

**Zoning Board Of Appeals  
Village of Roscoe  
10631 Main Street  
Roscoe, Illinois 61073  
Zoning Board of Appeals Minutes  
Wednesday August 11, 2021  
5:30 PM**

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

**MINUTES**

**1. CALL TO ORDER**

**2. ROLL CALL**

In Person: Chairman Durstock, MelissaSmith, GeorgeWagaman, Brad Hoglund, Laura Baluch

Absent: Ryan Swanson, Michael Prosser

**3. Approval of July 14, 2021 ZBA Minutes**

Chairman Durstock entertained a **motion to approve minute**,  
Wagaman made a **motion to approve**;

Seconded by Baluch

Voting Aye: Durstock, Hoglund, Smith, Wagaman, Baluch

Absent: Prosser, Swanson

**Motion Passed: 5-0-0-2**

**4. ZBA 21-020: Design Review for a 3,360 SF Community Center and 50 car parking lot in the P/C District (Public/Conservancy) at a property commonly known as 4562 Hononegah Road (PIN 04-29-251-015)**

Chairman Durstock summarized ZBA 21-020, and presented Bob Nowicki, Roscoe Township and Daniel S Saavedra of Saavedra Group Architects. Chairman Durstock swore both parties in.

Robert Nowicki gave an overview of the request for the design of 4562 Hononegah Road, also known as the Robert J Cross Homestead. Nowicki stated that the Township will maintain the house and community center. The design concept was a Barn Theme to continue with the historical site. The property consists of approximately 17 acres and the plan is to incorporate walking paths and recreation to the site.

Mr Saavedra presented the design plan and explained the overview of the design as well as parking plan. He wanted to include the 17 acres which will be prairie restoration looking at bringing in new plants for the design as well as incorporating what might still be there. He

stated that the design would give an element of farmers market and a long term community environment. He went with a contemporary approach to the barn and presented pictures and design of the building along stating the benefits.

Chairman Durstock asked if the barn doors on the design would open, and it was stated no it was for design purpose only. Durstock also inquired as to the landscaping, in which Administrator Sanders stated that this would be made at board approval. Administrator Sanders stated that the Township has been great to work with and the Village have been working providing suggestions which have been receptive. Durstock asked about the fire sprinkler code and Mr Saavedra stated that it is at code no sprinkler required, if over 300 seating then yes it would require sprinklers. The size was kept smaller to avoid the expense of the sprinklers.

Chairman Durstock entertained a **motion to approve,**

Baluch made a **motion to approve;**

Seconded by Wagaman

Voting Aye: Baluch, Wagaman, Smith, Hoglund, Durstock

**Motion Passed: 5-0-0-2**

**4. Old Business**

**Administrator Sanders requested that the ZBA meeting be moved to September 15th to follow the Village Board Meeting.**

**Board Agreed**

**5. New Business**

**None**

**6. ADJOURNMENT**

Chairman Durstock entertained a **motion,**

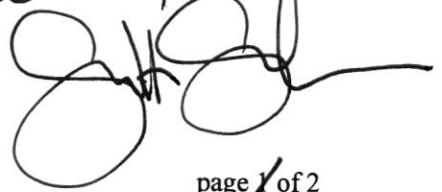
Baluch made a **motion to approve;**

Seconded by Wagaman

Voting Aye: Smith, Baluch, Hoglund, Durstock, Wagman

**Motion Passed: 5-0-0-2**

**Meeting adjourned at 6:00pm**

APPROVED 5-0-2  
SEPT. 15, 2021  
  
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