



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, March 12, 2025
5:30 PM

CALL TO ORDER

The meeting was called to order at 5:30pm by Chair Durstock.

ROLL CALL

PRESENT

Chairman Jay Durstock
Member Laura Baluch
Member Brad Hogland
Member Dayne Mead
Member Melissa Smith
Member Ryan Swanson
Member George Wagaman

ABSENT

Village Clerk Stephanie Johnston

STAFF

Josef Kurlinkus - Village Administrator
Evan Hoier - Zoning Administrator (Vandewalle & Associates)
Thomas Green - Village Attorney (Barrick, Switzer, Long, Balsley, & Van Evera)

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **February 12, 2025.**

Motion: A motion was made to lay over approval of the Minutes of the February 12, 2025 ZBA Meeting.

Motion made by Member Baluch, Seconded by Member Swanson.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Smith, Member Swanson, Member Wagaman

Motion approved 6-0-0.

NEW BUSINESS

2. ZBA 2025-006: **Public Hearing for a Map Amendment from the UT: Urban Transition District to the R1: Single Family Residential District** for a property commonly known as **92XX Sheringham Drive** (PIN: 08-11-100-013).
[Applicant: KG2JGS investments, LLC & Robert S. & Lynne M. Twigg]

Chairman Durstock opened the Public Hearing for a Map Amendment from the **UT - Urban Transition District** to the **R1- Single Family Residential District**.

The applicants, representing Robert S. and Lynne M. Twigg, presented to the Board through Attorney Kaycee Chadwick. Attorney Chadwick stated that the Twiggs seek to develop a single-family home on a property they are contract purchasers for. The property, located off a public road on Sheringham Drive, and adjacent to the **Remington Creek Subdivision** is currently zoned AG-Agriculture under Winnebago County's Zoning Ordinance, and is contiguous with the village. The twigs seek to have this property annexed into the Village and zoned as Village of Roscoe R1-Residential so they can build their home, to continue the current agricultural use of the property. Attorney Chadwick stated that the Twiggs currently and have no plans for further development, and acknowledging that any further development would require them to bring forward new applications to the Village Board.

The Village's Zoning Consultant Evan Hoier presented the staff report on the proposal and recommended approval of the annexation and map amendment to zone the property as R1 – Residential Single Family, consistent with the planning and best use for the property.

Testimony Presented:

George Schaffner, a resident of Remington Creek, expressed concerns about the potential development of a new lot in their subdivision. He highlighted the importance of maintaining the community's unity and the need for proper notice of such developments. George also emphasized the potential impact of increased construction traffic on the neighborhood and the risk to the property values of the 38 families residing there. He suggested that the development should not be tied to Remington Creek and proposed finding an alternative access for the Twig family's new property.

Sherwin Mccarren, a resident of Remington Creek, says he has been a property owner at Remington Creek since he built his home in 2001. He stated that their subdivision is the nicest in the county, and their homes are valuable to the Village, and that their roads have problems with the culverts. He further stated that the property is owned by an LLC, that is controlled by one of their neighbors, and that the neighbor tried detaching the property from the Rockford School District so it would be more valuable

Chris Diedrich, a resident of Remington Creek, says he has no objection to the annexation. He stated that the property's to the north are considered RE zoning and the southern lots are R1, and that he would like to have this subdivision zoned RE because RE zoning would be better for the property. He also stated that part of the property is part of a FEMA flood zone. He stated that there should be a plat layout for the property, and the city engineer would need to do a layout. Larger zoning restriction on the property would make sense.

Michael Pulson. Says that he is close to the property at the south end of the property. He stated that there is a lot of rain water going to the property.

Mr. Hoier responded, and explained the zoning process and that those are reviewed when the permit is coming forward.

Kara Mulligan. Says she lives on Tembridge Court. She stated that the verbiage in the application is the problem and would like to have assurances that the property will not be developed. She stated that the neighboring residents do not want a mass development that crams homes onto the property, and that they do not like the agricultural use will go away. Says that they do not want the entire property rezoned to R1, and wanted to know if the property is subject to the Remington Creek Homeowners Association bylaws. She further stated that their neighborhood does not allow sheds, and she is ok with 1 house, but not with 100 houses on the subject property.

Attorney Green explained that these are future issues, that are speculative, and not currently before the ZBA.

Additional written testimony from Shaun McCarren and George and Cheryle Schaffner was submitted into the record.

Rebuttal by the Applicants.

Attorney Chadwick addressed points raised by the public. She stated the term *initial* single-family homes. There will only be one single family home. Says that her clients are only going to build a single-family home, and that they are not going to build further homes in the future.

Karl Gasbarspa – current owner of the property. Stated that he is a resident of Remington Creek. Says that the reason subdivision parcels show up on the exhibit map is that he did a feasibility study several years ago when purchasing the property, and these would have been the proposed lot lines if he was going to develop the property. He stated that due to the topography of the parcel, he scrapped the plan for the subdivision.

Board Discussion.

The board discussed only the annexation and zoning are before them, and that this property fits into the zoning of the surrounding properties.

MOTION: A motion was made to recommend annexation of the property into the Village of Roscoe, with R1-Single Family Residential Zoning, and to allow continued agriculture use.

Motion made by Chairman Durstock.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Smith, Member Swanson, Member Wagaman

OLD BUSINESS

3. **ZBA 2025-003: Discussion and Recommendation for Approval of a Replat** for the properties located at **10307 and 10375 Clearwing Lane** (PIN 08-05-104-016 & 08-06-231-002).

[Applicant: Joshua Petry]

Jeff Linkenheld, engineer for the applicant, presented a replat proposal for properties at 10307 and 10375 Clearwing, and provided the recap of the issue, and why this was laid over last month. He discussed the archival documents found by Village Staff, and that the property has remained as a lot reserved as a community center for the last 21 years, as private property, with no creation of a homeowner's association and no establishment of a community center on the property. He noted that Josh Petry, who was expected to attend, was unable to make it due to travel issues from Wisconsin. The proposal is to develop Lot A into a planned unit development with 23 single-family or townhome-style buildings. The ZBA further discussed some of the concerns related to the potential loss of open space, but Mr. Linkenheld clarified that the original intention was for a community center, not necessarily open space or parkland.

Motion: A motion was made to recommend approval of the amendment to the Plat of Clearwing to allow for development into the multifamily residential.

Motion made by Member Hogland, Seconded by Member Baluch.

Voting Yea: Chairman Durstock, Member Hogland, Member Mead, Member Smith, Member Wagaman

Voting Nay: Member Baluch

Abstaining: Member Swanson

Motion approved: 5-1-1

4. **ZBA 2025-004: Public Hearing and Recommendation for Approval of a Planned Unit Development (PUD)** for the properties located at **10307 and 10375 Clearwing Lane** (PIN 08-05-104-016 & 08-06-231-002).

[Applicant: Joshua Petry]

Jeff Linkenheld, engineer for the applicant, presented the plan for the PUD. The plan involves multiple buildings on the same lot, which requires a PUD. Two variances from the landscaping code were also discussed, one for the transition area and the other for parking lot perimeter landscaping. The members of the ZBA discussed that this development is compatible with the surrounding properties.

A motion was made to recommend the approval of the PUD to the Village Board for Approval.

Motion made by Member Baluch, Seconded by Member Smith.

Voting Yea: Chairman Durstock, Member Hogland, Member Mead, Member Smith, Member Wagaman

Voting Nay: Member Baluch

Abstaining: Member Swanson

Motion Approved: 5-1-1

PUBLIC COMMENT (Limited to 3 minutes per speaker)

none.

ADJOURNMENT

A motion was made to adjourn the meeting.

Motion made by Member Baluch. Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Smith, Member Swanson, Member Wagaman

The meeting was adjourned at 7:05 PM.