

ZONING BOARD OF APPEALS
VILLAGE OF ROSCOE
10631 Main Street Roscoe, Illinois
September 13, 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: Durstock, Hoglund, Waggaman, Mead
Absent: Swanson, Smith, Baluch
(Arrived late Baluch)
3. Approval of July 12, 2023 ZBA minutes.

Chairman Durstock entertained a motion to approve minute,
Waggaman made a motion to approve;
Second by Mead
Voting Aye: Mead, Waggaman, Hoglund, Durstock
Absent: Smith, Swanson, Baluch
Motion Passed: 4-0-0
4. ZBA 23-017: Design Review for construction of a Community Scale Solar Energy Facility at XXXX Edith Lane (PIN: 04-28-326-010, 04-28-401-005)

Applicant requested a layover; Administrator Sanders stated the Village has been working with applicant for some time and has requested a layover. They currently are working out a variance process with Four Rivers Sanitation. It is expected to be ready in October.

Chairman Durstock entertained a motion to approve minute,
Mead made a motion to approve;
Second by Hoglund
Voting Aye: Waggaman, Mead, Hoglund, Durstock
Absent: Smith, Swanson, Baluch
Motion Passed: 4-0-0
5. ZBA 23-018: Public Hearing for a Map Amendments from the R1: Single-Family Residential District to the CG: Commercial General District for a property commonly known as 10915 Main Street (PIN: 04-33-404-101)

Chairman Durstock called on applicant Matthew Nichols, Mr. Nichols was sworn in by Chairman Durstock. Mr. Nichols summarized his request for the Map Amendment, as he wishes to locate his Insurance Agency at the property. He stated that he wants to collaborate with the community with his business. He has a vision to make his agency a pillar of the community, updating with new windows and siding, parking lot. Administrator Sanders stated this is the first step to rezone the property. Currently there is no design to present. Mead asked what his intentions are with the lot, and Mr. Nichols stated he would like to build a small three store front for like a donut/coffee shop, hospitality and help develop Main Street. Ms. Gayle Watkins stated her concern of the bike path and enjoys watching people go by and she is worried about this adding more traffic and partying. She is also concerned with parking and zipping in and out. Administrator Sanders stated it's only a one-acre lot and will not be able to hold too big of a development. Mr. Nichols stated these would be businesses most likely closed by 5pm. He isn't looking to add gaming or a bar. Ms. Watkins stated if it is zoned business and he leaves any business can come in change that. Administrator Sanders stated the goal is to see Main Street developed with commercial retail, hospitality as a connected retail business district.

Chairman Durstock closed the hearing.

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

Administrator Sanders advised Mr. Nichols this would go to Committee of the Whole next for approval to move on to the Village Board.

(Baluch arrived late)

6. ZBA 23-019: Public Hearing for a requested Variance to increase the maximum allowable height of a privacy fence in the front yard setback from 4'-0' to 6'-0" at 5267 Frankie's Lane (PIN: 04-33-353-005)

Chairman Durstock called on applicant Ms. Amanda McKinney and swore her in. Ms. Amanda McKinney presented the ZBA Board with illustration of her yard, as well as described her need for the 6-foot fence stating she has no privacy and everyone can see into her yard. She stated that everyone from HWY 251 can see her in her yard and kitchen as well as the girls over at Stillman Valley Bank. She wants privacy and tired of the garbage coming into her yard from HWY 251. She pleaded with the board to approve so she can give her kids privacy, stop the garbage and not have everyone looking into her yard and home. Administrator Sanders presented the board with the issues with the fence setbacks providing the board with the property. Administrator Sanders stated the variance applies to the River Street setback allowing for the 6-foot fence. The findings of facts are in the report and there is a hardship according to staff, this is unusual to have 3 front yard setbacks.

Chairman Durstock closed the public hearing. Mead stated he drove over to the home


and sees the hardship with the yard as well as understands the setbacks.
Chairman Durstock entertained a motion to approve minute,
Waggaman made a motion to approve;
Second by Mead
Voting Aye: Mead, Hoglund, Durstock, Baluch and Waggaman
Absent: Smith, Swanson,
Motion Passed: 5-0-0

7. Old Business
None

8. Public Comment:
None

9. Adjournment:

Chairman Durstock entertained a motion to approve minute,
Baluch made a motion to approve;
Second by Mead
Voting Aye: Durstock, Hoglund, Waggaman, Mead and Baluch
Absent: Smith, Swanson,
Motion Passed: 5-0-0

APPROVED 10 / 11 / 23

ZONING ADMINISTRATOR