



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole

Tuesday, May 05, 2026

CALL TO ORDER

ROLL CALL

PRESENT

Trustee William Babcock
Trustee John Broda
Trustee Molly Butz
Trustee Dayne Mead
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 **April 21, 2026**.

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

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

PUBLIC COMMENT (limited to 3 minutes per speaker)

No Public Comments.

PRESENTATIONS

Presentation: Proposed Annexation of **Valley View Tree Farm & Event Venue Concept**
Presented by: **Mark Payne**, Valley View Tree Farm, LLC

[No Action Requested]

Mark Payne, a lifelong Roscoe resident who worked at Valley View Tree Farm during high school and college, presented a detailed vision for the future of the property he recently purchased from the same family he once worked for. He described the project as both a personal passion and a long-term investment in preserving the farm's history while expanding its role in the community. Since taking

ownership, he has already revived the Christmas tree farm, which he emphasized will remain a permanent and central part of the operation.

Payne's plan centers on renovating and repurposing the existing historic buildings- not tearing anything down. He intends to modernize the barns, farmhouse, and gift shop while preserving their "old-world " character. The main event barn, currently in poor condition, would be the first major renovation and would serve as the primary venue for weddings, markets, and seasonal events. The farmhouse, already remodeled, would be used for overnight stays, giving guests a lodging option directly on the property. Another unique feature is Event Barn 2, located above the gift shop. Built around 1906, Payne described it as "magical," and plans to use it for smaller gatherings of up to 50 guests.

In Phase Two, Payne hopes to expand deeper into the property to create a secluded wooded event space surrounded by mature 50- to 60-year-old pine trees. This area would host larger indoor/outdoor events of roughly 150 guests and include a cabin-style lodging units to support the venue. He also noted that some of the smaller outbuildings on the property would be preserved and refreshed rather than demolished. Payne stressed that the entire project is designed to be phased, allowing him to complete the initial building renovations by late winter or early spring of next year, with the wooded venue following a year or two later depending on demand.

Trustees responded positively, praising the project's charm, community value, and Payne's commitment to preserving the farm's character. They discussed noise mitigation, parking, access, and zoning, with staff noting that the project would likely proceed as a Planned Unit Development (PUD) with a master site plan. Payne acknowledged he will need to meet with neighbors and coordinate with multiple agencies-including the fire district, county, and health department- to ensure the project moves smoothly through the approval process.

Presentation by Darko Gligorevic of Ambassador Homes regarding proposed Commercial and Residential Development at 11243 Main Street, Roscoe, Illinois.

Darko Gligorevic of Ambassador Homes presented his concept for redeveloping 11243 Main Street into a mixed-use downtown project modeled after his successful Willowbrook development. His plan includes two mixed-used buildings along Main Street with small commercial storefronts (such as a coffee shop) on the first floor and apartments above, plus five residential buildings behind them arranged around a central courtyard or green space. He emphasized strong demand for his units, noting long waiting lists and rapid leasing at Willowbrook.

Trustees asked a series of detailed questions to better understand the project's feasibility and community impact. Trustees Broda, asked about rental vs. ownership, including why the units would be rentals rather than for-sale townhomes, and what the expected rents would be for both the commercial and residential units. Trustee Sima also questioned the financial structure, including whether the project could work if the Village contributed the land through the Northern Illinois Land Bank, and whether waiving hookup fees or impact fees could help meet the developer's margin. Trustee Broda raised concerns about the balance of rental vs. owner-occupied housing in Roscoe, the economic return to the Village, and whether the project aligns with long-term downtown revitalization goals. He also asked about parking capacity, buffering for nearby single-family homes, construction timelines, and whether the developer could begin immediately if approvals were granted. Overall, Trustees were supportive of the concept but emphasized the need for more detailed plans, financials, and timelines before moving forward,

OLD BUSINESS

1. Discussion and Recommendation of **Donation of Village owned Property to Northern Illinois Landbank Authority (NILBA)** for proposed Commercial and Residential Development proposed by **Ambassador Homes**.

Property Address: 11243 Main Street, Roscoe, Illinois

Trustee Broda stated the proposal was not ready to move forward He explained that Darko had just explained he would need several months to complete bank underwriting, engineering, and ZBA steps before the project could advance. Because of that, Trustee Broda stated he did not want the item "showing up every two weeks" When nothing could happen yet. Trustee Broda and Trustee Wright both said the project needs to come back only when final plans were ready for Board action.

Tom Green Village Attorney clarified that instead of "tabling Indefinitely," the board could simply remove the item from the agenda until the developer returned with a complete, actionable proposal.

Trustee Broda made a motion to take the item off the agenda until plans are ready, second by Trustee Sima. Voting yes: Trustees Wright, Broda, Sima, Mead. Voting no Trustees Babcock Butz 4-2-0.

NEW BUSINESS

2. **Discussion and Recommendation of Ordinance 2026-07** amending Chapter 20, Article II, Sections 2-24 and 2-25 relating to **compensation of Trustees and President**

Trustee Babcock makes motion for the approval of Ordinance 2026-07, second by Trustee Butz. Voting yes: Trustees Babcock, Butz. Voting no: Trustees Mead, Sima, Wright, Broda 2-4-0.

President Gustafson who stated she had requested the item be placed on the agenda. She argued that the previous administration's salary increase had been "extraordinary" and that rolling compensation back to earlier levels would help control costs and return the positions to what she described as traditional, part-time public service roles. Gustafson framed the Ordinance as a financial correction citing concerns about rising costs and potential future revenue pressures at the state level.

Trustee Sima strongly opposed the reduction and delivered one of the most pointed critiques of the proposal. He argued that cutting the Village President's salary by more than 60% was "almost punitive" and would make it difficult to attract qualified candidates-especially residents who cannot afford to serve with minimal compensation. Sima emphasized that the Village President carries significant responsibilities, including emergency response, and that compensation should reflect the workload. Trustee Wright asked directly, "What's the reasoning behind doing this now as compared to three years ago?" Wright pressed further, saying that if the increase was truly objectionable, the board could have reversed it "from day one," and He questioned why the rollback was being proposed only now, shortly before and election cycle. Trustee Broda also noted that if the concern was truly declining revenue, then

cuts should be considered "across the board," not solely for elected officials. Trustee Mead asked if we have a report showing that there is a declining revenue in the Village, he stated that the board should be speaking to the treasurer because of now he doesn't see a decline yet.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Terry Brock Kilmore Drive. stated that he has been coming to a lot of these meetings and every election time I figure when somebody gets elected and I see the new board sitting I figure I see a lot of good ambitious people sitting at the council chambers and it looks like everybody has a lot of good ideas. Why do we want to cut everything down? You guys are coming forward with good ideas. You're going out and contacting the community. You're bringing people forward. If you want to cut wages and benefits and everything else, are you going to have the ambition that you guys have now? If we cut your wages, the hell with it. I'm not going to work as hard as I am now. You guys are doing a good job. Keep up the work. Does that couple bucks' matter? You're starting out with the damn mosquitoes. What's going to be next? Halloween candy or Christmas lights on the building? Let's get real. Let's keep things the way they are. Mike, I applaud your comment. Let's keep everything the way it is and let's keep working together.

Rob Baxter Parkway Drive, First of all I want to commend you guys on the response to the tornado. Doesn't happen often here. You guys did a heck of a job getting everything in motion. Our President, I mean, you guys were all over it. Having actually for the first time seen one come up the back deck as Mr. Wright did, it was kind of an alarming experience. Honestly, I didn't realize what it be like. Even though it was a so-called F1, it still wasn't up to rally for a few days. So, thank you. With that said instead of trying to find reasons not to do this Valley View Farm thing, you're talking about the noise of the music and stuff. I mean, come on, it's 10:00 at night. We know that. Rarely do we ever have any kind of issues with that. This gentleman brought forth this wonderful proposal. I just got the impression you guys were almost trying to stonewall it a little bit. A lot of weird questions and I just thought, let's push this thing forward as fast as we can. I mean, if the only concern is maybe a little bit of noise. I'm sure with that handful of residents around there, something can be worked out. But the main reason I'm here tonight is this question. Crystal Hills, Hawks Pointe, and Denali. What do they have in common? A lot of people and no parks. My kids grew up in Hawks Pointe on Night Owl Lane, and we were promised for years by previous presidents, previous boards to finally get Petri to get off his dove and give us the parks that we have been promised. I am so fed up with hearing from it whether it's from the administrator who was the town attorney then to now, that I'm just beside myself. Here we sit again knowing that between Denali and Hawk's Pointe there are two lots already said to be donated four parks and yet there's no parks yet. And I really want to know why. Now I'm hearing that somebody actually owns that property in between and they want to put condos or some crazy thing down there. I was told that. I don't know what they were talking about but that was just said to me through the grapevine. But I really want you guys to sit back and think how many of your people, your residents live on the west side of the river and how little they have over there. Now we're adding multiple housing. Seems like you guys are pushing multifamily like it's going out of style. Mr. Broda's comments were well taken. Do we want to become an 80/20 community with rentals, or do we want to have more of a balance? I find it hard to believe that single moms are renting facilities for \$2,200 homes. That's what that gentleman told us; that's a lot of money and if we want to continue to be a rental, I guess. I would rather us keep some kind of stable single-family homes coming in. My last comment on that would be as you move forward with this involve the school district too, they're getting impact fees now but at no time have I seen the superintendent or anybody here have you consulted them they're getting a little concerned too about their influx of people. It's coming from all directions now. So, you add the piece over at Old River Road and Roscoe Road. How many people are going to live there? 300? Maybe there'll be 100 kids. I don't really know. Will it be 50 kids. But they should be consulted too as you guys keep moving headlong into

this development phase. Nobody's against it but try to make sure that it fits the mold of what Roscoe is meant to be. We're still a rural community in many ways and I would just hope that we don't get so carried away with these urban type designs that it ruins what many people moved here for. I will just leave it at that this evening. But please get on this park situation. It's an embarrassment. My kids are in there mid 20s now for God's sake. and we still don't have a park from this developer. If it was up to me individually, I'd put a moratorium on all building until he gets those parks done. Period. Say it stops tomorrow. Done because I'm fed up with, he has given this village virtually nothing. His hand was forced over there at Chicory Ridge with that lake situation for him to make a park out of that. Otherwise, we wouldn't have anything on the entire west side of the city village, excuse me. And it's time for him to get those parks done. I don't care what it takes. I don't care if he put swing sets out there and a few chairs. Do something to address what he has promised us for three damn decades. So, I will leave it at that.

EXECUTIVE SESSION (IF NECESSARY)

No Executive Session.

ADJOURNMENT

Trustee Wright asked for a motion to adjourn the meeting.

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

Meeting was adjourned at 8:03 pm.