

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

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

Minutes

1. Call to Order:
2. Roll Call:
Present: Durstock, Smith, Wagaman, Prosser, Hoglund
Absent: Swanson, Baluch
3. Approval of September 15, 2021 ZBA minutes.
Chairman Durstock entertained a motion to approve minutes,
Smith made a motion to approve;
Seconded by Wagaman
Voting Aye: Durstock, Smith, Wagaman, Prosser, Hoglund
Absent: Swanson, Baluch
Motion Passed: 5-0
4. ZBA 21-024: Public Hearing for a Map Amendments from the CG: General Commercial District to the RM: Multi-Family Residential District for a property commonly known as 5091 Edgemere Court (PIN: 04-28-353-006) Applicant: Gregg Powers (Representing Alfonso Rinaldi)

Chairman Durstock called upon Gregg Powers

Chairman Durstock swore in Greg Powers, and asked Mr. Powers to present his request, Mr Powers presented his request, stating he was looking to develop lot with 2 singles and 3 units, 2-2bedroom town houses. Administrator Sanders interrupted to address board that this first hearing is for the request of rezoning. This lot was originally bigger and zoned as commercial, and now wants to change to RM. Zoning has never been an issue, basically it's the size and the lot is too small. Administrator Sanders presented the map and summarized the background of the lot.

Chairman Durstock entertained a motion to approve and move on to board,
Prosser made a motion to approve,
Seconded by Smith
Voting Aye: Smith, Wagaman, Durstock, Hoglund, Prosser
Absent: Swanson, Baluch
Motion Passed: 5-0

5. ZBA 21-025: Approval of a Design Review for a multi-family residential development at a property commonly known as 5091 Edgemere Court (PIN: 04-28-353-006) Applicant: Gregg Powers (Preston Holdings LLC)

Chairman Durstock called on Gregg, and he is still sworn in. Gregg summarized the overview of the design, stating they want to develop rental properties, 2-bedroom townhouses, 2 story garages off Edgemere. There will be 2 different structures same size spacing, basically 3 family and 2 family 2 story properties. Smith asked if they could add brick on the columns to add more appeal, and Prosser inquired about adding a 2 ft burn with 6 ft trees. Administrator Sanders stated because it would be residential with commercial behind, that landscaping is a condition for approval. The Village would like more evergreen trees to be planted along the side and back to allow a more transitional area according to ordinance. Mr. Powers stated he would landscape the entire perimeter, north and east just for privacy. Conditions verbiage needs to be added 170.91 for additional landscaping and adding brick to the garages.

Chairman Dustock entertained a motion to approve,

Prosser made a motion to approve with condition on East 8 6ft evergreens trees with 2ft burm, on North, 7 6ft evergreens trees with 2ft burm, and brick on the columns to soffit,

Seconded by Wagaman

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

Absent: Swanson, Baluch

Motion Passed: 5-0

6. ZBA 21-026: Approval of a Design Review for construction of an Urban Chicken Coop at 9745 Cinnabar Drive (08-03-351-001)

Chairman Durstock called upon Randy Barton

Chairman Durstock swore in Randy Barton, 9745 Cinnabar Drive, Roscoe

Mr Barton summarized his request for Urban chicken coop, Mr Barton stated he has 4 hens, the coop currently is 4x8 with 32 ft coop is part of a plastic garden shed. He wants to extend the coop. Administrator Sanders gave an overview of the lot as well as stating it meets all off set requirements. It is a secluded lot and satisfies ordinances. Administrator Sanders stated it wouldn't be brought to board if it didn't meet all staff requirements. Wagaman inquired if chickens are only in the shed. Mr Barton stated it is half shed, its enclosed and they have a run. Destock asked if he planned to run electric, and Mr. Barton stated no.

Chairman Destock entertained a motion to approve minute,

Prosser made a motion to approve;

Seconded by Wegman

Voting Aye: Prosser, Hoglund, Smith, Wagaman

Voting Nay: Durstock

Absent: Swanson, Baluch

Motion Passed: 4-1

7. Old Business:

Admininstrator Sanders advised that it was formerly adopted, well on agenda for next Tuesday to increase pay for individual meetings an additional \$20.

8. New Business:

9. Adjournment:

Chairman Dustock entertained a motion to adjourn

Prosser made a motion to adjourn;

Seconded by Wagaman

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

Absent: Swanson, Baluch

Motion Passed: 5-0

MINUTES APPROVED 7-0-0
FEBRUARY 23, 2022