

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Agenda Item: Discussion and Recommendation regarding Future Use, Development, or Disposition of Village-Owned Property at 11243 Main Street.

Date: June 12, 2025

Meeting: 6/17/2025 - Committee of the Whole

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Department: Administration

Overview/Background Information

The property located at 11243 Main Street is owned by the Village of Roscoe and was previously identified as a priority site for potential redevelopment. In an effort to solicit interest from qualified firms, the Village issued a Request for Qualifications (RFQ) for redevelopment of the site which was publicly advertised and distributed to multiple development and real estate professionals.

Despite these efforts, the Village did not receive any formal responses or proposals by the RFQ submission deadline. The lack of developer interest has prompted a renewed discussion regarding the long-term vision and best use of the site, as well as the most effective means of leveraging this property to support the Village's broader downtown revitalization and economic development goals.

Action Required/Recommendation

The Village Board is asked to consider and provide direction on the future use, development, or potential disposition of the property. Options may include, but are not limited to:

- Re-Issuing a Request for Proposals (RFP) with more detailed expectations and incentives
- Issuing the RFQ with modified scope or broader outreach
- Holding a community workshop or visioning session to gather public input on preferred uses
- Retaining the property for future municipal or public use (e.g., public plaza, parking, or community facility)
- Exploring a potential sale of the property through listing with a commercial broker

Staff is seeking feedback and consensus from the Board on how to proceed, including whether the property should remain in Village ownership or be made available for private development, and what process or strategy should be employed to achieve those goals.

Attachments

Labree Property Summary

[Labree Property RFP](#)