

**ZONING BOARD OF APPEALS
VILLAGE OF ROSCOE
10631 Main Street Roscoe, Illinois
September 15, 2021
5:30 P.M.**

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

Minutes

Call to Order:

Roll Call:

Durstock, Smith, Wagaman, Hoglund, Baluch

Missing: Prosser, Swanson

Approval of August 11, 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

ZBA 21-021: Approval of a modification to the Specific Implementation Plan (SIP) for Prairie Business Center Planned Commercial Development at two adjacent properties commonly known as 11932 Baneberry Drive (PIN: 04-29-426-009) and 11954 Baneberry Drive (PIN: 04-29-426-007)

Greg Powers, presented his request for multi family 6 units, each unit would be different, approximately 1550 sq no basement, design reviews were presented along with discussion of the original units. These would be rental properties, not resale and fencing between properties as well as between Mary's Market. The goal is to finish off the original development from years back (1993?)

Chairman Durstock entertained a motion,

Smith made a motion to approve;

Seconded by Baluch

Voting Aye: Durstock, Hoglund, Smith, Wagaman, Baluch
Absent: Prosser, Swanson
Motion Passed: 5-0-0-2

ZBA 21-022: Approval of a Design Review for a multi-family residential development at two adjacent properties commonly known as 11932 Baneberry Drive (PIN: 04-29-426-009) and 11954 Baneberry Drive (PIN: 04-29-426-007)

Chairman Durstock entertained a motion,
Smith made a motion to approve;
Seconded by Baluch
Voting Aye: Durstock, Hoglund, Smith, Wageman, Baluch
Absent: Prosser, Swanson
Motion Passed: 5-0-0-2

ZBA 21-023: Approval of a Design Review for a new commercial building at a property commonly known as 11212 Main Street (PIN: 04-33-176-016)

Dwayne Flowers of Roscoe Glass, summarized his needs to expand his building. Administrator Sanders pointed out the design of the building would match up to existing building. The fence will be displaced from 100 to 35 ft, a gap would be between the building adding landscaping and low maintenance bushes. Photos were presented to the board and again it was pointed out the design of building would match up to existing building.

Chairman Durstock entertained a motion,
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

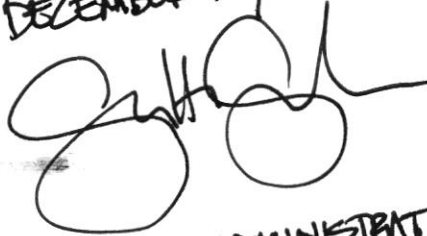
Old Business:
None

New Business:
None

Adjournment:

Chairman Durstock entertained a motion,
Wagaman made a motion to adjourn;

Seconded by Baluch
Voting Aye: Durstock, Hoglund, Smith, Wagaman, Baluch
Absent: Prosser, Swanson
Motion Passed: 5-0-0-2

APPROVED 5-0-2
DECEMBER 15, 2021

ZALINA ADMINISTRATOR