



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, March 11, 2026
5:30 PM

CALL TO ORDER

ZBA Member Baluch called the meeting to order at 5:35 pm.

ROLL CALL

PRESENT

Member Laura Baluch
Member Melissa Smith
Member Teresa Skridla
Member Carla Jorgenson

ABSENT

Chairman Richard Butera
Member Daniel Spinazzola

Hillary Rottmann Zoning Consultant Vandewalle

Jay Alms Chief of Fire Department

Kimberly Garza Village Clerk

Doug Henery Village Attorney

APPROVAL OF MINUTES

- 1. Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **February 11, 2026.**

ZBA Member Baluch for the approval of the Minutes.

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

NEW BUSINESS

2. ZBA 2026-005: Public Hearing and Recommendation regarding a **Variance request to increase the allowable size of an accessory building** in the RM District for the property located at **5704 Andrews Drive** (PIN: 04-28-453-017).

[Applicant: Joseph Anderson representing Jim Baker]

Hillary Rottmann Zoning Consultant Vandewalle presented the request from Joseph Anderson, representing the property owner, to expand an existing detached garage by 895 sq. ft. exceeding the 700 sq. ft. limit for accessory structures in the RM district. Hillary noted the garage predates current zoning rules and that the expansion meets all other standards.

ZBA Member Baluch swore in Joseph Anderson.

Mr. Anderson explained that some existing garage bays are being used for storage, causing tenants to park between the building and garages, creating congestion. The expansion would relocate storage into the addition and restore tenant parking.

ZBA Member Baluch asked whether the tenants parking by the garages and by the dumpsters.

Joe stated yes this is why the owner would like to expand to make more room for the tenant parking easier.

ZBA Member Smith asked whether the blackened area on the plan was where the dumpster enclosure sits and whether there would still be space within the easement.

Joe stated that the owner also owns property next door where they can use it for shared parking.

ZBA Member also asked whether allowing this expansion would open the door for other buildings to request the same.

Joe clarified that each variance is evaluated individually and other buildings likely cannot expand due to setbacks.

ZBA Member Jorgenson asked whether the existing garages have walls between them and whether the new addition would be separated.

Joe confirmed the new space would be separate and used only for storage.

ZBA Member Baluch asked what does use for storage now.

Joe States he uses the garages right now.

ZBA Member Jorgenson asked whether tenants are allowed one garage per unit.

Joe stated he was not sure.

Hillary goes through the finding of facts with the board.

Motion was made to approve by ZBA Member Skridla, second by ZBA Member Smith. Voting yes: ZBA Members Smith, Baluch, Skridla. Voting No: ZBA Member Jorgenson 3-1-0.

Motion was made to move to the board by ZBA Member Skridla, second by ZBA Member Smith. Voting yes: ZBA Members Baluch, Smith, Skridla. Voting no: ZBA Member Jorgenson 3-1-0.

Motion will move forward to the board without a recommendation.

3. ZBA 2026-006 Public Hearing and Recommendation for a **Map Amendment from the CR: Commercial Retail District to the MS-C: Main Street Core District** for the property commonly known as **10774 Main Street** (PIN: 04-33-332-007).

[Applicant Foraged Holdings LLC (Greg & Deanna Osborn)]

Hillary Rottmann explains the applicants Deanna and Greg Osborne appeared before the Zoning Board of Appeals to request a zoning map amendment for their property at 10774 Main Street, seeking to rezone it from CR- Commercial Retail to MSC-Main Street Core. Hillary explained that the building sits on a small, historic Main Street-style lot with minimal setbacks, pedestrian-oriented design, and limited parking, making it difficult to meet modern CR zoning standards. Hillary recommended approval, noting that the MSC district better fits the building's physical layout and supports the Village's long-term vision for a walkable Main Street corridor.

ZBA Member Baluch swears both Deanna and Greg Osborne.

The Osborne described their plan to open an artisan shop featuring handmade goods, repurposed furniture, and occasional classes. They outlined several site improvements: removing the old garage and replacing it with a window, adding 93 feet of new sidewalk, creating 5-6 parking spaces, improving landscaping, and building a small terraced area along the rear fence. The also proposed a 12-foot pad that could host a food truck on occasional weekends and space for three 10x10 artisan tents for small seasonal markets. Their goal is to beautify the corner, support walkability, and collaborate with nearby Roscoe and Rockton Businesses.

ZBA Member Smith asked whether the project aligns with the Village's walkability goals and sought clarification on here the food truck would be located. also asked about the number of parking spaces and confirmed that the garage door would be removed to create a walk-in entrance.

The Osborne go through the plans again with the designs showing what there plans are.

ZBA Member Skridla expressed support for the beautification and small-business activation the project would bring.

Motion was made to move to the board by ZBA Member Skridla, second by ZBA Member Jorgenson. Voting yes: ZBA Members Baluch, Skridla, Jorgenson, Smith 4-0-0.

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

ZBA Member Baluch asked for a motion to adjourn the meeting.

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

Meeting Adjourned at 6:00 pm.