



Special Meeting Minutes – Village of Timberlane – July 23rd, 2026

1. Call to order at 7:27pm by Steve Rapp, President at Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Steve Rapp, Stacy Kleyn, Darcy Hills, Donna Leone Debbie Marner, Paul Loner, Greg Hills, Rick DeSimone. Absent: 0
3. There were 3 guests.

The Board of Trustees discussed and voted on the following Resolutions and Ordinances:

4. Motion made by Greg Hills, seconded by Donna Leone to approve Resolution R26-204-01 Zoning Committee Recommending Resolution & Findings of Fact. Vote all ayes, 0 nays, 0 absent.
5. Motion made by Darcy Hills, seconded by Paul Loner to approve R26-204-02 Resolution Granting Sign Variances, Site Development Variances and a Special Use Permit. Vote all ayes, 0 nays, 0 absent.
6. Motion made by Greg Hills, seconded by Donna Leone to approve Ordinance O26-204-01 Establish Alternative Footing and Foundations for Self-Storage Facilities. Vote all ayes, 0 nays, 0 absent.
7. Motion made by Darcy Hills, seconded by Rick DeSimone to approve O26-204-02 Distinguish “Parking Areas” from “Outdoor Storage Areas”. Vote all ayes, 0 nays, 0 absent.
8. Motion made by Donna Leone, seconded by Darcy Hills to approve O26-204-03 Add Self Service Storage Facilities to Permitted Uses I-L Light Industrial District. Vote all ayes, 0 nays, 0 absent.
9. Motion made by Paul Loner, seconded by Donna Leone to approve O26-204-04 Clarify the Definition or “Lot coverage”. Vote all ayes, 0 nays, 0 absent.
10. Motion made by Darcy Hills, seconded by Greg Hills to approve O26-204-05 Off-Site Sign Height. Vote all ayes, 0 nays, 0 absent.
11. Motion made by Darcy Hills, seconded by Donna Leone to approve O26-204-06 Electronic Multi-Message Signs in the I-L Light Industrial District. Vote all ayes, 0 nays, 0 absent.
12. Motion made by Darcy Hills, seconded by Paul Loner to approve O26-204-07 Cross-Reference Operational Standards for Electronic Multi-Message Displays. Vote all ayes, 0 nays, 0 absent.
13. Steve Rapp requested that Trent Ferguson, village attorney and Nathan Noble, Roundabout Ventures LLC attorney investigate the legalities of ending the 20-year Pre-Annexation Agreement earlier than the expected 2030 expiration date.

14. Guest Brian Hoemke, owner of Roundabout Ventures LLC and Nathan Noble, attorney, stated that transitioning from one building code construction service to another service may ultimately delay progress on obtaining building permit approvals as well as future buildouts. They offered to contact Boone County officials concerning this.
15. Motion made by Paul Loner, seconded by Donna Leone to adjourn at 7:50pm. Vote all ayes, 0 nays, 0 absent.