



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, March 13, 2024
5:30 PM

CALL TO ORDER

The meeting was called to order at 5:30 pm by member Laura Baluch, who served as chair of the meeting in the absence of Chairman Durstock.

ROLL CALL

Roll was called, and all members were present.

PRESENT

Chairman Jay Durstock [remotely via zoom]
Member Laura Baluch
Member Brad Hogland
Member Dayne Mead
Member Melissa Smith
Member Ryan Swanson
Member George Wagaman

ABSENT:

Clerk Stephanie Johnston was not present at the meeting.

STAFF IN ATTENDANCE:

Josef Kurlinkus - Acting Zoning Administrator

APPROVAL OF MINUTES

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1. Approval of Minutes from the December 13, 2023 ZBA Meeting.

Motion: A motion was made to approve the Minutes from the December 13, 2023 ZBA Meeting.

There were no changes to the minutes.

Motion made by Member Swanson, Seconded by Member Mead.

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

NEW BUSINESS

2. Introduction of **Elias Vareldzis** from **Vandewalle & Associates, Inc**, and discussion of the zoning and planning services they will be providing for the Village.

Jackie Mich & Elias Vareldzis from Vandewalle & Associates, Inc, introduced themselves and discussed their role as the Village's new zoning administration consultants, and the members of the ZBA were given the opportunity to ask the team questions related to the zoning administration services.

The consulting team discussed their background and qualifications. Mr. Vareldzis will be serving as the Village's day-to-day zoning administrator and main point of contact for the Village with additional support being provided by the rest of the Vandewalle team. The team discussed the importance of scheduling for efficient service and outlined procedures for setting up appointments and handling more complex zoning matters. The Board was informed that while there should always be someone present at Village Hall to provide general zoning information, and discuss the application process, any more in depth discussions will need to take place by appointment.

The team confirmed that the Village Attorney will still be addressing any legal questions, while Elias and other planners will take point on any zoning, planning and development projects.

3. Approval of the **2024 Meeting Schedule** for the Zoning Board of Appeals.

ZBA members discussed the the 2024 meeting 2024 Meeting Schedule. Members agreed that the current schedule of ZBA meetings taking place on the second Wednesday of the month at 5:30pm will continue to work with their schedules. The consultants from Vandewalle & Associates confirmed that they are available those dates as well.

Motion: There was a motion to approve the 2024 Meeting Schedule for the Zoning Board of Appeals, with meetings to take place on the 2nd Wednesday of each month at 5:30pm.

Motion made by Member Smith, Seconded by Member Wagaman.

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

4. **ZBA 2024-001: Design Review** for Approval of a **36,000 SF Building Addition** to All World Machinery located at **6164 All World Way** (PIN: 04-15-300-020).
[Property Owner: All World Machinery Supply Inc.]

Administrator Kurlinkus presented the staff report and recommended approval of the design review for the approval of a 36,000 square foot building addition to All World Machinery.

The addition was deemed to align with zoning regulations and fit seamlessly with the existing building. Village staff have reviewed the building's elevation, site plan, and landscape plan, to ensuring that the expansion does not block out or encroach on neighboring properties, and follows all requirements of the Villages Zoning Code. The expansion plan also includes the addition of 26 new parking spaces.

The approval was recommended due to the minimal changes required and the fact that the building's facade, materials, and access points would remain the same.

Motion: Approval of the Design Review for a 36,000 SF Building Addition to All World Machinery located at 6164 All World Way (PIN: 04-15-300-020) [ZBA 2024-001]

Motion made by Member Wagaman, Seconded by Member Hogland.

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

Voting Abstaining: Member Swanson

OLD BUSINESS

There was no old business.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Susan Petty: Trustee Petty inquired as to if the parking lot would be have curb and gutter, as she recalled the owners requested a waiver in the past, that was denied by the Village. Administrator Kurlinkus informed the board that the current parking lot is built with curb and gutter, and per the Village's ordinance, the proposed expansion will also include curb and gutter.

ADJOURNMENT

Motion: A motion was made to adjourn the meeting at 6:04pm.

Motion made by Member Mead, Seconded by Member Swanson.

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

Meeting Adjourned at 6:04pm