

**ZONING BOARD OF APPEALS  
VILLAGE OF ROSCOE  
10631 Main Street Roscoe, Illinois  
February 23, 2022 5:30 P.M.**

**Minutes**

Administrator Sanders summarized how the evening and public hearing will proceed. Administrator Sanders summarized the format; the applicant will make presentation then it will be opened for public comment. You must sign in with name and address, you may speak, and applicant will have the opportunity to respond. Then hearing will close, and it will be voted on to move on to Village Board. It will first go to Committee of the Whole, then move on to the Village Board Meeting for final vote on March 15, 2022. Item 2 is for design review which will be moved over.

1. Call to Order

2. Roll Call

Present: Baluch, Wagaman, Durstock, Prosser, Smith, Hogle, Swanson

3. Approval of December 15, 2021 ZBA minutes.

Chairman Durstock entertained a motion to approve minute,

Wagaman made a motion to approve

Seconded by Baluch

Voting Aye: Hogle, Smith, Prosser, Wagaman, Swanson, Durstock, Baluch

Motion Passed: 7-0-0

4. **ZBA 22-001:** Public Hearing for a Map Amendments from the CG: General Commercial District to the RM: Multi-Family Residential District for two contiguous properties commonly known as 8XXX Roscoe Road (PIN: 08-06-101-008 and 08-06-126-003) Applicant: White Oak Trust

Chairman Durstock summarized ZB 22-001, Chairman presented the applicant Jeff Linkenheld of Arc Design, who is a civil engineer representing Josh Petry dba as White Oak Trust. Mr. Linkenheld working with these sub-division since the 1990's. White Oak is not same entity as Petry Trust. Mr. Linkenheld stated White Oak is looking for a fresh break and interested in pursuing a residential development, vs commercial. Mr. Linkenheld gave an overview of the design and asking to switch to multi family instead of commercial general. They are proposing 3 family and 4 family townhomes. Mr. Linkenheld stated that this design is the same design being used in for development in Lake Mills Wisconsin. Mr. Linkenheld stated that the buildings meet all setback and ordinances, and they will not be asking for any variances. The setbacks exceed

the code requirements, and Mr. Linkenheld gave an overview of the landscape plans and buffer zones. Mr. Linkenheld stated they have contacted the county and was advised that the county highway department is already conducting an intersection study at Roscoe and Old River Road, stating they are working on their own improvement plans. Mr Linkenheld confirmed that the applicant will be conducting traffic studies at the proposed access points to Old River and Roscoe Roads for County review and approval.

Chairman Durstock opened it up for public comment:

- Resident Carrie Houston, 10282 Pinesap Pl; Ms. Houston expressed her interest in having a park added into the development and stated if the zoning is approved that something denser could be built. Her concern if the zoning is approved, that the fact this is going to be sub-divided, and the designs could change. She isn't against multi family; however, she is concern about 17 different slum lords owing properties and who would take care of the landscaping down the road.
- Resident Dan Green, inquired about how many people would be living in this development, and it was stated 144 units. Mr. Green made statements regarding who would widen the road, wanted clarification of who was building the units. Mr. Green also expressed his concern as to who would maintain the properties and landscaping on the rental units.
- Resident Chad Darvikas, Mr. Darvikas shared his concern regarding the Rockton School District, and the capacity of the schools are an issue. Was this addressed with the school district? Mr. Darvikas stated he would be ok with this being single family homes and stated his concern that a traffic study needs to be done.
- Resident Mike Wright, Mr. Wright shared his concern and that he is not against renters but would rather see single family homes. He also shared his concern about the schools and feels there needs to be conversations between the village and the school district. The entrance at Old River Road, and the entrance proposed is questionable. He wanted to know why the board doesn't have the power to decide what type of residential can be determined for that area.
- Resident Dave Byrnes, Mr. Byrnes shared his concern about the traffic study and stated the entrance proposed is questionable. And who pays for the additional resources like police, fire, schools when adding the multifamily housing.
- Resident Cole Pangilvich, Mr. Pangilvich shared his wish that they use the site with mixed development of site.
- Resident Rob Baxter, Mr. Baxter shared his concern regarding the development, stating 10 years ago that this was denied. Rob stated that this was denied around 2010 and moving forward that he is concerned how fast this was developing. Mr. Baxter stated why approve when the county hasn't finished its study, unless this is already a done deal? Mr. Baxter thinks there is better use and doesn't feel multi family would benefit that area. Mr. Baxter requested the board to consider the residents in the area and their thoughts and concerns.
- Resident Gary Jacobson, Mr. Jacobson addressed his a few questions if this will be entire rental properties and questioned what the hurry is for the decision on rezoning. He requested the board to consider everyone thought and concerns. His main concern is the traffic and all the idiots that go through the stop sign.

- Resident William Babcock, Mr. Babcock addressed the board with his concerns regarding the request stating he is ignorant on how the board works. He wanted to know what the criteria is for the board to vote; do they take into consideration of those affected by this. Mr. Babcock stated he lives on Goosedown, and see's this as a thru way and there are a lot of children in the sub-division. He states that a lot of police calls are from the condominiums down the road. Mr. Babcock stated he is not opposing to renters but feels a single family approach would be beneficial. Mr. Babcock addressed the concern of traffic, the extra burden on the schools and the loss of peacefulness and beauty of the area by putting in apartments.
- Resident Patty Trotter, Ms. Trotter stated she lives on Goosedown dr, she thanked the board for allowing her to speak. Her back door is adjacent to the proposed development, and not happy about the noise level that will go up, as well as the concerns of multifamily. She would prefer to see single family homes.
- Resident Martha Byrnes, Ms. Byrnes stated her concerns about the water and how when there was a drought those on Goosedown were affected. She brought up the concern of the water company and to keep in mind the issues from years back.
- Resident Nicole Stiplosek, Ms. Stiplosek is addressing the concerns that her back yard backs up to the development proposed. She would prefer to see single family homes, and that many people want to relocate to Roscoe area, and single-family homes would be beneficial.
- Resident Mike Botz, Mr. Botz shared the same concerns as everyone else regarding the idea of single family over multi family. He shared the concerns of the traffic, and the idea of putting apartments in his back yard and it will ruin the view and the value of his home. He is not happy with the idea of a 2-story building in his back yard.
- Resident Scott Johnson, Mr. Johnson stated his property backs up to the retention pond and wants to know where the water run off will be.
- Resident Susan Trusty, Susan addressed her concern about single family, as well as only one road, off Roscoe Road.

Administrator Sanders summarized the use of commercial general and what would be able to build, and special use permits for multi family under commercial general.

Chairman Durstock closed the public hearing.

Chairman Durstock entertained a motion to approve,  
 Baluch made a motion to approve  
 Seconded by Wagaman  
 Voting Aye: Smith, Wagaman, Durstock, Baluch  
 Voting Nay: Hogle, Prosser  
 Abstained: Swanson  
 Motion Passed: 4-2-1

5. **ZBA 22-002:** Approval of a Design Review for a multi-family residential development as part of a proposed Plat 5 of Hawks Pointe Subdivision at two contiguous properties commonly

known as 8XXX Roscoe Road (PIN: 08-06-101-008 and 08-06-126-003) Applicant: White Oak Trust

Chairman Durstock entertained a motion to layover,  
Prosser made a motion to approve  
Seconded by Baluch  
Voting Aye: Hogle, Smith, Prosser, Wagaman, Durstock, Baluch  
Abstained: Swanson  
Motion Passed: 6-0-1

6. **ZBA 22-003:** Approval of a Design Review for construction of a 3,500 SF building addition to the Village of Roscoe Public Works facility at 5402 Swanson Road (PIN: 08-09-175-012). Applicant: Village of Roscoe 7. Old Business:


Village Administrator Scott Sanders presented the proposed 3,200 SF addition to the Public Works facility. Swanson asked to verify the setback measurement from the northern corner of the building to the property line. As no exhibit clearly labeled the dimension, Swanson requested that the item be laid over to allow for preparation off an additional exhibit

Chairman Durstock entertained a motion to layover,  
Prosser made a motion to approve  
Seconded by Swanson  
Voting Aye: Hogle, Smith, Prosser, Wagaman, Durstock, Baluch, Swanson  
Motion Passed: 7-0-0

8. New Business:

9. Adjournment:

Chairman Durstock entertained a motion to adjourn,  
Wagaman made a motion to approve  
Seconded by Prosser  
Voting Aye: Hogle, Smith, Prosser, Wagaman, Swanson, Durstock, Baluch  
Motion Passed: 7-0-0

APPROVED 3/29/22  
6-0-1  
  
ZONING ADMINISTRATOR.