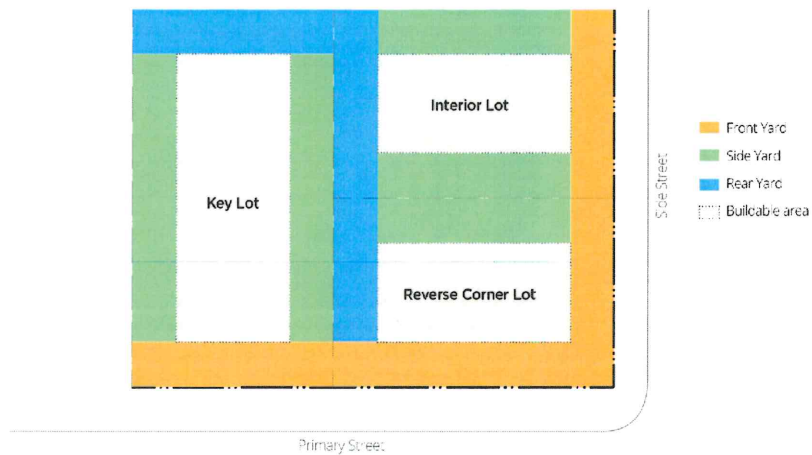
(4) Multiple buildings on the same lot.

- a. Developments such as "cottage-court" style single-family homes may allow up to 6 homes on a single lot, provided that these homes meet all other applicable standards.

Secs. 15-497—15-511. Reserved.

Sec. 15-516. Accessory building.

- (a) No accessory building shall be located in a required front yard.
- a. Accessory Commercial Units in the MS-C and MS-E districts may be located in the front yard of the principal building if attached to the principal building. No ACU may be closer than 5 feet to the front lot line.
- (b) A total of one accessory building may be permitted on any parcel, unless otherwise authorized through a provision of this Code.
- (c) On lots less than or equal to one acre, an accessory building shall not exceed 700 square feet in area.
- (d) On lots greater than one acre, an accessory building shall not exceed 1,200 square feet in area.
- (e) On a reverse street corner lot, a lone accessory structure shall not be located closer to the rear property line than the required side yard of the adjoining key lot and not closer to the street than the required front yard of the adjoining key lot.
- (f) Accessory buildings within either the MS-C or MS-E districts are subject to the same exterior materials standards in Section 15-495 and 15-496.



Graphic 15-516. Accessory Building Lot Types

- (f) Swimming pools used solely by persons resident on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or less than ten feet from a property line.
- (g) Accessory buildings shall meet the following height and setback requirements:

Table 15-516. Accessory Buildings

<i>Districts</i>		<i>Maximum Height</i>	<i>Setback to Side Lot Line</i>	<i>Setback to Rear Lot Line</i>
R1	One-Family Residential District	20 ft.	10 ft.	10 ft.
R2	Two-Family Residential District	20 ft.	10 ft.	10 ft.
RE	Single-Family Rural Estate Residential District	20 ft.	10 ft.	10 ft.
RM	Multifamily Residential District	20 ft.	10 ft.	10 ft.
CR	Retail Service Commercial District	20 ft.	10 ft.	10 ft.
CG	General Commercial District	25 ft.	10 ft.	10 ft.
CH	Highway Commercial District	25 ft.	10 ft.	10 ft.
IG	General Industrial District	35 ft.	30 ft.	30 ft.
IH	Heavy Industrial District	35 ft.	50 ft.	50 ft.
UT	Urban Transition District	20 ft.	10 ft.	10 ft.
HC	Health Care District	35 ft.	10 ft.*	10 ft.*
PC	Public/Conservancy	35 ft.	15 ft.	15 ft.
MS-C	Main Street – Core	20 ft.	10 ft.	15 ft.
MS-E	Main Street – Edge	20 ft.	10 ft.	15 ft.

(h) Accessory Dwelling Units (ADUs) and Accessory Commercial Units (ACUs) must meet the following standards:

- (1) Any construction of an ADU or ACU must first gain Design Review approval at the Zoning Board of Appeals.
- (2) The principal building must be residential in use.
- (3) The design of ADU and ACU buildings must be consistent with the design and aesthetic of the principal building on the lot including the color and material of exterior siding and moldings.
- (4) If the property's principal buildings do not consist of high-quality exterior materials, ADUs and ACUs are required to meet the exterior materials requirements for principal buildings within either the MS-C and MS-E districts listed in Section 15-495 and 15-496.
- (5) There must be at least one paned window on each façade of an ADU or ACU facing a public street.
- (6) ADUs and ACUs must have utility connection through the principal building on the lot.
- (7) Only one ADU or ACU is allowed per lot.
 - a. Attached ADUs and ACUs do not count towards the permitted number of accessory buildings (1) and accessory structures (2-5 maximum depending on lot size) on a lot at one time. However, detached ADUs and ACUs do count towards this figure.
- (8) ADUs and ACUs must comply with the accessory building bulk standards in Table 15-516 above.
- (9) If using one of the pre-approved plans for ADUs or ACUs offered by the Village, this use is permitted by right without the need for a Special Use Permit.
- (10) All accessory dwelling and commercial units must comply with the base zoning requirements, overlay zoning requirements, and accessory building requirements of the municipal code.

(Ord. of 3-2-2021, § 155.7.5)

Sec. 15-619. Off-street parking requirements.

- (a) *Minimum requirements.* Except as otherwise expressly stated, off-street motor vehicle parking spaces must be provided in accordance with the parking ratio requirements of Table 15-619(1).
- (b) *Maximum requirements.* To minimize excessive areas of pavement no parking lot shall exceed the required number of parking spaces by more than ten percent, except as approved by zoning administrator. In granting additional spaces, the zoning administrator shall determine that the parking is needed based on documented evidence of actual use and demand provided by the applicant.
- (c) *Off-street parking.* Uses within the HC Health Care District must provide off-street parking in accordance with the parking ratio requirements of Table 15-619(2).
- (d) *Main Street Districts (MS-C and MS-E).*
 - i. Uses within either the MS-C or MS-E districts are exempt from the minimum parking requirements in Section 15-619(1) and shall provide off-street parking in accordance with the parking ratio requirements of Table 15-619(3).
 - ii. Uses within either the MS-C or MS-E districts are permitted to count the number of on-street parking spaces provided within 50 feet of the main customer entrance towards their required minimum number of parking spaces.

Table 15-619(1). Off-Street Parking Requirements

<i>Use</i>	<i>Required Parking</i>
Residential	
Single-family	2 spaces per dwelling unit under 1,200 square feet with 1 parking space to be in a fully enclosed building (garage)
	3 spaces per 1,200 square feet or over dwelling unit with 2 parking spaces to be in a fully enclosed building (garage)
Two-family	2 spaces per dwelling unit with 1 parking space to be in a fully enclosed building (garage)
Multifamily unit (except elderly)	2½ spaces per dwelling unit with 1 parking space to be in a fully enclosed building (garage)
Multifamily units which are specifically designed for and occupied by persons 60 years of age or older	1 space per elderly housing unit
Bed and breakfast inn	2 spaces for residents plus 1 space for each guest room
Community-based housing, nursing homes, boardinghouses, group homes, single-family occupancy units	½ space for each resident
Hotels, motels	1 space per sleeping unit
Retail and Service Uses	
(Based on gross floor area) Retail and service uses, including financial institutions, except as listed	1 space per 250 square feet
Car washes: self-service manual	1½ spaces for each bay and 1 for each employee
Car washes: automatic	1½ spaces for each bay
Car washes: with internal drying operation	1 space for each employee
Auto maintenance facilities & service stations	1 space per fuel pump and 1 space per service bay
Auto repair facilities	2 spaces per repair/service bay
Offices and Clinics	
Bowling alley	4 spaces per alley

Drive-up banking facilities	4 spaces per window
Drive-up ATMS	3 stacking spaces per window
Fast food/drive-in restaurant	1 space per 100 square feet
Restaurants and other establishments dispensing food or beverages for consumption on the premises	1 space per 75 square feet
Furniture, carpet and appliance sales	1 space per 800 square feet
Passenger vehicle sales and other motor vehicles sales	1 space per 1,600 square feet of display area plus the required number of spaces for any associated uses
Mortuaries, funeral home	1 space for each 4 seats, 1 space for each employee, and 1 space for each hearse
Shopping centers over 45,000 square feet	1 space per 250 square feet
Medical, dental, and optical offices and medical clinics	1 space per 150 square feet
Other business and professional offices	1 space for 300 square feet
Industrial Uses	
Manufacturing, auto and body repair, furniture repair, upholstery shops	1 space per 500 square feet
Warehouses, wholesale establishments, storage and distribution centers	1 space per 2,000 square feet 1 space per employee
Community Service Uses	
Churches, high schools, colleges, business and trade schools	The greater of 1 space per 200 feet or 1 space per 4 seats
Hospitals	The greater of 1 space per 600 square feet or 1½ spaces per bed
Libraries, art galleries, museums	1 space per 250 square feet
Recreational buildings or community centers	1 space per 250 square feet
Schools: nursery, elementary or middle school	1 space per each 20 pupils
Places of Assembly	
Stadiums, arenas, auditoriums, skating rinks, theaters, convention halls	The greater of 1 space for each 4 seats or 1 space per 75 square feet
Miscellaneous Uses	
Fraternities, sororities, dormitories	1 space for each 2 beds
Planned mixed: 1 space for each 2 beds Use Developments	Spaces shall be the sum of the individual uses
Other uses not listed	Spaces shall be based on the most similar use listed or as determined by the zoning officer

Table 15-619(2). HC Off-Street Parking Requirements

<i>Use</i>	<i>Required Parking</i>
Assisted living facility, retirement or convalescent facility, or independent living facility	1 space per 2 residents
Daycare facility	1 space per 6 children and each adult as applicable per shift
Durable medical equipment facility	1 space per 300 square feet
Family or child advocacy center	1 space per 250 square feet
Health and fitness facility	1 space per 300 square feet
Hospice	1.5 spaces per bed
Hospital	The greater of 1 space per 600 square feet or 2.5 spaces per bed

Medical, dental, and optical offices and medical clinics	1 space per 250 square feet
Nursing home	1 space per 3 resident rooms
Pharmacy	1 space per 400 square feet
Rehabilitation facility or physical/occupational therapy	1 space per 200 square feet
Research or medical laboratory	The greater of 1 space per 350 square feet or .80 spaces per employee
Surgery center	1 space per 300 square feet
Urgent or immediate care center or clinic or medical health center	1 space per 300 square feet

Table 15-619(3). MS-C and MS-E Off-Street Parking Requirements

<u>Use</u>	<u>Required Parking</u>
<u>Nonresidential uses over 3,000 square feet in area</u>	<u>1 space per 500 square feet</u>
<u>Two-Family</u>	<u>2 spaces per dwelling unit</u>
<u>Multifamily, studio unit</u>	<u>1 space per dwelling unit</u>
<u>Multifamily, one or two bedroom units</u>	<u>1.5 spaces per dwelling unit</u>
<u>Multifamily, three or more bedroom units</u>	<u>2 spaces per dwelling unit</u>

(Ord. of 3-2-2021, § 155.10.10)

Sec. 15-622. Bicycle parking requirements.

- (a) *Applicability.* For properties within commercial districts (CR, CG, CH, and CO), MS-C, MS-E, and RM districts, designated bicycle parking spaces shall be provided in accordance with the requirements of this subsection. Bicycle facilities shall be of high quality and reflect the architecture of the primary structure.
- (b) *Minimum required spaces.*
 - (1) *Commercial districts.* Bicycle parking facilities should be provided at a rate of one bicycle space per 25 vehicle parking spaces with a minimum of two spaces and a maximum of ten spaces.
 - (2) *Multifamily residential districts (MR).* Bicycle parking facilities should be provided at a rate of one bicycle space per ten dwelling units. A minimum of two bicycle spaces shall be provided.
 - (3) Main Street Districts (MS-C and MS-E). Bicycle parking facilities should be provided at a rate of one bicycle space per unit. A minimum of four bicycle spaces shall be provided for each principal nonresidential use.
- (c) *Location.* Bicycle parking shall be conveniently located near building entry points. Bicycle parking placement shall not conflict with pedestrian travel. Bicycle facilities provided in the public right-of-way may be used in parking calculations, so long as the entry point providing primary access to the building is set back no more than 20 feet from the front lot line.
- (d) *Facility.* Bicycle parking shall be provided using bicycle rack or locker-type parking facilities and shall be designed to allow a bicycle frame to be locked to a structure attached to the pavement or the building. Indoor bicycle parking for residential development is permitted, provided that residents have 24-hour access.

(Ord. of 3-2-2021, § 155.10.14)

Sec. 15-623. Pedestrian access and circulation.

Pedestrian access shall be required for all sites to improve the health, safety, and welfare of the public by providing clear pedestrian pathways at perimeter and internal site locations to reduce pedestrian and vehicular conflicts, improve accessibility for persons with disabilities and establish a multi-modal environment that is supportive of walking, biking and transit use.

- (1) The construction and repair of on-site sidewalks shall comply with all chapters of this Code.
- (2) Walkways in parking lots. Paved walkways shall be provided from the public right-of-way to the primary entrance of the building and for access to adjacent parks, shopping areas, transit stops, anticipated walkways and institutions. Pedestrian movement shall be accommodated within parking lots through marked crosswalks or similar methods.
- (3) When trails exist or are planned, nonresidential properties shall include paths or sidewalks to connect building entries to the trail system, where appropriate and feasible, as determined by the zoning administrator.
- (4) Minimum width for pedestrians. At least five feet of sidewalk space shall be kept clean and clear for the free passage of pedestrians at all times.

(5) A minimum of one street tree or one medium shrub is to be planted and maintained every 10 feet of pedestrian walkway or sidewalk abutting a public right-of-way or private street.

(Ord. of 3-2-2021, § 155.10.15)

ARTICLE XI – LANDSCAPING

Sec. 15-653. Applicability.

(a) This landscape ordinance shall be applicable to all zoning districts and land uses within the village. The regulations contained herein shall be applied for any plan, plat or permit requiring review and or approval involving of any land development, alteration and or modification of a zoning lot, building structure, or parking facility contained therein requiring zoning department approval to maintain and protect property values.

- (1) Buildings and structures in the MS-C and MS-E districts are subject to the requirements of Section 15-665.
- (b) Individuals purchasing property within a completed residential development and homeowners' associations in the case of townhouse and condominium developments with established landscaping covenants shall be exempt from the planting specification and regulations contained herein, with the following exceptions:
 - (1) Any landscape plan approved as part of a development shall be maintained as the minimum landscape requirements for that development and shall not be removed without zoning administrator approval;
 - (2) All maintenance responsibilities as specified in this section and the proximity of plant materials to municipal utilities and property as stated in this section shall be enforced;
 - (3) Parkway trees and plantings shall be required to meet and established regulations for the applicable district.

Sec. 15-665. Main Street District Landscaping Standards.

(11) Applicability. The landscape standards of this section apply to all properties within the Main Street – Core (MS-C) and Main Street – Edge (MS-E) zoning districts. In addition, the requirements of Article XI – Landscaping

apply to MS-C and MS-E zoning districts, except for Section 15-653 and Section 15-657 through Section 15-650.

- iii. Single-family and two-family dwellings are exempt from the landscaping standards in this section.

(12) Building foundation landscape requirements. Buildings shall meet the following standards around the foundation of buildings and structures.

- iv. At least 50 percent of the foundation of the building must include plantings or landscaping features.
- v. At least one tree or shrub every three feet or one medium-sized evergreen every eight feet is required.
- vi. Plantings cannot include canopy trees or large evergreen trees.
- vii. Only plantings within ten feet of the foundation will be counted.
- viii. Buildings constructed with a zero-foot front setback, or those that incorporate a public or private plaza along the front façade, are exempt from foundation landscaping requirements along that frontage.

(13) Parking lot perimeter landscape requirements. Any proposed or existing and updated parking lot within either Main Street zoning district is required to meet the standards below.

- ix. Parking lots shall ideally be screened primarily by the placement of buildings, rather than landscaping elements. Buildings or structures must be positioned to minimize the visibility of parking areas from public rights-of-way, neighboring properties, or public spaces. Landscaping may be used as a supplementary screening method but shall not be considered the primary method of screening.
- x. The street-facing side of the parking lot shall include a masonry wall or split-rail wooden fence for at least 75 percent of the length of the parking lot, in addition to any required landscaping. This wall or fence should be placed in front of the landscaping so that it's is displayed prominently for passing vehicles and pedestrians.
- xi. One native shrub or tall grass shall be planted at least every three feet but no more than every five feet for 75 percent of the perimeter of the parking lot.

(14) Street frontage landscape requirements. Street frontage landscaping shall be required where a developed lots abut a public street right-of-way. All landscaping used to meet this requirement shall be located within 10 feet of the public right-of-way.

i. For lots less than 30,000 square feet in area:

- 1. Trees. A minimum of one canopy tree or large evergreen tree shall be planted for every 50 linear feet of street frontage where a lot abuts to a public street right-of-way.
- 2. Shrubs and grasses. At least one shrub or tall grass shall be planted every 10 linear feet of street frontage where a lot abuts to a public street right of way.

ii. For lots 30,000 square feet in area or greater:

- 1. Trees. A minimum of one canopy tree or large evergreen tree shall be planted for every 25 linear feet of street frontage where a lot abuts a public street right-of-way.
- 2. Shrubs and grasses. At least one shrub or tall grass shall be planted every five linear feet of street frontage where a lot abuts a public street right-of-way.

- iii. The zoning administrator may waive or modify street frontage landscape requirements where impractical due to site conditions. The zoning administrator may count building foundation landscaping per subsection (b) and parking lot perimeter landscaping per subsection (c) located within 10 feet of the public right-of-way street frontage landscaping requirements.

(15) Relation to existing development. The standards within this section shall apply in the following situations.

- xii. Building expansion. When an existing building or structure is expanded within either the MS-C or MS-E districts, the landscaping requirements of this Section shall apply only to the addition to the building or structure.
- ±xiii. Parking lot expansion. When an existing parking lot is expanded within either the MS-C or MS-E districts, the parking lot perimeter landscaping requirements of this Section shall apply to both the area of the expansion and the parking lot perimeter adjacent to public streets.

ARTICLE XIV – DEFINITIONS

Sec. 15-752. Definitions.

Mixed-Use Building means a building that includes both a dwelling unit and commercial element.

Accessory Dwelling Unit (ADU) means a dwelling unit that is located on the same lot as a single-family or two-family residential use and may either be attached or detached to the principal building on the lot.

Accessory Commercial Unit (ACU) means a commercial unit that is located on the same lot as a single-family or two-family residential use and may either be attached or detached to the principal building on the lot.

Townhouses means residential buildings constructed in a row of three or more attached units, where each unit is separated by vertical party walls and designed for single-family occupancy. Each townhouse unit typically has its own independent exterior entrance and may be situated on its own subdivided lot or share a single lot as part of a unified development.

Cottage Court means a residential development typology consisting of a cluster of small, detached or semi-detached housing units arranged around a shared, central open space or courtyard. This configuration is intended to promote community interaction, provide efficient use of land, and maintain a pedestrian-friendly environment.

High Quality Materials means exterior siding materials that are durable, aesthetically pleasing, and designed to withstand environmental factors such as weather, temperature fluctuations, and UV exposure. These materials include, but are not limited to:

- a. Brick;
- b. Stone;
- c. Stucco;
- d. Brick Veneer;
- e. Stone Veneer;
- f. Metal paneling that imitates stucco siding;
- g. Engineered wood-look panels;
- h. Decorative metal paneling;

High Quality Materials does not mean materials such as:

- a. Vinyl siding;
- b. Treated wood, including LP SmartSide brands;
- c. Fiber Cement;
- d. Insulated;
- e. Composite;
- f. Polymer Shake and Shingle.

Parking lot median means a designated landscaped area within or between parking aisles in a parking lot, designed to provide visual and functional separation between rows of parking spaces. These medians serve as both a safety feature, aiding in vehicle navigation, and an aesthetic enhancement, contributing to the overall green space of the parking facility.

Parking lot bay means the individual parking lot aisles within a lot.

Front porch means an architectural feature of a building that extends from the main entrance and is typically roofed and supported by columns or posts. A front porch provides a semi-enclosed or open area that serves as a transition space between the interior of the home and the exterior.

Stoop means a small, typically uncovered platform or set of steps at the entrance of a building, often leading directly to the front door. A stoop is usually smaller than a front porch and may be simple in design, consisting of just a few steps with a small landing area.

Zoning Board of Appeals Meeting of October 8, 2025

Application No. ZBA 2025-021

Applicant: Village of Roscoe

Location: N/A

Requested Action: Zoning Text Amendments to Chapter 155 addition of Main Street Zoning

Existing Use: N/A

Proposed Use: N/A

Existing Zoning: N/A

Adjacent Zoning: N/A

Description: The proposed amendments to Chapter 155 of the Village Code of Ordinances introduce two new zoning districts, designed to align with and advance the vision and goals set forth in the Main Street District Roscoe Blueprint. The Blueprint identifies current zoning policies are misaligned with the community's development goals and recommends updates to support mixed-use development and a more compact, walkable development pattern. The proposed zoning districts establish standards to guide development and redevelopment. The guidelines address key elements such as building height, massing, facade treatment, and streetscape design, intending to shape the physical environment to promote a vibrant, pedestrian-friendly downtown.

The proposed amendment would create the following new zoning districts.

- **MS-C, Main Street Core District:** Focused on creating a vibrant, mixed-use environment that encourages pedestrian activity, commerce, and community gathering.
- **MS-E, Main Street Edge District:** A transition zone between the high-density core and surrounding residential neighborhoods, offering a mix of housing types and small-scale commercial uses.

Attached are the proposed amendments to the Zoning Ordinance.

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

Required Findings by the Zoning Board of Appeals:

Staff has provided suggested findings for use by the ZBA.

The Zoning Board of Appeals finds that the proposed zoning text amendment is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan and Main Street District Blueprint because it establishes new zoning districts that support the development of a mixed-use, walkable downtown in alignment with the community's long-term goals.

Staff Recommendation: Staff recommends **approval** of the requested zoning text amendments to Chapter 155 of the Village Code of Ordinances, including the recommended findings of fact.

VILLAGE OF ROSCOE MAIN STREET ZONING DISTRICTS

Public Hearing
October 8, 2025



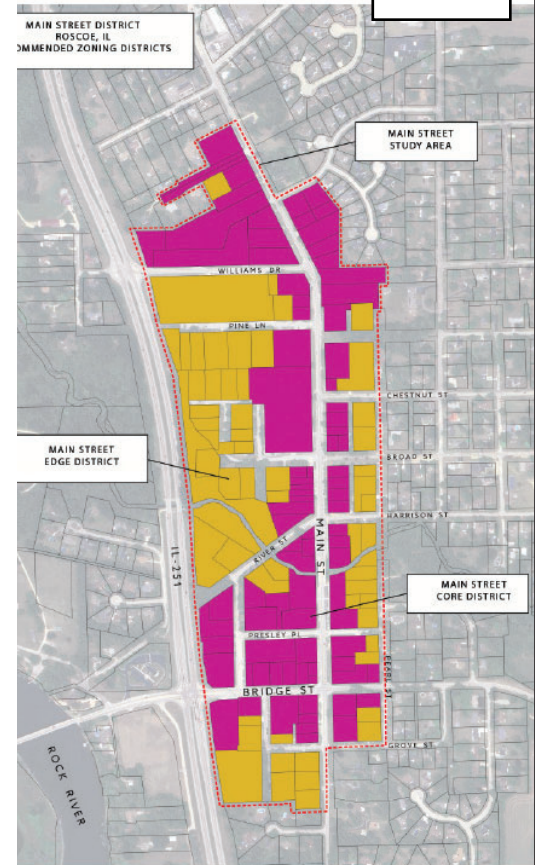
MAIN STREET DISTRICT PLAN

A BLUEPRINT TO SHAPE THE HEART OF ROSCOE

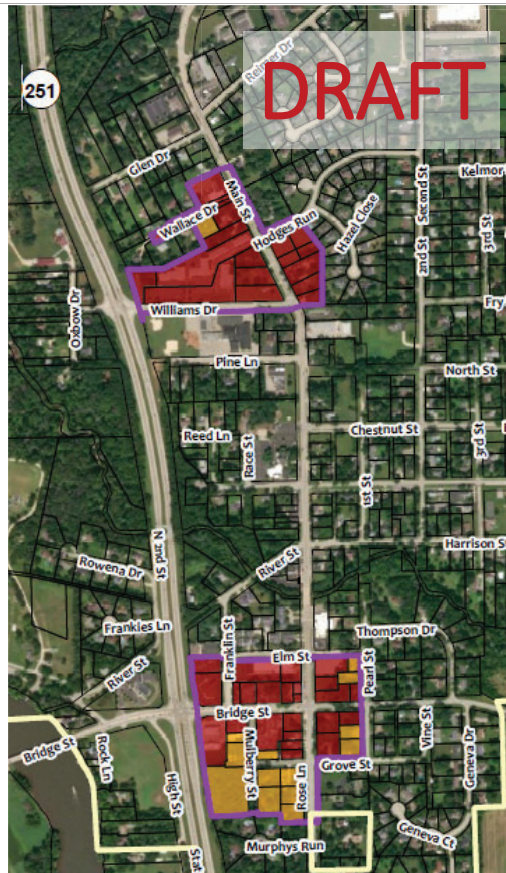
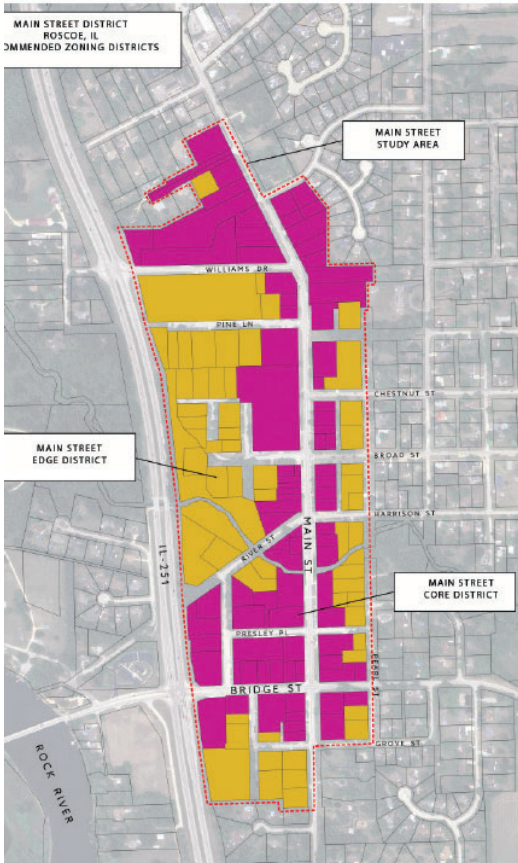
PLACE
foundry

PLAN RECOMMENDATION – CREATE TWO NEW ZONING DISTRICTS

- **Main Street Core District:** Focused on creating a vibrant, mixed-use environment that encourages pedestrian activity, commerce, and community gathering.
- **Main Street Edge District:** A transition zone between the high-density core and surrounding residential neighborhoods, offering a mix of housing types and small-scale commercial uses.

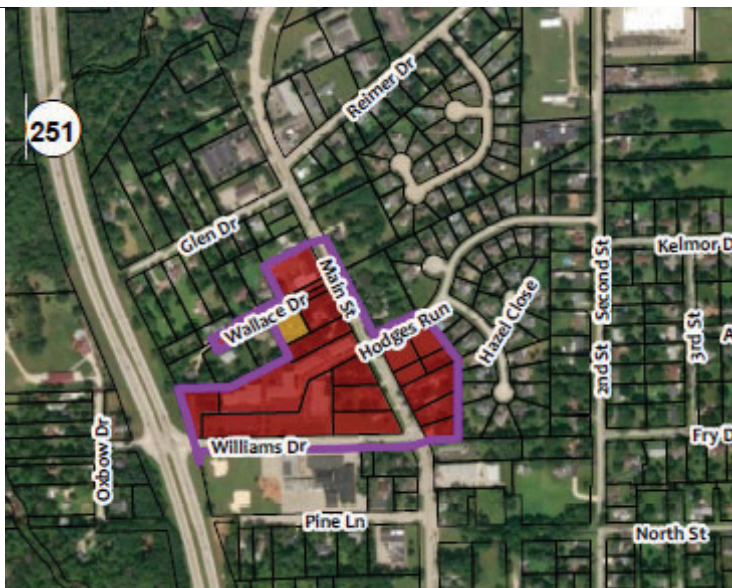


PROPOSED ZONING DISTRICTS

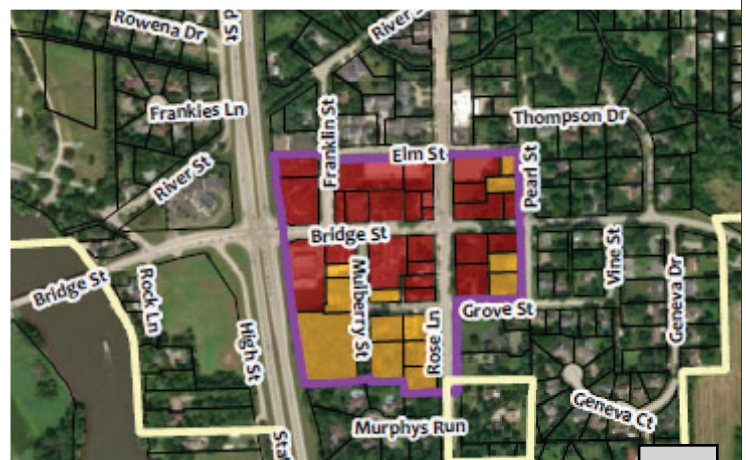


PROPOSED ZONING MAP

 VANDEWALLE &
ASSOCIATES INC.



DRAFT



MIXED USE AND RESIDENTIAL LAND USES



Main Street – Core:

- Mixed-use buildings (S)
- Multifamily dwellings (S)
- Townhouse (S)
- Accessory Dwelling Unit (S)

Main Street – Edge:

- Mixed-use buildings (S)
- Multifamily dwellings (S)
- Townhouse (S)
- Cottage Court (S)
- Two Family (P)
- Accessory Dwelling Unit (S)

S = Permitted by Special Use

P = Permitted by right

 VANDEWALLE &
ASSOCIATES INC.







PLACE
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NONRESIDENTIAL LAND USES



Main Street – Core:

- Restaurant (S)
- Retail use (P)
- Salon/Barber (P)
- Bar (S)
- Office (P)
- Accessory Commercial Unit (S)

Main Street – Edge:

- Restaurant (S)
- Retail use (S)
- Salon/Barber (P)
- Bar (S)
- Office (P)
- Accessory Commercial Unit (S)

See draft code for a complete list of uses

DOWNTOWN BUILDINGS

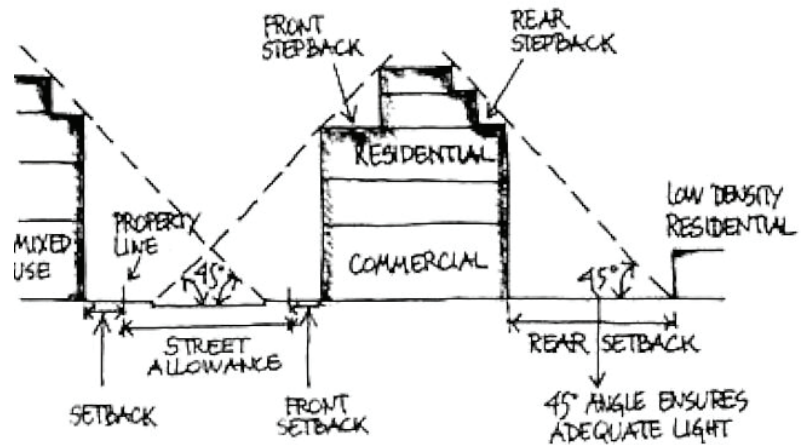




BUILDING HEIGHTS AND LOT COVERAGE

Building Heights

- Main Street – Core:
 - Minimum 2 stories
 - Maximum 4 stories, step back from street
- Main Street – Edge:
 - Maximum 3 stories
- Lot Coverage: 75-80%



BUILDING SETBACKS

- | | |
|--|--|
| <ul style="list-style-type: none"> • Main Street – Core: <ul style="list-style-type: none"> - Front: Buildings must be located between 0-15 feet from front lot line - Minimum Side Setbacks: 0-10 feet - Minimum Rear Setbacks: 0 feet | <ul style="list-style-type: none"> • Main Street – Edge: <ul style="list-style-type: none"> - Front: Buildings must be located between 5-15 feet from front lot line - Minimum Side Setbacks: 0-10 feet - Minimum Rear Setbacks: 15feet |
|--|--|

DESIGN STANDARDS

DESIGN STANDARDS – MAIN STREET CORE

- **Transparency (windows and doors):**
 - Minimum 25% for ground floor commercial/nonresidential
 - Minimum 15% for ground floor residential
 - Minimum 15% for upper floors
- **No flat, unadorned walls**
- All sides of building with at least **50% high-quality materials**





DESIGN STANDARDS – MAIN STREET CORE

- Development at the intersection of **Main Street and Bridge Street** must be a mixed-use building with at least **50% ground level commercial space**
- **Primary entrances oriented to Main Street or Bridge Street** (where possible)
- **Pedestrian access**



DESIGN STANDARDS – MAIN STREET EDGE

- **No flat, unadorned walls**
- All sides of building with at least **50% high-quality materials**
- **Clearly defined entrance**
- **Single family – garage at rear or side, porch or stoop on front**



PARKING

- May count on-street parking spaces within 50 feet of the main customer entrance
- Reduced parking requirements for residential development*
 - Two-Family: 2 spaces per dwelling unit
 - Multifamily, studio: 1 space per dwelling unit
 - Multifamily, 1-2 bedroom: 1.5 spaces per dwelling unit
 - Multifamily, 3+ bedrooms: 2 spaces per dwelling unit
- Nonresidential uses over 3,000 sq. ft.: 1 space per 500 sq. ft.

**Other zoning districts require 2 or 2.5 spaces per dwelling unit)*



LANDSCAPING STANDARDS

- Building foundation planters or in-ground plantings
- Parking lot perimeters
- Screening of mechanical equipment, loading docks, and waste receptacles
- Species diversity requirements
- Do not apply to single or two family development



HIGH-QUALITY MATERIALS

Exterior siding materials that are durable, aesthetically pleasing, and designed to withstand environmental factors such as weather, temperature fluctuations, and UV exposure. Including:

- Brick, brick veneer
- Stone, stone veneer
- Stucco, stucco panels
- Engineered wood-look panels
- Decorative metal paneling



ACCESSORY DWELLING UNITS (ADUS)

- Dwelling unit that is located on the same lot as a single-family or two-family residence
- Either attached or detached to the principal building



ACCESSORY COMMERCIAL UNITS (ACUS)

- Commercial unit that is located on the same lot as a single-family or two-family residence
- Either attached or detached to the principal building



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ASSOCIATES INC.

STANDARDS FOR ADUS AND ACUS

- Design Review required; design must complement the design and aesthetic of the principal building, including the color and material of exterior siding and moldings
- Minimum exterior building materials requirements
- The principal building must be residential in use.
- At least one window on each façade facing a public street
- May be in front yard if attached to principal building
- Must comply with the base zoning requirements, overlay zoning requirements, and accessory building requirements of the municipal code.
 - 10-foot setbacks from side and rear lot lines

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PRE-APPROVED PLANS

- Develop and approve pre-approved building plans to streamline the development process
- To be developed in the future – starting with ADUs and ACUs
- Example:



SOUTH BEND NEIGHBORHOOD INFILL

Pre-approved, ready-to build housing

NEXT STEPS

1. Zoning Board of Appeals – Public Hearing for zoning text – **tonight!**
2. Zoning Board of Appeals – Public Hearing for zoning map
3. Village Board – Consider Adoption of zoning text and map

Affidavit - Proof of Publication**STATE OF WISCONSIN****Rock County**

} SS.

LEGAL NOTICE: ZONING BOARD OF APPEALS, ROSCOE, IL
 Public notice is hereby given pursuant to a petition on file in the
 Village Clerk's office of the Village of Roscoe, that a public hearing
 will be held on October 8, 2025 at 5:30 PM at Roscoe Village Hall,
 10631 Main Street, Roscoe, Illinois, regarding the proposed
 addition of two new zoning districts to Chapter 155: Zoning
 Regulations of the Village Code of Ordinances. The proposed
 amendments would create the following new zoning districts:
 MS-C Main Street -Core and MS-E Main Street-Edge. All interested
 persons are invited to attend the hearing and provide their input.
 Respectfully submitted, Hilary Rottmann
 Consulting Zoning Administrator, Village of Roscoe, IL.
 Dated 16 th Day of September 2025
 September 18, 2025

WNAXLP

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

09/18/25Publishing Fees: **\$17.88**

Signature:

Subscribed and sworn to before me
 this **18th day of September, A.D. 2025**

Notary Public

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

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



VILLAGE OF
ROSCOE

Item # 11.

Agenda Item: Storm Sewer Inlet Repairs

Date: 11-04-2025

Meeting: Village Board

Prepared by: Troy Taylor/Brandon Boggs

Department: Public Works

Overview/Background Information

This agenda request is to address structural deterioration and drainage issues at storm sewer inlets on Sheringham Drive and Joncey Drive. The repairs aim to restore inlet integrity and prevent roadway and curb damage. These inlets need to be fixed for safety issues with holes in the road from the inlet collapsing.

Public Works tries to repair most of the Village's inlets, but these two inlets require equipment that the Village does not have and require a more complicated process than what staff are used to repairing. Contracting these repairs will ensure they are installed correctly and will take less time to repair with a company that does these kinds of repairs daily.

Key Issues

- 3 years working on the Sheringham Dr inlet
- Inlets are collapsing
- Road failure on top of the collapsing inlet

Fiscal Note/Budget Impact

This project was budgeted for in 2025.

Prior Legislative Actions

This is the first hearing at the Village Board.

Action Required/Recommendation

Staff is asking the Village Board to suspend the rules and vote on this project at the Village Board of Trustees first hearing and also to suspend the rules for the Villages bidding process and approve the quoted amount of \$24,900.000 from O'Brien Civil Works for the storm sewer inlet repairs on Sheringham Dr and Joncey Dr.

Attachments

O'Brien Civil Works Quote
Norther Illinois Service Co. Quote
Picture of Sheringham Dr Inlet

**VILLAGE OF ROSCOE
RESOLUTION NO. 2025-RXX**

AN ORDINANCE AUTHORIZING THE REPAIR OF STORM SEWER INLETS FROM O'BRIEN CIVIL WORKS ON SHERINGHAM DR AND JOUNCEY DR.

WHEREAS, the Village of Roscoe Public Works Department has identified the need to repair storm sewer inlets on Sheringham Dr and Joncey Dr in which the inlets are collapsing and causing road failure; and

WHEREAS, the Village has received a proposal from O'Brien Civil Works to repair these inlets in the amount of Twenty-Four Thousand Nine Hundred Dollars and Zero Cents (\$24,900.00); and

WHEREAS, the Village of Roscoe desires to proceed with the inlet repairs at Sheringham Dr and Joncey Dr;

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

SECTION 1: The Village hereby approves the repairing of storm sewer inlets from O'Brien Civil Works in the amount of \$24,900.00.

SECTION 2: The Village Administrator and the Director of Public Works are hereby authorized to execute any and all documents necessary to complete the purchase in accordance with this Resolution.

[SIGNATURE PAGE ATTACHED]

2025-RXX				
1 st Read:				
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee John Broda				
Trustee Dayne Mead				
Trustee				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED November 4th, 2025:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

Troy – here's what I got from O'Brien:

9122 Sheringham Drive: Lump Sum: \$14,800.00

Remove and Replace Concrete Curb and HMA Pavement necessary to complete work

Remove block Structure; Assume concrete floor is in good shape and leave in place
Install new poured in place structure and replace existing Lid
Provide Traffic Control
Complete all restoration

SE Corner of Jonecy Drive and Dorothy Lane: Lump Sum: \$12,600.00

Remove and Replace Concrete Curb and HMA Pavement necessary to complete work

Remove block areas of the Structure
Install new poured in place structure wall and replace existing Lid
Provide Traffic Control
Complete all restoration

If elected to complete both locations at the same time a credit of \$2,500.00 can be offered. Total for Both Locations: Lump Sum \$24,900.00

BRANDON BOGGS | Project Designer
Fehr Graham | Engineering & Environmental

NORTHERN ILLINOIS SERVICE Co.

4781 Sandy Hollow Road · Rockford, Illinois 61109
Phone: (815) 874-4422 · www.northernillinoiservice.com

October 30, 2025

Proposal
No. P25245

Village of Roscoe
10631 Main Street
Roscoe, Illinois 61073

Re: Storm Sewer Inlet Repairs – Sheringham Dr. / Joncey Dr. & Dorothy Ln.

We propose the following:

1. Provide barricades, traffic control, and protection as required.
2. Saw cut as required and remove existing pavement, curb, and failed inlet structures and dispose of off site.
3. Reconstruct existing inlets with new precast concrete/masonry materials and provide new precast concrete bullnose tops.
4. Patch concrete curb and gutter as required to match existing curb section.
5. Patch bituminous pavement as required to match existing roadway pavement section.
6. Restore disturbed parkway areas with topsoil, seed, and straw blanket.

Location 1 – Sheringham Dr., S. of Turnbridge Ct. (4' x 4' inlet): \$13,750.00

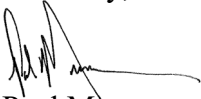
Location 2 – SEC of Joncey Dr. & Dorothy Lane (4' x 4' inlet): \$14,250.00

Notes / Exclusions:

- Each location is priced as a stand-alone project. If both locations are awarded to NISC for completion at the same time, the price for each location can be reduced by \$750.00. (total deduct of \$1,500.00)
- Inspection, cleaning, and or removal and replacement of existing storm sewer pipes are excluded. If pipe removal and replacement is required, it will be completed on a time & materials basis.
- Watering and maintenance of seeded areas is excluded.

Thank you for the opportunity to provide a proposal for this project. Please contact our office if you have any questions or require additional information.

Sincerely,



Paul Munson

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