

**ZONING BOARD OF APPEALS  
VILLAGE OF ROSCOE  
10631 Main Street Roscoe, Illinois  
March 29, 2022 5:30 P.M.**

**Minutes**

1. Call to Order

2. Roll Call

Present: Baluch, Wagaman, Durstock, Hoglund, Swanson

3. Approval of February 23, 2022 ZBA minutes.

Chairman Durstock entertained a motion to approve minute,

Wagaman made a motion to approve

Seconded by Baluch

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

Motion Passed: 5-0-0

**4. ZBA 22-004:** Approval of a modification to the Specific Implementation Plan (SIP) for Prairie Business Center Planned Commercial Development at two adjacent properties commonly known as XXXX Bluestem Road (PIN: 04-29-426-014) and XXXX Prairie Rose Drive (PIN: 04-29-276-009)

Administrator Sanders provided a brief introduction to the requested action. In 1993, Prairie Business Center was approved as a CPD (Commercial Planned Development), following the review and approval process established for a Planned Use Development (PUD). This development includes at its core the Hilander Village commercial/retail center, with the now Schnucks grocery store as its anchor. The development extends west along Bluestem Road, east along Rockrose Court, and North to the Mercy Health Clinic on Prairie Rose Drive. The requested action involves two adjacent parcels that are centrally located within the ‘circle’ that is defined by Bluestem Road, Baneberry Drive, and Prairie Rose Drive

The requested action is for a minor amendment to the original PUD, a determination that was made under the authority of the Zoning administrator after verifying that all qualifying criteria a listed in ordinance had been satisfied.

The applicant presented the proposed amendment. The intent is to still provide multi-family housing, but only as a series of 27 duplex structures, that will result in 54 dwelling units as opposed to the original 69 as established by the PUD.

Based on the reduction of overall development density, the increased resulting green space, and the proposed establishment of private drives, staff had recommended approval of the request.

Chairman Durstock entertained a motion to approve,  
Baluch made a motion to approve  
Seconded by Wagaman  
Voting Aye: Wagaman, Durstock, Baluch. Hoglund, Swanson  
Voting Nay:  
Abstained:  
Motion Passed: 5-0-0

5. **ZBA 22-005:** Approval of a Design Review for a multi-family residential development at two adjacent properties commonly known as XXXX Bluestem Road (PIN: 04-29-426-014) and XXXX Prairie Rose Drive (PIN: 04-29-276-009)

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Motion Passed: 5-0-0

8. New Business: Village/Zoning Administrator Sanders provided an update on the Map Amendment that was moved on from the ZBA on February 23, and ultimately approved by the Village Board on March 15, 2022. Mr Sanders also discussed the next steps in the design process, and all of the studies that will be required prior to contemplating Design Review approval. Critical among these is completion of a traffic study as requested and ultimately reviewed by the Winnebago County Highway Department.

#### 9. Adjournment

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