



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole Meeting

Tuesday, April 01, 2025

CALL TO ORDER

Administrator Kurlinkus called meeting to order at 706 pm

ROLL CALL

Trustee William Babcock
Trustee Stacy Mallicoat
Trustee Susan Petty
Trustee Justin Plock
Trustee Michael Sima
Trustee Michael Wright
Village President Carol Gustafson

APPROVAL OF THE MINUTES

Approval of the Minutes for the meeting of the Committee of the Whole from **March 18, 2025.**

Administrator Kurlinkus entertained a motion;

Motion made by Trustee Plock, Seconded by Trustee Wright.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

PUBLIC COMMENT (limited to 3 minutes per speaker)

Trustee Plock requested that public comment from Village Board Meeting be included into Committee of the Whole:

Mr. Lavern Ohlwine resident of Remington Creek. Mr. Ohlwine expressed his concern of the purchase of the 66 acres for development. Mr. Ohlwine stated that he is concerned with the amount of traffic that would come into the area if the land is developed into a subdivision.

Mr. Ron Becdon, resident of Remington Creek. Mr. Becdon stated he has been a resident for three years, and it is a nice peaceful subdivision. If the subdivision is extended, it would ruin the road due to heavy traffic. The road is used for walking, walking pets, and kids playing, and there are no sidewalks.

Mr. Roger Kaage, a resident of Remington Creek, stated that he attended the zoning board meeting, and it was announced that only one home would be built on that property. It was stated the lot would be for one house sitting on 66 acres. Mr. Kaage stated that he believes the residents would accept if it were only 1 home on 66 acres.

Mr. George Schaffner, resident of Remington Creek. Mr. Schaffner stated that when attending the zoning board meeting, the residents' concerns were not given any weight. Stating that the zoning board discounted what the residents stated. Mr. Schaffner expressed several concerns: Why are these requests being done as a condition of sale and pushed so quickly? Why is nothing in writing that this will only be one house on the property? Why is the safety of the community put into jeopardy over one person's request. There are 39 homes that share the same street with no sidewalks, shoulders, curb and gutter. Why is annexation needed, what is the benefit to Roscoe what are the costs to the community? Why is this now RE when R1 was what was presented at the zoning board.

Mr. Shaun McCarren, resident of Remington Creek since 2014. The subdivision has 39 homes, with average tax bill of \$10,000. Mr. McCarren is against this annexation and requests that the board deny. During the ZBA meeting in March, those in attendance saw the applicants plat plan that should a home with lot lines and a roadway. In the initial application the applicant was seeking "R1" zoning but now it has been changed to "RE" zoning. Mr. McCarren is against the rezoning and annexation based on the potential increased traffic, safety to children and families walking their pets, the wear and tear on the roads. Mr. McCarren is against a subdivision but would be in favor of a single-family home at the immediate end of Sheringham drive.

Ms. Noel Hodge, resident of Remington Creek since 2017. Ms. Hodge stated she walks the neighborhood daily and its one-way in and out sharing one main road. Ms. Hodge stated there is a safety concern with the traffic. The zoning code that is being requested allows for multiple homes, and Ms. Hodge requests the board to take that into consideration.

Mr. Ohlwine expressed his interest in creating a community garden. President Gustafson addressed Mr. Ohlwine and invited him to April 15, 2025 board meeting where the Roscoe Garden Club will be presenting.

Brian Heavin, of Remington Creek, stated he moved here 15 years ago. Remington Creek is a quiet neighborhood, and expressed his concerns that it is a single road in and out with two cul-de-sacs. Extra traffic would impact the quality of life for the neighbors.

Mr. Sean McCarren, added that they welcome new neighbors' single home, and include them into the deed restrictions. Mr. McCarren expressed concerns if 15 years down the road that the property is sold and created into a sub division.

OLD BUSINESS

None

NEW BUSINESS

1. **Discussion and Recommendation of Annexing a Parcel** located at **92XX Sheringham Drive**. (PIN 08-11-100-013) into the Village of Roscoe and designating the zoning of such parcel as Village of Roscoe **RE - Single Family Rural Estate Residential District**

[Applicant: KG2JGS Investments, LLC & Robert S. & Lynne M. Twigg]

ZBA recommends approval voting 7-0-0 on March 12, 2025.

Administrator Kurlinkus summarized the recommendation and called on Attorney Kaycee Chadwick representing applicant Scott Twigg. Attorney Chadwick stated the applicant is requesting both an annexation agreement and a zoning map amendment from the UT to RE. This parcel is approximately 65.55 acres in size and located on the Village's east side, directly east of Interstate 90. The Twiggs are only building one home and have moved to RE zoning as it has more restrictions. The applicant has provided staff with a complete Petition for Annexation for the parcel. The facts provided by the Petition have been deemed true through staff analysis. The Petition also requests the following:

Administrator Kurlinkus reiterated that what is presented tonight is for the annexation and zoning, where applicant is looking to develop a single-family home. Tonights annexation would be to annex the property, any changes or requests for plats etc would be coming back before the board for approval. Tonight is just forming the boundary around the property annexing. The RE is more restricted this was changed as they recognized the concerns of those in Remington Creek.

Trustee Mallicoat stated that it would be better if the Village had the control. If the Village annexes the property, then it has control and the citizens voices are represented. It was referenced that the citizens in Hidden Creek do not have a voice, since the property was annexed to South Beloit. Trustee Mallicoat believes the Village should annex the property and would eliminate the concerns of guns and such. Trustee Sima explained what happened with Hidden Creek, stating that the applicant did not like the restrictions and concerns of the citizens. The applicant went to South Beloit who annexed them in, and any complaints are now handled by South Beloit. The Villages ordinances do not apply to that venue now. Trustee Plock agreed, stating that it would be in the best interest to annex this property in that way the village can control what can happen with the property. Trustee Babcock voiced his reason for running for the board and stated that he understands and agrees with the Trustee Mallicoat, Plock and Sima to annex it in so that the Board can control.

Motion made by Trustee Sima, Seconded by Trustee Mallicoat.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Plock, Trustee Sima

Voting Nay: Trustee Petty, Trustee Wright

2. **Discussion and Recommendation for Approval** of a **Replat** for the properties located at **10307 and 10375 Clearwing Lane** (PIN 08-05-104-016 & 08-06-231-002).

[Applicant: Joshua Petry]

ZBA recommends approval voting 5-1-1 on March 12, 2025.

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Administrator Kurlinkus summarized the recommendation, calling on Jeff Linkeheld of Arc Design Resources who presented the board with a new replat design for 10307 and 10375 Clearwing Lane.

In 2001 when the tentative plat of Clearwing Plat 3 was approved, the site is currently designated as
“Lot A” was identified on the tentative plat as the site for the construction of a condo association
owned and maintained community center.

In 2004, when the final plat of Clearwing Plat 3 was submitted for approval, the planning commission required that “Lot A” remain designated as future common area property. No plans for an association-owned clubhouse or community center have ever been submitted to the Village, and the “Lot A” remains in the ownership of the original developer and is undevelopable due to the notation on the plat. At this time, the Clearwing Plat 3, has been fully built out and there are ~ 3 - 4 condominium associations owning various buildings within the Plat. Several buildings owned and operated as rentals by various investors.

At this time, it is highly unlikely that the parcel will be ever be developed into a community center, as the costs of building and maintenance would be assessed against members of a master condo association not currently in existence, and is unlikely to be formed in the future by the majority of the owners of the properties of Plat 3 of the subdivision. This was intended to be common space. This land was never intended to be dedicated parkland or open space. At this point, there is no indication that the land will ever be developed into a community center.

As Roscoe is currently experiencing high demand for multifamily and other rental housing, the owner of the parcel would like to consider development of the parcel for additional multifamily
buildings. Further development of smaller apartment buildings with around 4 units would help supply
this type of housing in the area to meet that elevated demand. With this in mind, replating this lot
to become developable consistent with the multifamily uses surrounding it is the highest and best use
of the land.

Trustee Wright commented that there is no park or greenspace in Clearwing. Trustee Babcock inquired about the greenspace on the design Mr. Linkenheld stated it open space. Trustee Wright stated he is in favor of the buildings but would like to see a 100-yard grass soccer field, or kids throw frisbees. Josh Petry, stated his family has donated enough land for parks to the Village and plenty of places for kids to go throw frisbees. Mr. Linkenheld provided the board with a visual of the space and the "soccer" field idea.

Administrator Kurlinkus entertained a motion,

Motion made by Trustee Petty, Seconded by Trustee Babcock.
Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Plock
Voting Nay: Trustee Petty, Trustee Sima, Trustee Wright

3. **Discussion and Recommendation for Approval** of a **Planned Unit Development (PUD)** for the properties located at **10307 and 10375 Clearwing Lane** (PIN 08-05-104-016 & 08-06-231-002).

[Applicant: Joshua Petry]

ZBA recommends approval voting 5-1-1 on March 12, 2025.

Administrator Kurlinkus summarized the recommendation request,

Motion made by Trustee Mallicoat, Seconded by Trustee Plock.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Plock, Trustee Sima

Voting Nay: Trustee Petty, Trustee Wright

Trustee Plock did address that perhaps flip the greenspace and the four building at bottom that would provide more space. As it is the biggest piece, Josh stated he would look at and take into consideration.

4. **Discussion and Recommendation** of ratifying an **Illinois Department of Transportation Resolution** for Improvement under the Illinois Highway Code in the Amount of **\$53,500.00**.

Administrator Kurlinkus summarized the recommendation,

Motion made by Trustee Plock, Seconded by Trustee Babcock.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

5. **Discussion and Recommendation** of declaring certain items of personal property surplus, and authorizing their sale and disposition. [Kubota ZD1211 72" Zero Turn Mower]

Administrator Kurlinkus summarized the recommendation,

Motion made by Trustee Plock, Seconded by Trustee Petty.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

6. **Discussion and Recommendation** of the purchase of Two Kubota ZD1611 72" zero turn mowers from **Bobcat of Rockford** for the quoted amount of **\$34,847.44**.

Administrator Kurlinkus summarized the recommendation,

Motion made by Trustee Plock, Seconded by Trustee Wright.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

7. **Discussion and Recommendation** of **Crimson Valley Landscaping** for the quoted amounts **\$23,808** for rebuilding the Village Hall retaining wall and restoration of the turf.

Administrator Kurlinkus summarized the recommendation,

Motion made by Trustee Plock, Seconded by Trustee Wright.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright

PUBLIC COMMENT (limited to 3 minutes per speaker)

PRESENTATIONS

Project Updates:

- Trustee Laptops
- Hodges Run Small Business Incubators
- RFP for Development of 11243 Main Street
- Purchase of 10517 Main Street

Project Updates:

- Trustee Laptops - price fluctuations, this is pending. Trustee Sima would like to see an inventory process for the computers and electronics.
- Hodges Run Small Business Incubators - out for bid next board meeting
- RFP for Development of 11243 Main Street - sign is out on the property
- Purchase of 10517 Main Street pending report, then closing will be scheduled.

Trustee Plock has been speaking with staff and would like to see an inventory of existing software and any additional software that would help staff. Trustee Plock provided a picture of Sprague Road and its deterioration. Trustee Plock would like to see this on a five year plan, as it is becoming a hazard.

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

Administrator Kurlinkus entertained a motion,

Motion made by Trustee Petty, Seconded by Trustee Plock.

Voting Yea: Trustee Babcock, Trustee Mallicoat, Trustee Petty, Trustee Plock, Trustee Sima, Trustee Wright