



Regular Meeting Minutes – Village of Timberlane – July 16th, 2026

1. Call to order at 7:02pm by Steve Rapp, President at Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Steve Rapp, Stacy Kleyn, Debbie Marner, Paul Loner, Greg Hills, Rick DeSimone, Darcy Hills and Donna Leone. Absent: 0.
3. There was one guest.
4. Motion made by Greg Hills, seconded by Donna Leone to approve June 18th, 2026, regular meeting minutes. Vote all ayes, 0 nays, 0 absent.
5. President's Report: Steve Rapp's comments are found within the meeting minutes.
6. Treasurer's Report:
 - a. Motion made by Donna Leone, seconded by Rick DeSimone to approve the June 2026 Treasurer's Report. Vote all ayes, 0 nays, and 0 absent.
 - b. Stacy Kleyn stated that no invoices have been received yet from Midwest Dirt. They must reduce \$5,661.60 from mowing invoicing.
 - c. The following bills were submitted for July 2026 payment. Motion made by Darcy Hills, seconded by Donna Leone to approve bills. Roll call vote: Ayes: Greg Hills, Paul Loner, Donna Leone, Darcy Hills, Rick DeSimone. Nay: 0 Absent:0.

Transaction date	Num	Payee	Payment	Motion Made:	Motion Seconded:
07/06/2026		IRS	\$ 426.32	Darcy H	Donna L
07/10/2026		IL Department of Revenue	\$ 108.91	Darcy H	Donna L
07/16/2026	3609	Richard Desimone	\$ 87.40	Darcy H	Donna L
07/16/2026	3611	Gregory S. Hills	\$ 87.40	Darcy H	Donna L
07/16/2026	3612	Stacy M Kleyn	\$ 480.69	Darcy H	Donna L
07/16/2026	3613	Paul D. Loner	\$ 87.40	Darcy H	Donna L
07/16/2026	3614	Debra K. Marner	\$ 458.85	Darcy H	Donna L
07/16/2026	3617	Stephen M. Rapp	\$ 919.17	Darcy H	Donna L
07/16/2026	3618	Debra K. Marner	\$ 42.45	Darcy H	Donna L
07/16/2026	3619	B & F Construction Code Services, Inc.	\$ 594.80	Darcy H	Donna L
07/16/2026	3620	Com Ed	\$ 4,468.31	Darcy H	Donna L
07/16/2026	3621	Nicos Landscaping	\$ 2,438.74	Darcy H	Donna L
		Total Funds General Checking	\$ 10,200.44		

7. Committee Reports
 - a. Finance
 - i. None.
 - b. Planning and Zoning
 - i. Motion made by Greg Hills, seconded by Paul Loner to conduct a special meeting of the Board of Trustees on July 23, 2026 at 7:00pm or immediately following the Zoning Committee's Public Hearing at 6:30pm on July 23, 2026. Vote all ayes, 0 nays, and 0 absent.
 - ii. Guest Nathan Noble, representing Roundabout Ventures, LLC explained the zoning variance request for the alternative footing and foundations

- for self-storage facilities, and the prior approval documents they received. Nate Noble answered the trustees questions concerning this.
- iii. The Clerk distributed information packets to the Zoning Committee in preparation for the Public Hearing on July 23rd.
- iv. Steve Rapp will ask Vincent Gallo from B&F Code Construction to attend a regular meeting to aid the trustees with the list of questions concerning revising Timberlane's building codes to 2021 International Standard.
- v. No update on the Affordable Housing Plan – IML offers inhouse help available at \$100/HR.
- c. Roads/Highways/Bridges
 - i. Nico's Landscaping lawn edge repairs and landscape cleanup at the 4 signs were completed. Reginald Dr near Dawson Lake Rd has an old culvert that is clogged enough that heavy rains allow water and debris to flow over Reginald Dr. Steve Rapp will have Nico's investigate this.
 - i. ComEdison to install a new streetlight at Orth and Squirrel Tree roads.
 - ii. No update from Midwest Dirt on vendor quotes for new concrete culvert, stone and re-paving before offering a complete quote to repair the road failure on Dawson Lake Road. Owner Nate Walton continues to add material to stabilize the area.
 - iii. Steve Rapp received two new ComEdison account numbers to complete the transfer of monthly payments to Timberlane Village from Newbury Place. This involves the streetlights located at their two (2) entrances.
- b. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran in Timberlane
 - i. None.
- 2. Old Business
 - a. Darcy Hills is planning to create a postcard for resident mailing concerning attracting local candidates for open positions.
 - b. Steve Rapp has talked with Trent Ferguson, village attorney, concerning the draft (RFP) request for single garbage hauler RF bid letting proposal.
 - c. Steve Rapp offered to contact Trent Ferguson on the draft Intergovernmental Agreement with Caledonia Township's acceptance of Orth Rd impact fees.
- 3. New Business
 - a. None.

Open Actions:	Meeting	Contact
Revision of Timberlane By-laws to include electronic attendance	Mar 2014	Debra 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
Ensure Timberlane meets the minimum requirements of IHDA's Fair Housing Policy Section 25 of AHPAA.	2025	Steve Rapp, Trent Ferguson
Valerie Alt, Caledonia Township was given an offer to accept the \$85,000.00 Orth Road impact fees account received from Aberdeen Knoll. An intergovernmental agreement for transfer of funds from Timberlane to Caledonia Township is under legal review.	2026	Steve Rapp, Trent Ferguson
Bridge inspections scheduled for Sept/Oct 2026. Bridge structural concrete repair/maintenance on a time/material basis are expected.	2026	Steve Rapp

4. Motion made by Darcy Hills, seconded by Paul Loner to adjourn at 8:08pm Vote all ayes, 0 nays, and 0 absent.