

**ZONING BOARD OF APPEALS
VILLAGE OF ROSCOE
10631 Main Street Roscoe, Illinois
November 9, 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, Smith, Baluch, Wagaman

Absent: Swanson, Prosser

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

Baluch made a motion to lay over

Seconded by Wagaman

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

Motion Passed: 5-0-0

4. ***ZBA 22-011: Design Review for Approval of a Multi-Family Development (Townhomes of White Oak) in Hawks Pointe Plat 5 (current PIN: 08-06-101-008, 08-06-126-003)***

Village Administrator Scott Sanders opened the presentation by explaining the nature of the action being contemplated by the ZBA this evening. The property upon which the proposed development will be constructed was rezoned to RM (multi-family residential) by the Village Board on 4/5/22, and as such, the development is allowed by right. The task of staff and the ZBA at this stage is to review the plans for conformance with applicable ordinance, compliance with applicable traffic and stormwater ordinances, and to review the ‘aesthetic environment’ being created within the development.

Jeff Linkenheld of Arc Design Resources came forward to present the final design of a proposed multi-family development called the Townhomes of White Oak. Mr. Linkenheld presented several exhibits including an Overview Site Plan, Landscape Plans, Off-Site Roadway Improvement Plans, and Building Elevations for the two models being proposed, each both a 3-Family and 4-Family configuration (see attached).

Mr. Linkenheld also recapped the process that the applicant had gone through with the Winnebago County Highway Department with respect to traffic and requirements for turn lane improvements. He referenced approval letters from County Engineer Carlos Molina approving both the completed Traffic Study, and the resulting turn lane configurations (see attached).

Public Comment:

Rob Baxter. Asked if Roscoe Road would be closed during construction. Stated that he opposed the project and questioned its benefit to the Village of Roscoe. How does it benefit the residents of Roscoe?

Carol Gustafson: Objected to the square footage of some of the proposed units (1,500 SF living space exclusive of the garage) and the fact that these units had single car garages. Stated that these units were not 'high end'. Stated that we enticed people with better looking units around the perimeter and now 'hide' these lesser units within the perimeter. Encouraged ZBA to reject the development because 'despite the beautiful planting, it does not meet the definition of a high-end residential area'.

William Babcock: Asked 'can you reject this plan'? (answer, yes). Stated that the development does not meet what was sold to the Board as 'high-end' development. Stated that Scott Sanders has done a good job of acting as salesperson for this project. Objected to the 'transient nature' of multi-family housing. Does not feel that this development will add value to the community. Then stated that he thinks it's a 'great idea', just not at this location. Stated that residents of multi-family do not 'take root' and do not contribute to the community in a positive way.

Unnamed Female: What surety will be established to ensure that the proposed turn lanes will actually be constructed (answer, the Village will require a bond to ensure completion). Asked if there could be a berm incorporated into the south edge of the development (answer, there can be).

Nate Green: Asked if curb and gutter would be installed (answer, it will). Asked if this was supposed to happen in Denali (answer, it was not). Addressed issue of mailboxes in Denali. Asked if this development would have cluster mailboxes (answer, it likely will).

Carol Gustafson: Asked about road maintenance responsibility (answer, Village will assume responsibility once accepted as public streets). Asked the developer how much he would be selling the ‘smaller units’ for. Joshua Petry answered he anticipated a price point of \$240,000. Questioned lack of recreation space, where are the pickleball courts? Asked when roadways will be constructed? (answer, roadways will be constructed prior to buildings).

Rob Baxter: Wanted to state that the reason that fire trucks and mail delivery could not access Denali during a prolonged period of incomplete roadways.

Nate Green: Wanted to know what benefit there could be to the commercial property at the corner of Roscoe and Old River (answer, sales tax revenue generation). Stated that he thinks that single-family is great, but not multi-family. Stated that at no point did the ZBA or Board go behind closed doors to discuss this (answer, prohibited by Open Meeting Act)

Michael Wright: Asked about any improvements to the Roscoe and Old River Road intersection? (answer, no immediate improvements were required by traffic study, but that Winnebago County has plans to reconstruct Roscoe Road from Route 2 to Old River in the coming years).

Stated that he felt slighted, that the development is not ‘high-end’ and has gotten a little ‘cheaper’. Feels that surrounding residents sold on something better.

Chairman Durstock entertained a motion,
Wagaman made a motion to approve:
Seconded by Baluch
Voting Aye: Wagaman, Smith, Baluch, Durstock
Voting No: Hوجلund
Motion Passed: 4-1-0

5. *Old Business:*

No old business discussed

6. *New Business:*

No new business discussed

7. *Adjournment:*

Chairman Durstock entertained a motion to adjourn,
Baluch made a motion, Seconded by Wagaman
Voting Aye: Wagaman, Baluch, Smith, Hوجلund, Durstock
Motion Passed: 5-0-0