



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, August 14, 2024
5:30 PM

CALL TO ORDER

ROLL CALL

PRESENT

Chairman Jay Durstock
Member Dayne Mead
Member Melissa Smith
Member Ryan Swanson
Member George Wagaman

ABSENT

Member Laura Baluch
Member Brad Hogland
Village Clerk Stephanie Johnston

STAFF

Josef Kurlinkus - Village Administrator

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **July 10, 2024**.

Motion: A motion was made to approve the Minutes of the **July 10, 2024** ZBA Meeting.

Motion made by Member Smith, Seconded by Member Wagaman.

There were no additions or corrections.

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

Minutes were approved 5-0-0.

NEW BUSINESS

2. ZBA 2024-006: **Design Review** for Approval of a **640 SF Accessory Structure** at Mary's Market located at **4866 Bluestem Road** (PIN: 04-29-426-010).
[Property Owner: DJ Properties LLC, David Koch]

The Application was presented by the Applicant's project manager Rusty Puhl of Midwest Construction of Northern Illinois, Inc.

Mr. Puhl stated that the building being proposed is a 640 square foot accessory structure which will be used to store excess banquet furniture and equipment as part of the planned reopening of Mary's Market as sit down restaurant. Storing the excess chairs and banquet equipment on-site will allow the restaurant to continue to serve provide its banquet and catering operations from this location.

Mr. Puhl discussed the materials being used for the facade of the building, and stated that the colors and materials match up with those colors and materials on the existing primary building. He also provided samples of the materials for the board's review.

Member Swanson asked about the brand of the siding being used, and Mr. Puhl confirmed it is Smart Side brand siding, to which Mr. Swanson expressed his accolades, and commented on the general high quality of this type of siding.

Mr. Puhl also stated that as part of the project they will be removing the current dumpster enclosure, and replacing it with one matching these materials per Village Code.

MOTION: A motion was made to approve design review of the **640 SF Accessory Structure** at Mary's Market located at **4866 Bluestem Road**.

Motion made by Member Mead, Seconded by Member Swanson.

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

Motion Approved: 5-0-0

3. ZBA 2024-007: **Design Review** for Approval of a **5,310 SF Three Family Residential Structure** located at **5729, 5731, 5733 Willow Creek** (PIN: 04-28-426-004).
[Property Owner: Willow Creek Development LLC]

Greg Maurer of Willow Creek Development, LLC presented his application for design review of a **Three Family Residential Structure** located at **5729, 5731, 5733 Willow Creek**.

Administrator Kurlinkus provided the following background on the project to the ZBA:

This multifamily development has been presented in several different iterations by several different developers, with the initial plat being approved in 2006, and various site development approvals taking place in 2017, 2019, and 2022. The ZBA previously approved the overall site plan and development concept in 2019, including landscaping, public and private improvements, and building design.

The current request is for approval of a 5,310 SF three-family residential structure of similar style and materials to what was previously approved. However, the previous version of the building included a side loading garage as part of the design, while this version of the proposed multifamily structure is designed with all front-loading garages.

The Members reviewed the proposed design review application, and noted only applies to the changes being made to the design of the identified structure. All other portions of the site development, including landscaping, stormwater management, public and private improvements will be required to remain in conformance with previously approved drawings and plans.

The members agreed that they believed the materials and colors appeared to high quality, and an appropriate design for the location.

MOTION: Approval of Design Review for a 5,310 SF Three Family Residential Structure located at 5729, 5731, 5733 Willow Creek (PIN: 04-28-426-004).

Motion made by Member Swanson, Seconded by Member Wagaman.

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

Motion Approved: 5-0-0

OLD BUSINESS

The Board was introduced to the Village's new consulting zoning administrator Evan Hoier of Vandewalle & Associates Inc. Mr. Hoier provided the board with an overview of his background and experience in municipal zoning, and was given a warm welcome by the members of the ZBA.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

There was no one from the public present who wished to provide comment.

ADJOURNMENT

MOTION: A motion was made to adjourn the meeting.

Motion made by Member Smith, Seconded by Member Wagaman.

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

The meeting was adjourned at 5:53 PM.