



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Village Board of Trustees Special Meeting

Tuesday, September 22, 2026
6:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

NEW BUSINESS (First reading or suspend rules)

- 1. Approval of Lot Combination & ZBA Application # 2026-014 for Yaunke Investment, LLC (Matthew Yaunke) for properties commonly known as 5714 Elevator Road and 5724 Elevator Road.**
- 2. Ordinance Amending Section 2-57 of the Roscoe Village Code.**
- 3. Motion appointing a Village Board Member to the Collective Bargaining Committee.**

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

Zoning Board of Appeals Meeting of September 9, 2026**Application No. ZBA 2026-014**

Applicant: Yaunke Investments, LLC

Location: 5714 and 5724 Elevator Road (04-28-453-005 & 04-28-453-022)

Requested Action: Approval of a Lot Combination

Existing Use: 5714 Elevator: Gravel lot with a storage building
5724 Elevator: Restaurant

Proposed Use: Restaurant use with a building and parking lot expansion

Existing Zoning: CG, General Commercial District

Proposed Zoning: CG, General Commercial District

Adjacent Zoning: North: UT, Urban Transitional District
East: CG, General Commercial District
South: CG, General Commercial District
West: UT, Urban Transitional District

Request: The applicant is requesting approval to combine two separate lots into one larger lot.

Background: The applicant purchased the lot adjacent to and west of the existing Perito's Pizzeria several years ago with the intent of expanding the restaurant and providing additional parking. An existing residence on the lot was demolished to accommodate these long-term development plans. As part of the anticipated expansion, the applicant proposes to extend the restaurant building across the existing property line separating the two lots. Consolidating the parcels is therefore a necessary step in advancing the applicant's long-term plans for the site.

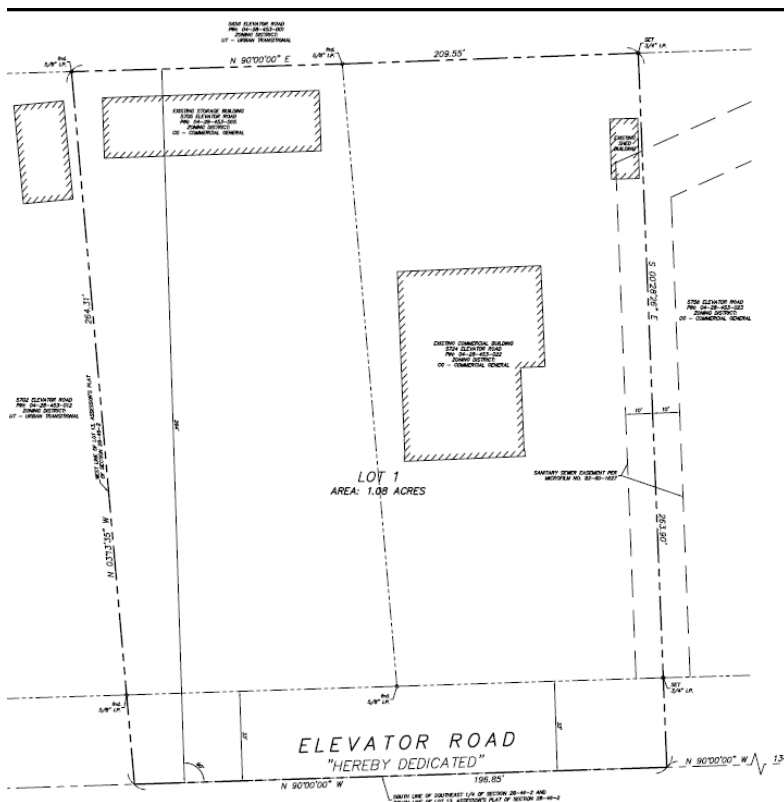
Review: Pursuant to Section 15-282 of the Subdivision Code, newly created lots are required to comply with all applicable requirements of the Subdivision Code. Section 15-513(d), Lot Combinations, further provides that two or more lots may be combined into a single lot only when the properties are located within the same zoning district and the resulting lot complies with all applicable bulk regulations of the zoning district in which the property is located.

The eastern parcel contains an existing one-story, 3,483-square-foot commercial building with access from Elevator Road and a 10-foot-wide sanitary sewer easement along the eastern property line. The western parcel contains an existing storage building. Both parcels are zoned CG, General Commercial, and the existing structures meet or exceed the required setbacks.

The proposed lot combination will create a single parcel that complies with the CG zoning district's minimum requirements for lot area, width, depth, and setbacks.



Location



Engineering Comments: The Village Engineer was provided with a copy of the proposed lot combination and requested that the language in the Village Engineer's signature block be revised to:

"I hereby certify that I have reviewed the attached plat of _____ and find it in general conformance with the Village's Subdivision Requirements for the consolidation of two existing, previously unplatted parcels into one lot. No construction plans or public improvements are required for this consolidation.

Dated this ___ day of _____, 20__.

_____ Village Engineer"

Staff Recommendation: Staff recommends **approval** of the Lot combination for the properties located within the CG, General Commercial Zoning District at 5714 and 5724 Elevator Road, PINS: 04-28-453-005 and 04-28-453-022, subject to the following conditions:

1. Signatures will be held until both properties have been placed in the same ownership.
2. The Final plat shall include an updated Village Engineer signature block.
3. The Land combination shall be recorded with the Winnebago County Recorder's Office within one year of approval, and a copy shall be provided to the Village of Roscoe Staff.

**VILLAGE OF ROSCOE, ILLINOIS
RESOLUTION NO. 2026-36**

**APPROVING A ONE-LOT LAND COMBINATION FOR
THE PROPERTY LOCATED AT 5724 ELEVATOR ROAD**

WHEREAS, Section 15-175 of Chapter 154 of the Code of General Ordinances of the Village of Roscoe entitled "*Subdivision Regulations*" authorizes the Board of Trustees of the Roscoe to approve, conditionally approve, or reject any minor subdivision of land within the jurisdiction of the Village; and

WHEREAS, the attached One-lot Land Combination at 5724 Elevator Road in the Village of Roscoe, containing 1.23 acres, more or less, is located within the jurisdiction of the Village of Roscoe; and

WHEREAS, the Board of Trustees of the Village of Roscoe has reviewed the attached One-Lot Land Combination, which pertains to the following described land:

PLAT NO. 1 OF PIETROS, A PART OF LOT THIRTEEN (13) AS DESIGNATED UPON THE ASSESSOR'S PLAT OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 2 OF PLOTS ON PAGE 213 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT THIRTEEN (13) WHICH BEARS SOUTH 90°-00'-00" WEST, 1349.67 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 90°-00'-00" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION AND THE SOUTH LINE OF SAID LOT THIRTEEN (13), A DISTANCE OF 196.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT THIRTEEN (13); THENCE NORTH 03°-13'-35" WEST, ALONG THE WEST LINE OF SAID LOT THIRTEEN (13), A DISTANCE OF 264.31 FEET; THENCE NORTH 90°-00'-00" EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT THIRTEEN (13), A DISTANCE OF 209.55 FEET; THENCE SOUTH 00°-28'-26" EAST, 263.90 FEET TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS. CONTAINING 1.23 ACRES.

NOW, THEREFORE, BE RESOLVED THAT the Board of Trustees of the Village of Roscoe does hereby conditionally approve the attached one-lot Certified Survey Map for the property located at 5724 Elevator Road in the Village of Roscoe, subject to the following conditions:

1. Signatures will be held until both properties have been placed in the same ownership.
2. The Final plat shall include an updated Village Engineer signature block.
3. The Land combination shall be recorded with the Winnebago County Recorder's Office within one year of approval, and a copy shall be provided to the Village of Roscoe Staff.

The Village Clerk of Roscoe shall attest the same after the signature of the Village President.

2026-36				
1st 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				
Trustee Molly Butz				
President Carol A. Gustafson				

APPROVED _____ **2026**

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK



V I L L A G E *of* ROSCOE

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

ZONING BOARD of APPEALS APPLICATION

GENERAL INFORMATION

Applicant

Name: Yaunke Investments, LLC
Address: 5724 Elevator Rd. Roscoe, IL 61073
Phone: 815-494-6459 Email myaunke75@gmail.com
Applicant's Interest in Subject Property: Please see attached cover letter

Owner (if different from Applicant)

Name: _____
Address: _____
Phone: _____ Email _____

SUBJECT PROPERTY

Address of Property: 5724 Elevator Rd. and 5716 Elevator Rd. Roscoe, IL 61073

Current Zoning Classification of Property: CG

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

Other _____

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

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

Please see attached cover letter

Property Identification Number (PIN): 0428453022 & 0428453005

Township: Roscoe

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

☐ Yes ☒ No Trust No. _____

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

Requested Action (check as many as are applicable)

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

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

Parcel Consolidation/ Combining two parcels into one parcel.

Consultants

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

Village Officials or Employees

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

Repeat Application

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

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

Required Submittals

Electronic submittals and data required under the relevant provisions of the Zoning Ordinance shall accompany this application. Must include detailed site plan.

Certifications

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

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

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

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

Matthew Yauke

Name of Applicant

Name of Owner

Matthew Yauke

Signature of Applicant

8-12-2026

Signature of Owner

Date

Date

FOR OFFICE USE ONLY

Fee _____

Date Filed _____

Legal Published _____

Receipt Number _____

Newspaper _____

Date Hearing Scheduled _____

Date Legal Posted _____

Staff Signature / Date

Re: Request for Parcel Consolidation – Yaunke Investments LLC

To Whom It May Concern:

Yaunke Investments LLC is requesting approval from the Village of Roscoe to consolidate two adjoining parcels associated with the properties located at 5716 Elevator Road and 5724 Elevator Road, identified by the following PINs and legal descriptions:

Subject properties:

5716 Elevator Rd. Roscoe, IL 61073

PIN# 0428453005

Legal Description: BEG SW COR LOT 13 ASRS PLAT TH N 264 FT TH E 100 FT TH S 264 FT TO S LN SAID LOT TH W TO POB PT LOT 13 SEC SEC: 28 TWP: 46 RANGE: 2 ACRES: 0.61

5724 Elevator Rd. Roscoe, IL 61073

PIN# 0428453022

Legal Description: BEG 1349.67 FT W SE COR SEC N 263.9 FT W 109.55 FT SE 264.29 FT TH E 96.85 FT TO POB PT LT 13 SUB OF SEC 28-46-2

Yaunke Investments LLC currently owns the property located at 5716 Elevator Road. The requested consolidation is being made in anticipation of Yaunke Investments LLC purchasing the adjoining property located at 5724 Elevator Road.

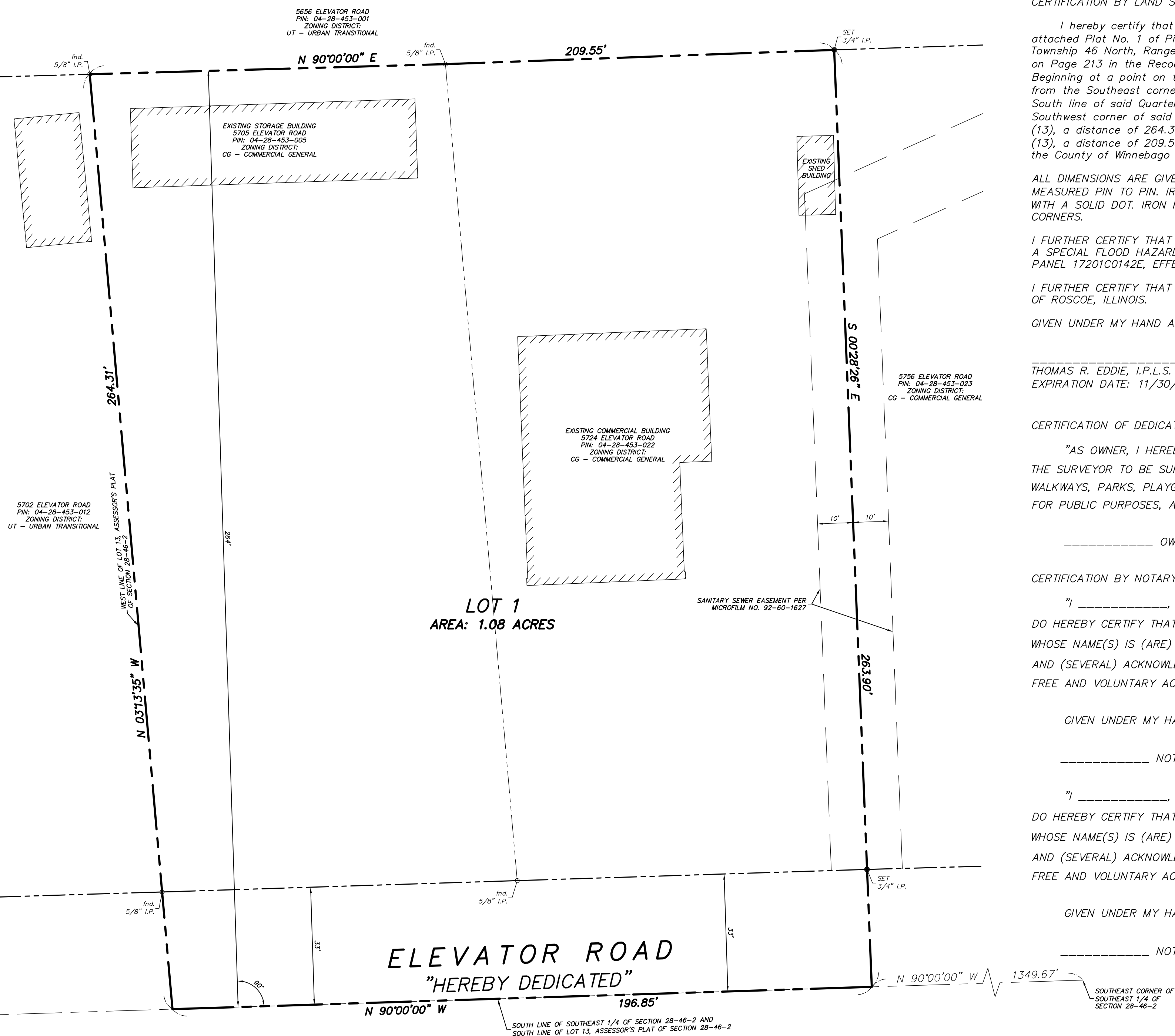
Yaunke Investments LLC does not currently own 5724 Elevator Road. Therefore, the proposed parcel consolidation is contingent upon the successful purchase and transfer of ownership of 5724 Elevator Road to Yaunke Investments LLC. The parcel consolidation would not be completed unless and until that acquisition has occurred.

The purpose of this request is to obtain the necessary Village approval in connection with the anticipated acquisition and subsequent consolidation of the two properties into a single parcel.

Please contact us if any additional information or documentation is required.

Sincerely,

Yaunke Investments, LLC
Matthew Yaunke/Authorized Representative
815-494-6459



CERTIFICATION BY LAND SURVEYOR.

I hereby certify that at the request of the owners I have re-surveyed and re-subdivided according to the attached Plat No. 1 of Pietros, a part of Lot Thirteen (13) as designated upon the Assessor's Plat of Section 28, Township 46 North, Range 2 East of the Third Principal Meridian, the plat of which is recorded in Book 2 of Plats on Page 213 in the Recorder's Office of Winnebago County, Illinois, bounded and described as follows, to-wit: Beginning at a point on the South line of said Lot Thirteen (13) which bears South 90°-00'-00" West, 1349.67 feet from the Southeast corner of the Southeast Quarter of said Section 28; thence South 90°-00'-00" West, along the South line of said Quarter Section and the South line of said Lot Thirteen (13), a distance of 196.85 feet to the Southwest corner of said Lot Thirteen (13); thence North 03°-13'-35" West, along the West line of said Lot Thirteen (13), a distance of 264.31 feet; thence North 90°-00'-00" East, parallel with the South line of said Lot Thirteen (13), a distance of 209.55 feet; thence South 00°-28'-26" East, 263.90 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois. Containing 1.23 Acres.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT. DIMENSIONS ALONG CURVES ARE CHORD DIMENSIONS MEASURED PIN TO PIN. IRON PINS 3/4" IN DIAMETER 4'-0" LONG HAVE BEEN FOUND OR SET AT ALL POINTS MARKED WITH A SOLID DOT. IRON PINS 5/8" IN DIAMETER 3'-0" LONG HAVE BEEN FOUND OR SET AT ALL OTHER LOT CORNERS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT NO. 1 OF PIETROS IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17201C0142E, EFFECTIVE FEBRUARY 17, 2016.

I FURTHER CERTIFY THAT THE LAND ABOVE DESCRIBED IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ROSCOE, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 20____.

THOMAS R. EDDIE, I.P.L.S. 3635
EXPIRATION DATE: 11/30/2026



CERTIFICATION OF DEDICATION BY THE OWNER OF THE LAND.

"AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED IN THE FOREGOING AFFIDAVIT OF THE SURVEYOR TO BE SURVEYED, DIVIDED, AND MAPPED AS PRESENTED ON THIS PLAT, ALL STREETS, ALLEYS, WALKWAYS, PARKS, PLAYGROUNDS, AND SCHOOL SITES SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC PURPOSES, AND ALL EASEMENTS SHOWN ARE SUBJECT TO THE EASEMENT PROVISIONS HEREON.

____ OWNER" _____ OWNER"

CERTIFICATION BY NOTARY PUBLIC.

"I _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT, _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND (SEVERAL) ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED THE INSTRUMENT AS HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____."

____ NOTARY PUBLIC"

"I _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT, _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND (SEVERAL) ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED THE INSTRUMENT AS HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____."

____ NOTARY PUBLIC"

Easement Provisions

(a) An easement is hereby reserved for and granted governmental bodies and other public utilities and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "Easement," to install, lay, construct, renew, operate and maintain storm and sanitary sewers, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors, and other equipment for the purpose of serving the subdivision and other property with telephone, electric, and other utility service, also is hereby granted the right to use the streets for that purpose, the right to overhead lots with aerial service wires to serve adjacent lots, the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within the easement area the storm and sanitary sewers, pipes, conduits, cables, poles, wires, braces, guys, anchors, and other equipment; and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with any of the public utility equipment installed on the easement, but same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or the rights therein granted.

(b) If the grade of the subdivided property must be so altered, or if storm and sanitary sewer facilities require that the underground utility be moved or otherwise altered, the owners, their respective successors and assigns shall reimburse the utility company for the necessary expense involved.

Sanitary Sewer Easement is a perpetual easement with the Four Rivers Sanitation Authority as Grantee. Said easement is for the purpose of construction, inspection, repair, reconstruction and maintenance of sanitary sewer.

BLANKET EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to Commonwealth Edison Company and SBC Telephone Company, Grantees, their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Blanket Easement," "B.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surf ace and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over or under Grantees' facilities without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlets", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

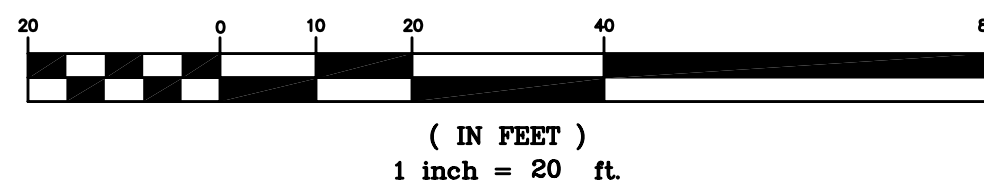
Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PLAT NO. 1 OF
PIETROS

BEING A SUBDIVISION OF PART OF THE SOUTHEAST
QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2
EAST OF THE THIRD PRINCIPAL MERIDIAN

VILLAGE OF ROSCOE
WINNEBAGO COUNTY, ILLINOIS
JULY 2026

GRAPHIC SCALE



CERTIFICATION BY THE VILLAGE ENGINEER.

"I HEREBY CERTIFY THAT I HAVE RECEIVED AN APPROVED DRAINAGE STUDY FOR THE PROPERTY EMBRACED WITHIN THE ATTACHED PLAT OF _____. CONSTRUCTION PLANS HAVE BEEN SUBMITTED AND APPROVED, AND ALL PUBLIC IMPROVEMENTS HAVE BEEN BUILT AS REQUIRED, OR SECURITY IN SUFFICIENT AMOUNT HAS BEEN PROVIDED FOR THIS CONSTRUCTION.

DATED THIS ____ DAY OF _____, 20____.

____ VILLAGE ENGINEER"

CERTIFICATION BY THE VILLAGE PLAT OFFICER.

"HAVING REVIEWED THE RECOMMENDATIONS OF THE PLANNING COMMISSION, AND FINDING SUBSTANTIAL CONFORMITY WITH ALL PERTINENT LAWS, RULES, AND REGULATIONS, INCLUDING THIS CHAPTER AND THE TENTATIVE PLAT OF THIS SUBDIVISION AS CONDITIONALLY APPROVED, THIS PLAT IS GIVEN FINAL APPROVAL THIS ____ DAY OF _____, 20____."

____ VILLAGE PLAT OFFICER"

CERTIFICATION BY THE PRESIDENT OF THE VILLAGE BOARD.

"THIS IS TO CERTIFY THAT THE VILLAGE HAS REVIEWED THE ATTACHED PLAT OF SUBDIVISION. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF _____, 20____.

____ PRESIDENT OF VILLAGE BOARD"

CERTIFICATION BY VILLAGE CLERK.

"THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF THE VILLAGE DID, AT ITS MEETING ON THE ____ DAY OF _____, A.D. 20____, APPROVE OF THE PLAT AND AUTHORIZE IT TO BE RECORDED.

IN WITNESS WHEREOF, I _____, VILLAGE CLERK OF THE VILLAGE, HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE VILLAGE, THIS ____ DAY OF _____, A.D. 20____.

____ VILLAGE CLERK"

CERTIFICATION BY THE COUNTY CLERK.

"I _____, COUNTY CLERK OF WINNEBAGO COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE LANDS EMBRACED WITHIN THE ANNEXED PLAT OF SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF THE COUNTY OF WINNEBAGO THIS ____ DAY OF _____, 20____."

____ COUNTY CLERK"

FORM FOR CERTIFICATION OF RECORDING OFFICIAL.

"FILED FOR RECORD THIS ____ DAY OF _____, 20____ AT _____ O'CLOCK, [A.M./P.M.], RECORDED IN BOOK OF PLATS, PAGE AND EXAMINED.

____ COUNTY RECORDER

DOCUMENT NUMBER _____"

OWNERS:
PAULO & ROSALEA STELLA
5724 ELEVATOR ROAD
ROSCOE, ILLINOIS 61073
AND
YAUNKE INVESTMENTS LLC
5724 ELEVATOR ROAD
ROSCOE, ILLINOIS 61073

PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111
(815) 633-5097 - www.rkjohnsonassociates.com
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994
JULY 28, 2026 JOB NO. 18740

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 2.

Agenda Item: ORDINANCE 2026-08 AMENDING THE VILLAGE OF ROSCOE CODE
TITLE II ADMINISTRATION, CHAPTER 20 VILLAGE GOVERNMENT, ARTICLE III
STANDING COMMITTEES, AND CREATING ARTICLE IV COLLECTIVE BARGAINING

Date: 9/17/26

Meeting:

9/22/2026 Special Meeting Board of Trustees

Prepared by: Attorney Tom Green

Department: Admin

Overview/Background Information

This Ordinance reflects the change to the collective bargaining section of the Village Code. A new Article has been created and the new collective bargaining section references a Collective Bargaining Team (CB-Team) so as to avoid Open Meeting Act concerns with calling it a “committee”.

Key Issues

The CB-Team will consist of three members, the VA, the Police Chief, and a member of the Corporate Authorities selected and approved by motion and vote of the Corporate Authorities. Each time a new collective bargaining agreement is up for consideration, the member of the Corporate Authorities will be appointed as described above.

Fiscal Note/Budget Impact

N/A

Prior Legislative Actions

Section 2-57 of Article III, in Chapter 20, under Title II.

Action Required/Recommendation

- Vote on Amendment to Village Code
- Recommendation for approval

Attachments

ORDINANCE 2026-08

ORDINANCE NO. 2026-08

AN ORDINANCE AMENDING THE VILLAGE OF ROSCOE CODE TITLE II ADMINISTRATION, CHAPTER 20 VILLAGE GOVERNMENT, ARTICLE III STANDING COMMITTEES, AND CREATING ARTICLE IV COLLECTIVE BARGAINING

WHEREAS, the Village of Roscoe (“Village”) in Title II, Chapter 20, Article III Section 2-57 of the Village Code provides for the establishment as needed of a Village Collective Bargaining Committee; and

WHEREAS, the Village desires to amend Chapter 20 to add a new Article IV entitled “Collective Bargaining”, and to remove Section 2-57 from Article III in its entirety; and

WHEREAS, a new Section 2-78 shall be created in Article IV, establishing a Collective Bargaining Team to negotiate any and all Collective Bargaining Agreements to which the Village may, from time to time, be a party;

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: Title II Chapter 20, Article III, Section 2-57 entitled Collective Bargaining is deleted in its entirety.

Section 3: The Sections Reserved under Article III are hereby changed to SEC. 2-57 - 2-77 RESERVED.

Section 4: A new Article IV entitled “Collective Bargaining”, and a new Section 2-78 Collective Bargaining Team are hereby created as follows:

ARTICLE IV COLLECTIVE BARGAINING

SECTION 2-78 – Collective Bargaining Team

(a) The Village shall establish a Collective Bargaining Team that shall consist of the Village Administrator, the Police Chief, and one member of the Village Corporate Authorities selected by majority vote of the Corporate Authorities.

(b) The Collective Bargaining Team shall be for duration of the collective bargaining of each collectively bargained contract. The member of the Corporate

Authorities serving as a member of the Collective Bargaining Team shall be separately appointed for each collectively bargained contract.

SEC. 2-79 – 2-87. RESERVED

Section 5: 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 6: 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 _____, 2026.

2026-__				
1st 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				
Trustee Molly Butz				
President Carol A. Gustafson				

APPROVED:

Village President

ATTEST:

Village Clerk