



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole

Tuesday, June 16, 2026

CALL TO ORDER

Trustee Wright called the meeting to order at 8:05 pm.

ROLL CALL

PRESENT

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

ABSENT

Trustee John Broda

APPROVAL OF THE MINUTES

Approval of the Minutes for the meeting of the Committee of the Whole from **June 2, 2026**.

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

Motion was made by Trustee Wright, second by Trustee Sima. Voting yes: Trustees Babcock, Butz, Sima, Mead, Wright 5-0-0.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Terry Brock I was wondering if, since we have a new Code Enforcement Officer, the Board could consider having them provide an update at a future meeting. It would be helpful to hear about their activities since being hired, such as the number and types of citations issued, the outcomes of those cases, any common issues they're finding in the field, and an overall overview of their enforcement efforts. I think it would give the Board and the public a better understanding of the work being done.

OLD BUSINESS

1. Review and Approve Resolution **2026-R30** Amending Village Personnel Policy/Vehicle Policy

Trustee Wright asked for a motion to move Resolution 2026-R30 to the board for approval.

Motion was made by Trustee Mead, second by Trustee Wright. Voting yes: Trustees Butz, Sima, Mead, Wright, Babcock 5-0-0.

Tom Green Village Attorney states that he has amended the policy and added paragraph 12 to the Resolution 2026-R30.

NEW BUSINESS

2. Discussion and presentation by Capo Construction pertaining to Village owned property on Main Street (LaBree Property).

Ken Sala of Capo Construction presented a preliminary concept for a mixed-use development on the Main Street property. The proposal includes **18 townhomes** with **approximately 4,800 square feet of ground-floor retail space**, with the second floor potentially used for residential or office space. The townhomes would be built for sale, not rental, and feature two-car garages.

He discussed parking, landscaping, setbacks, green space, outdoor seating opportunities, and the potential formation of a homeowner's association (HOA). President Gustafson noted that the concept is consistent with the property's mixed-use zoning but emphasized that the layout is preliminary and will require further engineering and code review.

The developer expressed a desire to begin construction as soon as possible and requested that the Village consider donating the property through the R-1 redevelopment process to help make the project financially feasible. Village staff explained the next steps, including submitting more detailed plans for staff review before beginning the formal redevelopment process.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Chief Hawley updated the board on the closing of the **Roscoe Road Bridge** will be closed for construction beginning **Monday, July 6**. Because the closure is expected to affect emergency response routes and public travel, the department immediately began coordinating with other public safety agencies to communicate their response plans to the community.

He said they are **99% certain** they have secured the **Roscoe Township Community Center** as the location for a **public forum on June 30 at 6:00 p.m.** The forum will include representatives from the **Rockton Police Department, Rockton Fire Department, Harlem Roscoe Fire, and the Sheriff's Department**. Officials will explain how police, fire, EMS, and other emergency services will continue to operate safely and efficiently during the bridge closure.

Chief Hawley noted that local news outlets had already contacted the department seeking information about its plans. The purpose of the public meeting is to proactively inform residents, answer questions, reassure the public that emergency services will remain available, and explain any changes to response procedures while construction is underway. He also mentioned that, according to the information released that day, the construction is expected to continue into **November**.

PRESENTATIONS

None.

EXECUTIVE SESSION (IF NECESSARY)

No Executive Session.

ADJOURNMENT

Trustee Wright asked for a motion to Adjourn the meeting.

Motion was made by Trustee Mead, second by Trustee Butz. Voting yes: Trustees Wright, Mead, Butz, Babcock, Sima 5-0-0.

Meeting Adjourned at 8:27 pm.