

VILLAGE OF ROSCOE 10631
MAIN STREET ROSCOE,
ILLINOIS 61073
Zoning Board of Appeals Minutes
Wednesday, February 17, 2021

1. Call to Order - The meeting was called to order at 5:30 P.M. by Zoning Administrator Sanders.

2. Roll Call – Present: Ryan Swanson, Laura Baluch, and George Wagaman, Michael Prosser
Absent: Jay Durstock

3. Approval of December 9, 2020 ZBA Minutes. Swanson made a **motion to approve** the minutes from the December 9, 2020 ZBA meeting, Seconded by Prosser. Roll Call Vote as follows:

Voting Aye: Prosser, Wagaman, Baluch, Swanson

Voting Nay: None. Absent: Durstock **Motion Passed: 4-0-1**

4. ZBA 21-001: Approval of a Map Amendment, adopting a new Zoning Map for the Village of Roscoe in conjunction with a recently adopted code of zoning ordinances.

Administrator Sanders presented the new Village of Roscoe Zoning Map prepared in conjunction with the newly adopted Zoning Ordinance. In an effort to clean up the Map, the Village has combined three specialty zoning districts into one. The P (Park), F (Floodway), and C (Conservancy) have been combined into the P/C (Public/Conservancy) District. No permitted or Special uses have been removed from any of these districts, and in fact permitted uses have been expanded to include bed and breakfast and event venue facilities. Bars and restaurants have also been established as Special Uses, to be reviewed by the ZBA prior to approval.

Also, newly established is the RE (Residential Estate) District to allow for residential development on larger lot sizes, but it is not currently represented on the Map as no parcels have yet received that designation.

Prosser made a **motion to approve** the Map Amendment, adopting a new Zoning Map for the Village of Roscoe in conjunction with the adoption of a new Code of Zoning Ordinances, Seconded by Baluch. Roll Call Vote as follows:

Voting Aye: Prosser, Wagaman, Baluch, Swanson

Voting Nay: None. Absent: Durstock **Motion Passed: 4-0-1**

5. ZBA 21-002: Approval of a Map Amendment from the CG: Commercial General to the R1: Single Family Residential District for two adjacent properties commonly

known as 6148 Elevator Road (PIN: 04-27-351-003) and 6184 Elevator Road (PIN: 04-27-351-004)

The applicant, Mr. Hale annexed the properties into the Village in march of 2000, he was hopeful that commercial development would extend further east on Elevator road. This has not been the case, and a dental clinic at the corner of Elevator and Joncey has been the only commercial (office) development east of the Stonebridge trail. The continued development pattern in the area has been residential, with home construction continuing in the Roscoe Junction and Kinnikinnick Creekside subdivisions. Mr. Hale has the properties listed for sale, and the only interest expressed has been from parties wishing to continue the established residential use of the properties.

Administrator Sanders stated that given the existing pattern of single-family residential development, that the subject parcels have always been and continue to exist as single-family residences, and that the change in zoning will extend existing R1 district and will not create 'island' zoning, staff is recommending approval of the requested amendment

Swanson made a **motion to approve** the Map Amendment, changing zoning from CG: Commercial General to R1: Single Family Residential at 6148 and 6184 Elevator Road, Seconded by Prosser. Roll Call Vote as follows:

Voting Aye: Prosser, Wagaman, Baluch, Swanson

Voting Nay: None. Absent: Durstock **Motion Passed: 4-0-1**

6. Adjournment: Administrator Sanders entertained a motion to adjourn the meeting at 6:26 PM.

Swanson made a **motion**; seconded by Wagaman. Roll Call Vote:

Voting Aye: Wagaman, Swanson, Prosser, and Baluch

Voting Nay: None. Absent: Durstock **Motion Passed: 4-0-1**

Scott L Sanders: Zoning Administrator

Approved: APRIL 14, 2021

