



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, May 13, 2026
5:30 PM

CALL TO ORDER

ZBA Chairman Butera called the meeting to order at 5:31 pm.

1. Administration of Oath of Office and Introduction of Brooke Schlichting

ROLL CALL

PRESENT

Chairman Richard Butera
Member Carla Jorgenson
Member Brooke Schlichting
Member Teresa Skridla

Village Administrator Joe Kurlinkus

Village Zoning Consultant Hillary Rottmann

Chief of Fire Jay Alms

Village Attorney Tom Green

Village Clerk Kimberly Garza

ABSENT

Member Laura Baluch
Member Melissa Smith
Member Daniel Spinazzola

APPROVAL OF MINUTES

2. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **April 8, 2026.**

ZBA Chairman Butera asked for a motion for the approval of the minutes.

Motion was made by ZBA Member Skridla, second by ZBA Member Jorgenson. Voting yes: ZBA Members Schlichting, Butera, Skridla, Jorgenson 4-0-0.

NEW BUSINESS

3. ZBA 2026-009 Design Review for **Site and Sidewalk Improvements located at 10774 Main Street** (PIN: 04-33-332-007).

Applicant Foraged Holdings LLC (Greg & Deanna Osborn)

Hillary Rottoman Village Zoning Consultant explains that Forged Home's request is Phase Two of the project at 10774 Main Street, following the earlier exterior-improvement approval. She outlines that the property was rezoned to MSC- Main Street Core, and Phase Two focuses on site improvements, including new sod and landscaping where asphalt was removed, a pedestrian walkway to the entrance, and a new sidewalk along Main Street that must meet code and align with future road-improvement plans. Hillary describes a proposed asphalt milling pad off Broad Street intended for outdoor displays, pop-up vendors, and occasional food trucks emphasizing that it must remain accessory to the indoor retail use and cannot be used for parking. Hillary notes that the building is under 3,000 sq ft, so no off-street parking is required, with on-street parking available on Main and Broad. She also details required landscaping-one canopy/evergreen tree and about 13 shrubs or tall grasses-and reviews conditions of approval such as utility locates, inspections, traffic control during construction, and ensuring the milling pad does not become a standalone operation. She concludes by recommending approval, stating the plan meets zoning and design-standard requirements.

ZBA Chairman Butera asked is it going to be essentially the same type of parking that exists right now? or will there be any enhancement of the street parking?

Hillary Confirms that parking will remain exactly as it is today. The village may change striping in the future when Main Street is reconstructed, but for now the plan is to use existing on-street parking, which she notes is plentiful between the two intersections.

ZBA Chairman Butera states "Although the food trucks are a good idea... that's not considered a standalone use, right? Because obviously it's kind of operational on its own - does that fit into everything? Maybe explain what it does."

Hillary explains that the zoning code was updated to be more flexible and food-truck-friendly, but the approval includes conditions to ensure food trucks cannot operate as a standalone business. They must be accessory to the primary retail use and operate in conjunction with the store, not independently.

Tom Green Village Attorney swears in the owners Greg & Deanna Osborne, 11245 Yarby lane Machesney Park.

ZBA Chairman asked the owner if there was anything that they would like to be able to tell the board that hasn't been laid out in the packet material.

Greg Osbornes explain that they are adding two new parking spaces where a former garage-door loading area is now being converted into landscaping, since the space will no longer function as an entry or loading zone. They describe plans to extend the existing 46- inch sidewalk to create a continuous, accessible walkway with proper ADA features at Broad Street,

noting that pedestrians in the area are already eager for improved walkability. They outline their vision for the asphalt milling pad, which can host coffee trucks, seasonal markets, and up to three 10X10 vendor tents, supported by Deanna connections in the antique and vendor community.

ZBA Chairman Butera asked them to explain what their business is and what they would like to do.

Deanna explains that Foraged Home is a home decor and repurposed-goods store, focused on thrifting, flipping, and giving old items new life. Greg adds that the rear of the building will include large sliding doors opening into a workshop area for craft nights and community events.

ZBA Member Skridla asked "The sidewalk - everything they plan to do - does that coincide with the future plans for the road improvements? I just want to make sure they're not spending a ton of money on improvements that will get ripped out later because of road work."

Joe Kurlinkus Village Administrator explains that the sidewalk and site improvements are aligned with the village's future road-reconstruction plans, and the engineering team has already reviewed the proposal against those long-term designs. He notes that the corner alignment may shift slightly in the future, which is why the village is not requiring to extend fully across the frontage right now. He confirms that the project has been checked against the planned street layout, and the owners were even given the construction documents so their architect could design accordingly. Joe also emphasizes that the road project is far in the future, with no set timeline or funding.

ZBA Member Brooke Schlichting stated that she is excited for the owners to get started on their project.

Greg Osborne also notes that the interior plumbing and electrical systems are being future-proofed to support potential later uses such as an ice cream shop, coffee shop or bakery.

A motion was made to approve the Phase Two Design by ZBA Member Jorgenson, second by ZBA Member Teresa Skridla. Voting yes: ZBA Members Jorgenson, Schlichting, Skridla, Butera 4-0-0.

ZBA Member Brooke Schlichting stated that she is excited for the owners to get started on their project.

OLD BUSINESS

No Old Business.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Rob Baxter Parkway Drive, just a few quick things, I appreciate what you guys are doing, the time you put into this, and as we try to reshape downtown Roscoe. I know the village board is doing that, too, and it's a long time coming. As a previous board member, committee member, etc. We talked about this 20 years ago and never seemed to really get it to a point where it was actually taking shape and moving forward. So, with that said I noticed on this committee there's a lot of absenteeism, having served on committees myself I don't know if you guys need to change the time for it or what, but it seems like

there's to me just quite a few people that don't show up on a regular basis and I don't know if that's something that needs to be addressed. It's not meant as anything personal, but when somebody does commit to something like this, they should try to make sure they're here. So, there's this one negative thing I wanted to say, but two other quick things. When we look at businesses like this, I appreciate you guys really rolling out the red carpet to make them feel welcome. Recently, we had a Starbucks that wanted to come here and the village board, I don't think the President wanted to back them anymore. Village board did not find a way to make that happen. I have no vested interest in Starbucks, but too often we end up not really making the effort we should to get business here. that was the one on I90 there. And I hope that as you move forward when you make these zoning decisions that you'll make them with business in mind, too, which tonight seems to be the case. Last thing, I do have concerns about the multifamily surge in Roscoe. The mess that's taking shape up by Hawks Pointe. I guess I understand at the state level they're also pushing a surge in multifamily housing because it's cheaper, it gives people different alternatives, etc., etc. Really, it's not that much cheaper. Rents are running 17 to 2,300. But the bottom line is I hope as you move forward that you'll work on maintaining the quality of life that we've set up here in Roscoe, too. Single family homes have always been kind of the go to here. And that development up on Old River Road and Roscoe Road in particular hurt because it's changing the landscape of what we've known Roscoe to be. It looks idiotic with curbs on the corner when nothing else has curb and I understand the drainage and all that and it's going to have beautiful sidewalks and it's going up against the village or a subdivision that doesn't have any of that. So, as we move forward, let's move forward in a manner that is, I think, representative of Roscoe and what we build here, our schools, our living conditions, our, I guess our way of life that I think many of us hold dear. I just wanted to put that on the record. Again, I appreciate what you guys do. You do give this a thorough look. And if there's something that doesn't weigh in with your vision or with the Village's vision, the village board, let's really look at it and make sure it's going to tie in long term so that we can get a Rockton look or something that once you know draws people downtown, they can walk around downtown, they can shop, they can feel comfortable being down here and give them a reason to be down here. So that's pretty much it. So, thank you.

ADJOURNMENT

ZBA Chairman Butera asked for a motion to Adjourn the meeting.

Motion was Made by ZBA Member Skridla, second by ZBA Member Jorgenson. Voting yes: ZBA Members Butera, Skridla, Jorgenson, Schlichting 4-0-0.

Meeting Adjourned at 5:56 pm.