

**ZONING BOARD OF APPEALS
VILLAGE OF ROSCOE
10631 Main Street Roscoe, Illinois
August 10, 2022
5:30 P.M.**

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

Minutes

1. *Call to Order:*

Meeting was called to order by Chairman Durstock at 5:38 pm

2. *Roll Call:*

Present: Durstock, Hoglund, Swanson, Wagaman

Absent: Baluch, Prosser

3. *Approval of May 18, 2022 ZBA minutes.*

Swanson made a motion to approve

Seconded by Wagaman

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

Motion Passed: 5-0-0

4. ***ZBA 22-008: Approval of a Design Review for construction of a 2,620 SF financial institution building to be located at 5110 Rockrose Court (PIN: 04-28-301-003).***

Architect David Hagney was present and sworn in. Mr. Hagney stated that Members Alliance is presently located within the Wal-Mart on Rockton Road, but was looking to establish a new stand-alone Credit Union Facility. Mr. Hagney presented the proposed 2,600 SF building, and walked the Board through the building details such as the drive through bays, teller locations, internal offices and parking configuration. Exterior treatments will be a combination of stone and hardi-plank cement board siding or possibly an extruded aluminum siding product that will have a finished photographic-like appearance similar to redwood.

Administrator Sanders stated that the project has already been reviewed by staff, and that the Village Engineer has confirmed that the existing detention pond is sufficiently sized to accommodate the development of the parcel in question. Administrator Sanders also stated that the proposed Credit Union complied with all applicable ordinances, has more than the required amount of parking, and is much smaller than what the site might support. A landscape plan and lighting plan (if applicable) will still need to be submitted for staff review and approval prior to issuance of the final Zoning Permits.

Trustee Petty spoke from the gallery to ask where exactly the building was going to be located.

Chairman Durstock entertained a motion,
Swanson made a motion to approve with conditions as follows:

1. Submittal of a Landscape Plan for staff review and approval
2. Submittal of Dumpster Enclosure treatment for staff approval
3. Submittal of a site lighting plan (is applicable) for staff approval

Seconded by Hoglund

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

Motion Passed: 5-0-0

5. *Old Business:*

Administrator Sanders provided updates on the design progress for the proposed Plat 5 of Hawk's Pointe subdivision. The developer was been working with Village and County and has submitted both off-site roadway improvement plans and a drainage study for review and approval. At this stage all design efforts appear to conform with applicable governing ordinance.

Wagaman inquired as to status of construction of duplexes north of Bluestem along Rose Way. Administrator Sanders indicated that the Village issued Zoning permits for just the first two units as they aligned with the current Plat, but that the developer still needs to re-plat the remainder of the property prior to issuance of any additional permits.

6. *New Business:*

No new business discussed

7. *Adjournment:*

Chairman Durstock entertained a motion to adjourn,

Hoglund made a motion, Seconded by Wagaman

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

Motion Passed: 5-0-0