

ZONING BOARD OF APPEALS VILLAGE OF
ROSCOE

10631 Main Street Roscoe, Illinois

December 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: Wagaman, Smith, Baluch, Meade and Durstock
Absent: Swanson and Hogleund
3. Approval of October 10, 2023 ZBA minutes.

Chairman Durstock entertained a motion,
Meade made a motion to approve,
Second by Smith,
Roll Call Vote: Wagman, Smith, Baluch, Meade and Durstock - YES.
Absent: Swanson and Hogleund
Motion Passed: 5-0-0

4. ZBA 23-021: Design Review for the construction of a 2MW Community Scale Solar Energy System at XXXX Edith Lane (PIN: 04-28-326-010 and 04-28-401-005)

Chairman Durstock called on North Pasture Solar to provide overview for design. Ms. Abby Wittlowitzki and Isaiah Fields presented the board with the design stating that Trajectory Energy Partners is developing the community solar project in the Village of Roscoe. The project will produce enough energy to power over 400 homes and provide a combine savings to subscribers of \$42,000. The location is located north of the Village of Roscoe off Edith Land and next to Stone Bridge Trail. The ground mounted solar project will utilize a fixed tilt or a single axis tracker system which follow the arc of the sun throughout the day. The site takes roughly 6-12 months to develop. There will be growing pollinator plants under the solar panels to habitat food for birds, bees, butterflies and other beneficial insects.

Chairman Durstock entertained a motion,
Baluch made a motion to approve,
Second by Smith,
Discussion: None
Roll Call Vote: Meade, Baluch, Smith, Wagaman and Durstock - YES.
Absent: Swanson and Hogleund
Motion Passed: 5-0-0

5. ZBA 23-022: Design Review for Construction of a multi-family development as part of Roscoe Junction Plat 2 at XXXX Willowbrook Road (PIN: 04-28-476-001 and 04- 28-476-002)

Chairman Durstock called on Mr. Darko of Ambassador Homes, who provided an overview of

the units that would be going into Plat 2. Mr. Darko described units as multi family, brick and vinyl with landscape design to be submitted.

Chairman Durstock entertained a motion,
Baluch made a motion to approve,
Second by Meade,
Discussion: None
Roll Call Vote: Wagman, Smith, Baluch, Meade and Durstock - YES.
Absent: Swanson and Hogleund
Motion Passed: 5-0-0

6. ZBA 23-023: Design Review for construction of two 12,200 SF Industrial 'Start-Up shop' Buildings at 5302 Swanson Road (PIN: 08-09-176-015)

Chairman Durstock called on applicant Josh Petry, Mr. Petry provided board with overview of design for the start up concept. Stating that the idea behind this is for an incubator style space creating a office space for new business owners or small business owner. This would provide a small office space.

Chairman Durstock entertained a motion,
Wagman made a motion to approve,
Second by Meade,
Discussion: None
Roll Call Vote: Wagman, Smith, Baluch, Meade and Durstock - YES.
Absent: Swanson and Hogleund
Motion Passed: 5-0-0

7. Old Business
None

8. Public Comment:
None

9. Adjournment:

Chairman Durstock entertained a motion to adjourn,
Baluch made a motion to approve,
Second by Meade,
Discussion: None
Roll Call Vote: Baluch, Wagman, Meade, Durstock and Smith - YES.
Absent: Swanson and Hogleund
Motion Passed: 5-0-0

** Audio from meeting was missing **

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