



Regular Meeting Minutes – Village of Timberlane – July 17th, 2025

1. Call to order at 7:03pm by Steve Rapp, President at Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Stacy Kleyn, Debbie Marner, Greg Hills, Donna Leone, Darcy Hills, Rick DeSimone, Steve Rapp, Paul Loner. Absent: None
3. There were no guests.
4. Motion made by Darcy Hills, seconded by Donna Leone to approve June 19th, 2025, regular meeting minutes. Vote all ayes, 0 nays, 0 absent.
5. President’s Report: Steve Rapp received a call from Noah Currier requesting the filming of a handshaking between Oscar Mike’s board and Timberlane Village’s board this year.
6. Treasurer’s Report:
 - a. Motion made by Paul Loner, seconded by Greg Hills to approve the June 2025 Treasurer's Report. Vote all ayes, 0 nays, and 0 absent.
 - b. The following bills were submitted for July 2025 payment. Motion made by Greg Hills seconded by Donna Leone to approve bills. Roll call vote: Ayes: Donna Leone, Greg Hills, Rick DeSimone, Paul Loner, Darcy Hills, Nay: 0 Absent: 0.

Date	Num	Payee	Payment	Motion made:	Motion Seconded:
07/07/2025		IL Department of Revenue	\$ 117.94	Greg H	Donna L
07/17/2025	3453	Richard Desimone	\$ 87.40	Greg H	Donna L
07/17/2025	3454	Darcy A. Hills	\$ 87.40	Greg H	Donna L
07/17/2025	3455	Gregory S. Hills	\$ 183.54	Greg H	Donna L
07/17/2025	3456	Stacy M Kleyn	\$ 479.02	Greg H	Donna L
07/17/2025	3457	Donna M. Leone	\$ 87.40	Greg H	Donna L
07/17/2025	3458	Debra K. Marner	\$ 218.50	Greg H	Donna L
07/17/2025	3459	Stephen M. Rapp	\$ 799.00	Greg H	Donna L
07/17/2025	3460	B & F Construction Code Services, Inc.	\$ 569.60	Greg H	Donna L
07/17/2025	3461	IRS	\$1,320.55	Greg H	Donna L
07/17/2025	3462	B & F Construction Code Services, Inc.	\$ 450.00	Greg H	Donna L
		Total for General Checking	\$4,400.35	Greg H	Donna L
7/17/2025	1088	MWD Services, Inc.	\$1,200.00	Greg H	Donna L
		Total for Utility Tax Checking	\$1,200.00	Greg H	Donna L
		Total Funds	\$6,800.35	Greg H	Donna L

7. Committee Reports
 - a. Finance
 - i. Steve Rapp forwarded known legal options from the past concerning the funds held for a portion of Orth Road along the Aberdeen Knoll subdivision.
 - ii. Stacy Kleyn read information from IL Municipal League on ways to spend the \$6,319.00 collected in cannabis taxes to the board of trustees.
 - b. Planning and Zoning

- i. Steve Rapp will send to B & F Code Construction the trustee's request to state that conduit piping must be hidden from public view on new solar panel installations.
 - ii. B&F Code Construction notified the clerk that the self-storage facility plans submitted by Melbri Hope Ventures, LLC plans did not comply. This applies to the Schumacher property at IL 76 and Caledonia roads.
 - iii. Timberlane Village Zoning Map revisions are complete. Two large copies will be mounted on core plastic. Board of trustees will vote to approve map in July
 - iv. Steve Rapp stated that an email response was sent to the complainant concerning Squirrel Tree Road and the ditch way.
 - v. Steve Rapp is reaching out to IL Municipal League and legal counsel concerning meeting the minimum requirements of IHDA's Fair Housing Policy Section 25 of AHPAA. Trustees opted to leave the Timberlane plan (O25-135-01 Fair Housing Policy) unchanged at this time.
 - c. Roads/Highways/Bridges
 - i. Motion made by Darcy Hills, seconded by Donna Leone to approve Nico's Landscaping quote for new dirt, grass seed and matting on Heatherfield Estates roadside edges not to exceed \$7,195.00 and to allow for payment of \$1,800.00 (1/4 down) only if requested. Nico's will start later in the season. Roll call vote: Ayes: Donna Leone, Greg Hills, Rick DeSimone, Paul Loner, Darcy Hills, Nay: 0 Absent: 0.
 - ii. Quote was received to repair a sinkhole on Arrowwood near Orth Road and the broken road surface on Arboretum Drive. Motion made by Paul Loner, seconded by Darcy Hills to approve Midwest Dirt's quote not to exceed \$5,940.00 and to be completed as soon as possible. Roll call vote: Ayes: Donna Leone, Greg Hills, Rick DeSimone, Paul Loner, Darcy Hills, Nay: 0 Absent: 0.
 - iii. Nico's Landscaping for roadside edges in Timberlane and Wooded Acres subdivisions may be delayed due to lack of rain. They prefer no roadside vehicle parking, and they supplied a grass seed watering guide.
 - iv. The repairs for bridge # 004-6000 on Orth Road over Beaver Creek: Steve Rapp requested a quote from Grant Sjostrom to provide quotes for structural concrete repair/maintenance on a time/material basis.
 - d. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran in Timberlane
 - i. None.
- 8. Old Business
 - a. Attracting local candidates for open positions may be combined with a new village website, Timberlane's 30th year anniversary (Nov 2025) and a postcard mailing.
 - b. Greg Hills received 4 quotes for Timberlane website design & management. The board of trustees will review the costs/benefits of each. Greg offered to ask Diane's Web Design firm from Roscoe to attend a regular meeting to answer the trustee's questions.
 - c. Greg Hills stated that the RF Proposal for a single garbage hauler is ready for legal review and will ask whether this should be in the April 2026 ballot.
- 9. New Business
 - a. None.

Open Actions:	Meeting	Contact
Revision of Timberlane By-laws to include electronic attendance	Mar 2014	Debbie Marner
Timberlane has been asked to adopt 2015 International Residential Codes for Inspections (IRC, IBC, IMC), 2014, 2011 NEC codes.	Oct 2016	Steve Rapp along with Drew Bliss
Review two draft ordinances and provide guidance to the board: O20-324-04 Noise ordinance, O20-324-05 Street Parking ordinance	April 2021	Steve Rapp, Trent Ferguson, attorney
New Ordinance stating the surface of driveways within the easement shall match the roadway surface type that it intersects (J. Krohn)	Oct 2021	Steve Rapp, Trent Ferguson
IL EPA storm water waiver in progress.	2021	Steve Rapp, CES
Revise Timberlane's 2012 Comprehensive Plan	Jan 2023	Full board
Determine the legal use of the cannabis tax income	Jan 2024	Steve Rapp
Repairs for bridge # 004-6000 on Orth Road over Beaver Creek: request the scope of work, request bridge contractor quotes for structural concrete repair/maintenance on a time/material basis.	2024	Steve Rapp Justin Krohn

- i. Motion made by Paul Loner, seconded by Donna Leone to adjourn at 8:38pm Vote all ayes, 0 nays, and 0 absent.