



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, August 13, 2025
5:30 PM

CALL TO ORDER**ROLL CALL****APPROVAL OF MINUTES**

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **June 11, 2025**.

NEW BUSINESS

2. Introduction of **Hilary Rottmann** from **Vandewalle & Associates, Inc.**
3. ZBA 2025-015: **Public Hearing for a Variance** request to waive the requirement for perimeter landscaping and setback of a parking expansion located at **13548 Metric Road** (PIN: 04-16-351-008).
[Applicant: Austin Bunge representing Mark's Auto Service]
4. ZBA 2025-016: **Design Review** for Approval of an **Accessory Storage Structure and Signage** located at **5063 Edgemere Court** (PIN: 04-28-353-008).
[Applicant: Todd Henning, Rock Cut Ebikes]
5. ZBA 2025-017: **Public Hearing** for a **Map Amendment from the CR: Retail and Service Commercial District to the R1: Single Family Residential District** for properties commonly known as **12052 Joncey Drive** (PIN: 04-28-477-005) and **12126 Joncey Drive** (04-28-477-004).
[Applicant: Amy Silvestri representing McCurdy Family]
6. ZBA 2025-018: **Review** of a **Replat** for the properties commonly known as **12052 Joncey Drive** (PIN: 04-28-477-005) and **12126 Joncey Drive** (04-28-477-004). - No action needed
[Applicant: Amy Silvestri representing McCurdy Family]
7. ZBA 2025-014: **Public Hearing** for a **Text Amendment** revising the Village of Roscoe **Zoning Ordinance Sec. 15-175. Land divisions and Article III Residential District Regulations** of the Village Code of Ordinances.
8. ZBA 2025-019: **Public Hearing** for a **Text Amendment** revising the Village of Roscoe **Zoning Ordinance Article VII of Chapter 155 relating to Accessory Structures and Accessory Buildings** of the Village Code of Ordinances.

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9. ZBA 2025-020: Discussion of Roscoe Main Street District Text Amendments.

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT