

**Zoning Board Of Appeals
Village of Roscoe
10631 Main Street
Roscoe, Illinois 61073
Zoning Board of Appeals Minutes
Wednesday May 12, 2021
5:30 PM**

**METING TO BE CONDUCTED IN-PERSON AT VILLAGE HALL
10631 MAIN STREET**

MINUTES

1. CALL TO ORDER

Chairman Durstock, Swore in Brad Hogland as new member to board

2. ROLL CALL

In Person: Chairman Durstock, Ryan Swanson, MelissaSmith, GeorgeWagaman, Brad Hoglund

Absent: Laura Baluch, Michael Prosser

3. Approval of April 14, 2021 ZBA Minutes

Chairman Durstock entertained a **motion to layover minutes until next month**, Wagaman made a **motion to approve**;

Seconded by Swanson

Voting Aye: Swanson, Smith, Hoglund, Wagaman, Durstock, Prosser

Motion Passed: 5-0-2

4. ZBA 21-009: Public Hearing for Approval of a Variance to adopted parking lot design standards, waving the requirement for curb and gutter in the IL (Light Industrial) District for property commonly known as 5365 Edith Lane (PIN: 04-28-326-006)

Request presented by Tim Stewart;

Mr. Stewart purchased Edith Lane, This request is for approval of a Variance to current parking lot design standards, specifically waving the requirements for curb and gutter. The applicant has recently purchased the subject parcel and would like to expand their parking lot to accommodate storage of moving trucks used in conjunction with business (Straightline Moving).

Smith asks Mr Stewart what it would cost him to meet the ordinance standards and Mr Stewart stated that the variance is requested due to the financial impact it would have to his business estimated at additional \$10,000. He stated he would make it a uniformed lot as well as curb appeal.

Administrator Sanders pointed out to the Zoning Board that the business is technically out of public sight as well as the proposed parking lot not being visible to the street.

Chairman Durstock entertained a **motion**,

Smith made a **motion to approve;**

Seconded by Wagaman

Voting Aye: Swanson, Smith, Hoglund, Wagaman, Durstock, Prosser

Motion Passed: 5-0-2

5. Old Business

Administrator Sanders stated that the petition from Seed Real Estate LLC regarding the Whiteschool Road Annexation has been withdrawn. Administrator Sanders stated that the petitioner did not want to agree to the additional requests from the Roscoe Village Trustees that were presented at the April 20th meeting. He stated that the petitioner had change their business plan repeatedly from the November 2020 meeting as well as the use of the property. Administrator Sanders confirmed that their petition is effectively 'dead'.

6. New Business

None

7. ADJOURNMENT

Chairman Durstock entertained a **motion,**

Swanson made a **motion to approve;**

Seconded by Wagaman

Voting Aye: Swanson, Smith, Hoglund, Wagaman, Durstock, Prosser

Motion Passed: 5-0-2

Meeting adjourned at 5:50 pm

APPROVED 6/9/2021
