



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, June 10, 2026
5:30 PM

CALL TO ORDER

Chairman Butera called the meeting to order at 5:31 pm.

ROLL CALL

PRESENT

Chairman Richard Butera
Member Laura Baluch
Member Carla Jorgenson
Member Brooke Schlichting
Member Teresa Skridla
Member Melissa Smith
Member Daniel Spinazzola

Tom Green Village Attorney

Hillary Rottman Zoning Consultant Vandewalle

Jay Alms Chief of fire

Kimberly Garza Village Clerk

APPROVAL OF MINUTES

- 1. Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **May 13, 2026.**

Chairman Butera entertained a motion for the approval of minutes.

Motion was made by ZBA Member Baluch, second by ZBA Member Skridla. Voting yes: ZBA Members Spinnazola, Baluch, Butera, Schlichting, Smith, Skridla, Jorgenson 7-0-0.

NEW BUSINESS

2. ZBA 2026-010: Public Hearing and Recommendation for approval of a **Planned Unit Development (PUD) General Development Plan (GDP)** for a portion of the property commonly known as **5745 McDonald Road (PIN: 08-04-451-003)**

Applicant Capo Construction LLC (Ken Salah)

Hillary Rottman Zoning Consultant presented a report recommending approval of a General Development Plan (GDP) for a Planned Unit Development (PUD) at 5745 McDonald Road. The proposal would develop approximately 6.65 acres of the 10-acre property into a 57-unit residential community consisting of duplexes and three- and four-unit townhomes, while the remaining 3.59 acres containing the existing single-family home would be separated from the development. The property is already zoned RM (Multifamily Residential), meaning multifamily housing is already a permitted use, and the request is primarily to establish a customized PUD zoning district that allows flexibility from certain zoning standards, including smaller lots, reduced setbacks, and modified lot dimensions. The development would include two access points from McDonald Road, private internal streets, stormwater detention facilities, and would require a future subdivision to create individual lots for each dwelling unit.

Hillary explained that the PUD process occurs in three stages: the concept plan, which has already been completed; the current General Development Plan stage, which establishes the zoning framework; and a future Specific Implementation Plan (SIP), which will review detailed engineering, architecture, landscaping, utilities, traffic, and site design before construction can proceed. She emphasized that approval of the GDP does not constitute final approval of the project but instead establishes the overall development concept, with substantial technical review still required.

Hillary concluded that the proposal is consistent with the Village Comprehensive Plan, which designates the property for high-density residential use, and that it is not expected to negatively affect surrounding properties or public infrastructure. Staff noted that the proposed density of approximately 8.6 dwelling units per acre is considered moderate density and would help expand housing choices within the village while addressing ongoing housing demand and improving the financial feasibility of residential development in light of rising land, infrastructure, and construction costs. Hillary also stated that additional residents would support local businesses and strengthen the village's tax base. Staff recommended approval of both the General Development Plan and the zoning map amendment from RM Multifamily Residential to PUD, subject to numerous conditions, including preparation of a final subdivision plat, submission of a Specific Implementation Plan, completion of traffic and engineering studies, coordination with the fire department, installation of pedestrian connections, landscaping and architectural review, provision of patios or decks for each dwelling, and compliance with all applicable village ordinances unless specifically modified through the PUD process.

OLD BUSINESS

No Old Business.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Ken Salah and Nicholas Becker presented plans to rezone the property for a 57-unit, owner-occupied luxury townhome development, arguing it would be a lower-density alternative to the apartment complex currently allowed under RM zoning. The proposal includes high-quality homes priced between

\$275,000 and \$325,000, private roads maintained by an HOA, and existing utility access. After answering questions about the project, construction quality, and rental restrictions, the board opened the hearing for public comment.

During the public comment portion of the hearing, the overwhelming majority of speakers voiced opposition to the proposed 57-unit townhome development. John Chapman, the property owner and seller, explained that the project had evolved from an initial proposal of 68 units to 54 units and now 57 units, stating that while he believed the developer would build a quality project, he regretted the situation and apologized to concerned neighbors. Jimmy Sornells raised concerns about increased traffic, particularly near McDonald Road, Culver's, and Illinois Route 251, arguing that the area is already heavily congested and that additional development would worsen existing problems. Rebecca Carlson echoed those concerns, urging the board to delay any decision until the traffic study was completed and suggesting that fewer single-family homes would be more appropriate for the site. Angela Nelson, who lives across from the property, also cited traffic, pedestrian safety along the nearby bike path, parking, and the overall density of the proposal as major concerns.

Additional speakers continued to express concerns about the project's compatibility with the surrounding neighborhood. Marie Abel opposed the number of units proposed behind her property and questioned whether additional traffic would be directed onto Country Court. Jean Edie emphasized the already difficult traffic conditions at McDonald Road and Illinois Route 251 and expressed concerns about the safety of children and cyclists using the bike path. Jim Powers questioned whether local schools had sufficient capacity to accommodate additional residents and stated that he had not heard enough positive information to support the project. Donna Cummins raised concerns about the compact layout, dead-end streets, emergency access, and the amount of development on the site. Rob Baxter acknowledged the professionalism of the developer's presentation but argued that 57 units on 6.65 acres was too dense and urged the board to complete the traffic study before making a decision. Finally, AnnMarie Cox questioned who would bear the cost of any roadway improvements needed to accommodate the increased traffic and emphasized the need for more detailed transportation planning before the project proceeds.

The Chairman Butera opens this section of the meeting by closing public comment and inviting the applicants back to respond to questions raised. ZBA Member Baulch immediately asks for clarification on when the traffic study will be completed. Mr. Sala responds that the traffic study is expected "by next week." Nicholas Becker clarifies that the Traffic Impact Analysis (TIA) will focus on access points to the property off McDonald Road, including ingress/egress design and potential improvements such as turn lanes and restricted access points. ZBA Member Smith expresses concern that the study may be too limited because the nearby intersection is already dangerous. Tom Green Village Attorney explains that the TIA is required and will guide final access design and safety-related improvements during the site improvement phase.

The discussion then moves to density and zoning interpretation. A ZBA Member Spinazola questions how the proposed unit count compares to what zoning allows. Mr. Becker explains that the zoning district could theoretically support a much higher number of units based on lot area calculations, but the current proposal is significantly reduced in density. He adds that they are not pursuing maximum allowable density and have instead shifted toward duplexes and for-sale townhomes rather than apartments, largely due to infrastructure costs and project feasibility. Hillary Rottman Zoning Consultant further explains how density is calculated using square footage per unit rather than bedroom counts or occupancy limits.

Later, Chairman Butera raise concerns about parking, especially guest parking. Nicholas Becker explains that each unit would include a two-car garage and driveway parking, with additional guest parking being considered during the Site Improvement Plan (SIP) phase. Chairman Butera pushes back, saying the development needs a more complete visitor parking plan given the number of units. The Mr. Becker acknowledges this concern and agrees it will be addressed in later design stages.

Finally, ZBA Member Jorgenson asks whether the developer would consider a single-family alternative if the traffic study does not support the current proposal. The Mr. Sala responds that it would depend on infrastructure costs and whether the project remains economically viable. Hillary Rottman notes that alternative zoning approaches could be considered but would change the structure of the proposal. The Chair/Board and members discuss process steps, and ZBA Member Baluch motions to (lay over) the item and extend the public hearing pending completion and review of the traffic impact study. second by ZBA Member Spinnazola. Voting yes: ZBA Members Skridla, Schlichting, Butera, Jorgenson, Smith, Spinnazola, Baluch 7-0-0.

ADJOURNMENT

Chairman Butera asked for a motion to Adjourn the meeting.

Motion was made by ZBA Member Spinnazola, second by ZBA Member Baluch. Voting yes: ZBA Members Baluch, Butera, Smith, Jorgenson, Schlichting, Skridla, Spinnazola 7-0-0.

Meeting Adjourned at 6:55 pm.