

**ZONING BOARD OF APPEALS  
VILLAGE OF ROSCOE  
10631 Main Street Roscoe, Illinois  
April 12, 2023  
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: Swanson, Smith, Hogle, Durstock  
Absent: Wagaman, Prosser, Baluch

3. Approval of October 12, 2022 ZBA minutes.

Chairman Durstock entertained a motion to approve minute,  
Swanson made a motion to approve;  
Second by Smith  
Voting Aye: Hogle, Smith, Swanson, Durstock  
Absent: Prosser, Wagaman, Baluch  
Motion Passed: 4-0

Approval of February 8, 2023 ZBA minutes.  
Chairman Durstock entertained a motion to approve minute,  
Swanson made a motion to approve;  
Second by Smith  
Voting Aye: Hogle, Smith, Swanson, Durstock  
Absent: Prosser, Wagaman, Baluch  
Motion Passed: 3-1-0

4. **ZBA 23-005:** Public Hearing for a Variance request to waive the Curb and Gutter requirement for a commercial off-street parking lot at 11291 Main Street (PIN: 04-33-129-009)

Chairman Durstock called on the applicant Jeff Redieske, 14908 Deseck Dr and swore him in.

Mr. Redieske introduced himself and summarized his request for the variance of waiving curb and gutter. He is currently converting the property at 11291 Main Street, as his second insurance agency. There have been exterior and interior upgrades, and currently adding the parking lot, which is currently at 9 spots. Mr. Redieske stated they wanted to waive the curb and gutter as he wants to have access to the back as they have intentions of bringing in food trucks for the community and have events. He wants to see Main Street grow. He can afford the curb and gutters, but would like to have the access to the back property. He stated his intention is to tear down the building in 10

years or so and create multi units. Mr. Swanson stated that staff had worked with you to work with curb and gutter, and wanted to know what that discussion was. Mr. Redieske stated they had conversation of partial curb and gutter, but there was also discussion of the expansion of Main Street. Mr. Hoglund asked what the requirement is, and Administrator Sanders stated all new parking lots are required for curb and gutter. There is an ordinance and a variance would be required to waive curb and gutter. Ms. Smith wanted to know what area of Main Street would damage the curb and gutter. Administrator Sanders stated that the Village of Roscoe has invested to redesign Main Street, which is broken into three portions, from Williams Drive to Elevator Road it will be remove and replace as is. Ms. Smith asked about the food trucks, could that be on the grass, and Administrator Sanders stated the food truck option is not a factor for this request, separate issue. Mr. Swanson, stated it's a standard for curb and gutter and would be open to a hybrid option.

Chairman Durstock entertained a motion to approve variance,  
Smith made a motion to approve variance parking lot construction without curb and gutter  
Second by Hoglund  
Voting Aye: None  
Voting Nay: Hoglund, Smith, Swanson, Durstock  
Absent: Prosser, Wagaman, Baluch  
Motion Passed: 4-0

Chairman Durstock entertained a motion to approve variance,  
Swanson made a motion to approve with condition to do hybrid option with curb and gutter installed with exception to waiving of the northeast parking lot;  
Second by Hoglund  
Voting Aye: Smith, Swanson, Hoglund  
Voting Nay: Durstock  
Absent: Prosser, Wagaman, Baluch  
Motion Passed: 3-1

5. **ZBA 23-006:** Public Hearing for a Special Use Permit to allow construction of a multi-use Community Open-Air Pavilion, including live musical performances, at 4562 Hononegah Road (PIN: 04-29-251-015)

Chairman Durstock entertained a motion to layover,  
Swanson made a motion to request layover to next meeting  
Second by Smith  
Voting Aye: None  
Voting Nay: Hoglund, Smith, Swanson, Durstock  
Absent: Prosser, Wagaman, Baluch  
Motion Passed: 4-0

Chairman Durstock called on applicants to discuss request:

Attorney Thomas Green provided overview of the project and the new request for the Pavilion.

Daniel Saavedra, Architect of Saavedra Group provided overview of the request and went over design.

Public Comment:

- Carolyn Dreylen, 12264 Frances Lane; Voiced concerns over security, times and amount of people that would be attending. Parking is an issue as the lot is small, concerns with parking on Frances Lane.
- Janet , Frances Lane; Voiced same concerns as Carolyn, however also wanted to mention about the families that are walking and biking on Frances Lane. Stated there was no exit on to Frances Lane and now construction is using an outlet coming in and out from the street.
- Dianne Wallace, 4478 Adel St, voiced concerns with security, the times open and loudness of music? It's a quiet area, what type of music, how often?
- Nancy Flick, 4502 Straw Lane, has issues with how lighted up it is at night it shines straight into her bedroom window.
- Garden of Prairie Rose, sent email which was read to board. There are concerns with the traffic and disruption to their residence since the Pavilion would be near the property line.

6. Old Business:  
None

7. New Business:  
None

8. Adjournment:

Chairman Durstock entertained a motion to adjourn  
Smith made a motion to adjourn  
Second by Hوجلund  
Voting Aye: None  
Voting Nay: Durstock, Smith, Hوجلund, Swanson  
Absent: Prosser, Wagaman, Baluch  
Motion Passed: 4-0

APPROVED  
5/17/23  
