



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, November 12, 2025
5:30 PM

CALL TO ORDER

ZBA Member Laura Baluch called the meeting to order at 5:37 pm.

ROLL CALL

PRESENT

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

ABSENT

Chairman Richard Butera
Member Ryan Swanson

Josef Kurlinkus Village Administrator

Tom Green Village Attorney

Hillary Rottmann Zoning Consultant Vandewalle

Jay Alms Chief of Fire Department

Kimberly Garza Village Clerk

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **October 8, 2025.**

ZBA Member Laura Baluch asked for the approval of the Minutes.

Motion was made by ZBA Member Smith, Second by ZBA Member Spinnazola. Voting yes
ZBA Members Spinnazola, Skridla, Jorgenson, Baluch, Smith 5-0-2.

NEW BUSINESS

2. ZBA 2025-023: **Design Review** for Approval of a **573 SF Building Addition and Signage** located at **13477 Quality Drive** (PIN: 04-22-101-002).
[Applicant: Kelly Guittar, Loves Travel Stops & Country Store]

Hillary Rottmann Zoning Consultant Vandewalle stated the applicant =, PB2 Architecture and Engineering, submitted a request for design review approval for a 573 -square-foot building addition and a comprehensive exterior remodel of the existing Love's Travel Stop. Hillary explains that the current use includes a gas station, convenience store, travel stop, and quick-serve restaurant, all located within a Commercial Highway (CH) zoning district. the Proposed addition would include a vestibule =, merchandise cooler, IT room, and storage space. On the south side of the building, the design features a new canopy and a redesigned storefront for the diesel entrance.

The exterior upgrades are intended to modernize the facility and align with updated branding. Materials include fiber cement panels, new paint, improved lighting, and updated signage. Hillary noted that the signage package was reviewed as a comprehensive plan and met all applicable requirements under the zoning code. ADA accessibility improvements are also part of the project, including upgraded ramps and sidewalks access to meet current standards. The proposed expansion respects all required setbacks and does not encroach on neighboring properties.

Kelly Guittar from PB2 Architecture and Engineering is virtually online.

ZBA Member Laura Baluch is acting Chair and Swore Kelly Guittar in virtually online.

Kelly Guittar stated that Hillary did a great job laying out exactly what we have designed. Kelly stated that he does not have anything further to add.

ZBA Member Spinnazola made a motion to approve ZBA 2025-023, second by ZBA Member Skridla. Voting yes: ZBA Members Smith, Jorgenson, Spinnazola, Baluch, Skridla 5-0-2.

3. ZBA 2025-022 **Public Hearing for a Map Amendment** rezoning 54 properties to newly adopted districts: **MS-C Main Street -Core or MS-E Main Street-Edge** as listed below:

Parcel Number 04-33-176-016 Commonly known as 11212 Main Street from CG General Commercial District. to MS-C Main Street Core District

Parcel Number 04-33-176-017 Commonly known as n/a Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-001 Commonly known as n/a Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-006 Commonly known as 11172 Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-007 Commonly known as 11162 Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-020 Commonly known as 5332 Williams Drive from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-177-017 Commonly known as 5290 Williams Drive from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-177-021 Commonly known as 5300 Williams Drive from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-177-013 Commonly known as 11114 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-177-014 Commonly known as 11094 Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-015 Commonly known as 11076 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-180-001 Commonly known as 5473 Hodges Run from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-180-002 Commonly known as 5487 Hodges Run from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-180-003 Commonly known as 5459 Hodges Run from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-251-009 Commonly known as 5501 Hodges Run from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-251-002 Commonly known as 11087 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-251-003 Commonly known as 11073 Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-251-004 Commonly known as 11059 Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-381-010 Commonly known as 6556 Franklin Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-381-009 Commonly known as 5360 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-001 Commonly known as 10544 Main Street from IL Light Industrial District to MS-C Main Street Core District

Parcel Number 04-33-382-002 Commonly known as 10544 Main Street from IL Light Industrial District to MS-C Main Street Core District

Parcel Number 04-33-382-003 Commonly known as 5408 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-004 Commonly known as 5412 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-010 Commonly known as 5440 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-011 Commonly known as 5454 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-007 Commonly known as 5466 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-008 Commonly known as 10534 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-009 Commonly known as 10514 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-455-009 Commonly known as 10567 Main Street from IL Light Industrial District to MS-C Main Street Core District

Parcel Number 04-33-455-003 Commonly known as 10531 Main Street from IL Light Industrial District to MS-C Main Street Core District

Parcel Number 04-33-455-007 Commonly known as 10517 Main Street from CG General Commercial District to MS-C Main Street Core District

Parcel Number 04-33-455-008 Commonly known as 5560 Bridge Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 08-04-127-012 Commonly known as 5365 Bridge Street from CG General Commercial District to MS-C Main Street Core District

Parcel Number 08-04-127-006 Commonly known as 5411 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 08-04-127-011 Commonly known as 10458 Mulberry Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-127-008 Commonly known as 10432 Mulberry Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-127-007 Commonly known as n/a Grove Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-128-010 Commonly known as 5467-5441 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 08-04-128-008 Commonly known as 5460 Grove Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-128-004 Commonly known as 10458 Main Street from CG General Commercial District to MS-C Main Street Core District

Parcel Number 08-04-128-005 Commonly known as 10460 Main Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-128-006 Commonly known as 10440 Main Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-128-009 Commonly known as 5488 Grove Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-201-001 Commonly known as 10487 Main Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-201-002 Commonly known as 10443 Main Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-201-003 Commonly known as 5566 Bridge Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-201-004 Commonly known as 10460 Pearl Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-201-005 Commonly known as 10448 Pearl Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-001 Commonly known as 5453 Grove Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-002 Commonly known as 10373 Mulberry Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-008 Commonly known as n/a Main Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-009 Commonly known as 10374 Main Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-004 Commonly known as 10360 Main Street from R1 One-Family Residential District to MS-E Main Street Edge District

Hillary Rottmann from Vandewalle explained that the amendment would rezone 43 properties to the newly created MS-C (Main Street Core) district and 11 properties to MS-E (Main Street Edge), as part of the Village's implementation of the Main Street District Blueprint. The MS-C district is designed to support a vibrant, pedestrian-oriented downtown with mixed-use buildings, while the MS-E district serves as a transitional zone between the high-density core

and surrounding residential areas. Both districts aim to encourage compact development, architectural character, and community gathering spaces.

She emphasized that the proposed zoning changes would not affect existing uses or force redevelopment by establishing updated standards for building height, massing, setbacks, and streetscape design. For example, MS-C allows buildings up to four stories with minimal front setbacks (0-10 feet), while MS-E permits up to three stories with slightly more flexibility. Hillary noted that the blueprint identified misalignments between current zoning and community goals, and the new districts were crafted to correct that.

Hillary stated that the Village mailed notices to all affected property owners and provided a FAQ document online. Hillary clarified that this was a proactive rezoning initiated by the village not by the developers, and that any future redevelopment would still require permits and compliance with the new standards.

Public Hearing Comments, everyone that spoke was sworn in by the acting Chair ZBA Member Baluch.

H Ward Sterett stated that he has been a village resident for 40 something years. he resides on the corner of Main and Bridge. He stated he is totally opposed to this remapping is because the whole idea that you can change the entire area downtown according to a blanket plan. It doesn't allow the homeowners to actually choose what they're going to do with it. To get rid of all these requirements that we put in over the years. I was on the zoning board before I was the Village President, there was a reason why we wanted to maintain the character of the village. Reducing all these setbacks requirements would definitely change the village forever and it wouldn't be the town I grew up in, or my kids grew up in. I would really request you to vote against it, not that it would make any difference because it's going to the board and they are going to do whatever they want anyway.

Jim Rodriguez he is an attorney from Rockford. He represents Telegraph Road LLC. He states that Telegraph owns Main Street Square, the two parcels which are 6 and 8 on the map. Telegraph Road purchased it about 3 years ago. Since they've taken over, it's pretty much fully leased. He stated he discussed this with his client and the client would like to request the board to exclude his two properties from this rezoning. The way they read the ordinance it seems that it applies to new construction, developing vacant property. He stated that his client doesn't see any benefit to his property to be rezoned. It's fully built out. There's not intent to do anything different with it. He is requesting that it remain the CR zoning.

Tom Green asked Mr. Rodriguez if his client owns 6 and 8? also asked if his client owned 7.

Mr. Rodriguez stated that his client does not own 7. the properties last 3 number of his pin are 020 and 021. He states to his understanding would be that since this would now be a zoning district if a new owner wanted to reconstruct or do something different that this could be applied for with a map amendment at that time.

Hillary stated that would be correct. Through the same process.

Deborah Kitto states that she lives on map ID 23. She is totally confused and have no idea what is going on. And she didn't understand a word Hillary was saying because she spoke a little too fast. She asked Hillary to explain to her again what is going on? she states that she has lived in

her home for over 40 years, and she doesn't know what is going on and wants someone to explain it to her in layman's terms to her.

Hillary stated she can give it a shot, she states that the village is suggesting we have a text amendment go through which is adding language which would be the current zoning ordinance. it would be when we were talking about what the uses could be and what the development could look like we went through the process of the text of it and then the next step would be taking a district making it zone like putting it on a map and mapping it. What's going on tonight is we're saying, "hey, we think that these two intersections, these two areas could support this kind of zoning. That being said, this is for future development. If you would like to use your property as you have for as long as you've lived there, you can do so. Say you want to do something in the future or sell your property or redevelop it, you would have to follow the new text amendment that we approve going forward.

Deborah asked what that would be.

Hillary stated So, those requirements would be if you wanted to build a new building, rebuild you would have to meet those requirements of a setback and make sure you have uses and it would have to be a minimum of two stories tall. So those are the things you would have to keep in mind in the future. But right now, you can continue doing what you would like to do.

Deborah asked for how many years?

Hillary stated for as long as you would like.

Deborah asked what happens if she puts it up for sale, does that affect it anyway.

Hillary states that it could potentially provide more options because then you could say if you want to do something different than what I've been doing, you could, but you'd have to apply for it. what I mean? Through either getting a building permit or a zoning permit if you want to do something different.

Tom Green Village Attorney stated if she wants to just sell it as a single-family residence, somebody wants to buy it as a single-family residence, you wouldn't be allowed.

Deborah asked what if somebody wanted to buy it commercially? They could do the same thing.

Joe Kurlinkus Village Administrator stated to build a commercial on there, it's this rezoning process allows them to build a commercial building. not a single-family resident. It's turning that red area there. Really, the board's looked at this and has been discussing this for a few months now. and they are aiming to have these two areas as the first areas that's going to be commercial redevelopment. So, it's putting an option there for people to come in if they want to build commercial along Bridge and Main. And turn it into a more walkable downtown area. that is what the goal is. It's not going to happen overnight 30 to 40 years it will take some time do this but it's putting in place that method where people can come in and say I'd like to build a walkable are maybe retail on the first floor and some housing on the second floor.

Hillary stated that this is a long game. there setting it up as the future goes on maybe other people buy or sell properties that could have more options to do something with that.

Patty Sterett and Ward is her husband. She states that this is an awful idea. She stated that She thinks someone got a lot of money that's burning a hole in their pocket. She is wondering who paid the people to come in and present this plan. This is going to totally change the complexion of Roscoe in a negative way. She states that Roscoe doesn't have the infrastructure to handle the traffic we have now. My husband and I were here last week at the meeting regarding the bridge that's falling apart. Jeff Petri has built thousands of apartment buildings. Our community is becoming more and more vagrant. People that don't live here. They're in and out. More rentals. The last thing we need is more rentals. Private residences provide families with quality of life. I'm sure anyone with any money doesn't live in an apartment. I think this is an awful idea. My husband and I live in homes that were built in the mid 1800s, historical homes. This was like a beautiful rural community, and we can't handle the traffic now. We have I90. They want to build the Perryville extension through there and we have 251. We have so much traffic. People are worried about the EMS services when they take the bridge out. This is just a bad idea. and I suggest you do something else with the money because I don't think our community, our infrastructure, our road systems can handle this. Putting all these people on top of each other, on top of businesses, bad idea. She stated that she would like to know how much this cost. we pay for this plan. How much did we pay these people from South Indiana to come here with a PowerPoint and give us this plan. How much money has gone into this already. How many tens of thousands of dollars did we do this before we got community input.

Joe Kurlinkus stated we have had a lot of community meetings.

Patty stated she lives on the corner and this is the first one I've been to and it's caused a lot of consternation. I'm not happy. And if you guys would put yourself in the people that live here's shoes you wouldn't be happy either.

ZBA Member Skridla asked Patty where her house is on the map?

Patty states that she lives on the corner of Main and Bridge in a two-story red brick home that's been there since 1840s. next door is a little limestone house. My husband restored them both. This just an awful idea. Awful. And I will do everything I can to spread the word about how awful it is because this is terrible. I mean we finally retired and we're enjoying these properties. We put all this time and effort in and we get this letter in the mail. It's bad idea. Very bad.

Greg Granzeier So, the property that we own is number 24 dental building. The building is about 20 years old. I had a couple of concerns or a couple of questions. One, is there a short and long-term plan that you have? And if you do have that, could you kind of walk us through it?

Joe Kurlinkus asked for what?

Greg Granzeier stated because we're doing all this rezoning. So, obviously, it's got to be some kind of long-term plan as far as what's need built and where they're going to be putting it. Correct.

Joe Kurlinkus stated the village isn't going to be building or developing anything. The plan is ultimately we had throughout the summer and last year we've had a lot of public hearings, public meetings. He stated that he can give him a copy of the blueprint, sort of a general idea of the village and the website. He stated that he can send him a copy of the plan and he can kind

of see what the sort of long, long-term vision for the village is. based on the public meeting and the public input.

Greg stated a couple other concerns. Right behind our office is the fire department and I know a lot of times when areas are being developed, public land is looked at for redevelopment. Is there any plans on moving the fire department and to go ahead and develop that area?

Chief Alms stated that they're not planning on moving.

Greg stated as an owner of property here, one of the big concerns of course we have would be use of eminent domain to come in buy up property to go ahead and develop it. And I guess nobody here would know if that's even in the works, but that is definitely a concern when rezoning the entire area.

Joe Kurlinkus stated that it hasn't been discussed at all. he doesn't think it would ever be. He stated that there are some Board of Trustees her tonight that are listening.

Tom Green stated there is no current authority to do eminent domain on those properties. It would have to be a specific statutory justification and it doesn't exist today. He stated the village could try and establish a tip or something, but that would be another public process.

Susan Anderson Granzaie stated that she understands that this a zoning meeting. but she would like to know what the plan is. You don't have a zoning meeting if there's not a plan. She stated that she sees there's a brochure here, but why weren't given a brochure?

Joe Kurlinkus stated that the village has had a lot of public meeting throughout the summer.

Susan stated that they were never informed of them. It's like an integral part of owning property within this area. She thinks everyone should have been contacted way before.

Joe Kurlinkus states that tonight is just the switch over to the actual zoning districts that are there. He states again that this is not the village developing anything. There's not developers developing anything, should allow you to develop something on your property or to sell it to somebody else develop on that property if that came to be but essentially the village board and Trustees looking at this for a year now to try to think what they want Main Street to look like 5 to 30 years down the road. We have to start someplace and that some places creating that zoning district that ability before somebody comes in and says I would like to make a walkable area, downtown area.

Susan states that one of her concerns is that zero-foot setback. How do you do that on the corner? That's dangerous. If you have zero-foot setback and you've got a couple of corners here, it seems to me like that doesn't seem very safe.

Joe Kurlinkus stated you're still going to have to meet the same coverage requirements. That's all in the zoning code for that, you're going to still have to meet those coverage requirements. you will still have to meet your site, your distances. It just allows a little more flexibility of where you're going to actually build. It's case by case there is so much to fit on that property.

Susan asked if the new parking lot was a part of this plan.

Joe states yes, that was sort of the front end of the plan here, the front of Main Street. and then for the back end of Main Street where we were looking at before. (Pulls up plans)

Susan asked what's the story with the parking lot awnings.

Joe states that they are going back up, there was a defect in them that we discovered as they were building them. They are being replace by the insurance.

Susan asked if it was in the awning. She was told that the pilings didn't go down far enough.

Joe states no that the defect was in the metal structure.

Susan asked who was responsible for that project.

Joe states that we are now way off track.

Susan states that's part it. That's the start of this whole project that you guys have.

ZBA Member Baluch states this is a zoning meeting which is in regard to whether or not we do the rezoning, it has nothing to do with any construction of anything.

Susan states she gets that. but when you have zoning, there's got to be a plan.

ZBA Member Baluch states those are good questions.

Joe suggests she go on the website www.mainstreetroscow.org and see the plan that the board adopted.

Susan asked who came up with the plan.

ZBA Member Baluch stated that we are the zoning board.

Joe stated that the board of trustees.

Susan asked how would changing the zoning affect her office.

Joe states that it won't affect it at all.

Susan asked what's the purpose of changing it then.

Joe states that the board has a vision. They've worked through a vision of what they want to see Main Street look like. 30 years from now. The start of that is putting these zoning districts, Main Street Core and the Main Street Edge districts. and these are the first two areas they've identified as the sort of beginning points or the end point of that district. To create the ability for people to develop those properties into something different.

Susan asked if there is a developer.

Joe states no. The village doesn't own any property.

Susan asked if there is a developer that's been contacted at all because she seen some information that was on one of the slides she saw Place Foundry.

Joe states that they are the consultants that the village hired to help work through the process.

Susan asked if they were the developer.

Joe states they are the developers that helped us put together this plan.

Bob Sonneson states that he has a couple of simple questions for Mr., Kurlinkus. Are we changing the zoning? Does that mean that all these people that are in single family residence and we own multifamily residents. that are zoned that way now, would they become non-conforming.

Joe states yes they would be non-conforming at this point.

Bob states they are conforming now. But when this goes through, do they become non-conforming?

Joe states they become non-conforming to the new district.

Bob states So, lawfully established pre-existing non-conforming. So then for my perspective, you're changing the value of my property. You are changing a zoning that affects the value of my property because now I become a non-conforming property, which means a bank looks very diminished on that property. That if I'm non-conforming to the current zoning, the bank is not going to be very forthright with that. So, if I go to sell that property, my values are diminished because I'm no longer multifamily. I am now a different zoning and I'm non-conforming. You put non-conforming on anything; it's going to change the value. If you want to maintain it where it is now, somebody's developer comes in and wants to put in a shopping center, it may elevate it. But in general sense, these folks house is diminished in value because they're non-conforming to the current zoning. So, you're telling me that for family now becomes non-conforming in the zoning of roscoe.

Joe states if it doesn't match the zoning

Bob states that what the village should have done is give a much more in-depth education to us on the definition my property is on edge zoning. What does that mean. you sent a very synopsis thing of well walkable da da da. No, right. One of the major facts that you left out of this presentation is that it makes our properties non-conforming to the zoning of the day. Ans if you all perceive that doesn't impact the current owners, your perception is wrong. It is absolutely 100% wrong because when I go to a bank to look at the property and we own a lot of property and they go, is it non-conforming A, they are going to want a letter from the city saying it can be obtained in that fashion that it's currently used for. And B, they're going to say there's a risk for their buyer to purchase that property. I think it's very unfair to the general public for a community to sit back and go, you purchased under one set of rules. you bought and developed and purchased under this book. And now under arbitrarily, we're going to change that book and affect the value of your property. We're going to take money out of your wallet because we have a vision of what we want a town to look like. These folks right here, their houses should never be considered for anything else but that. You want to have a vision of Roscoe. You want roscoe to look like one of the uppity suburban Chicago neighborhoods that have got encompassed. That's what you want. You don't want another gas station. You want those houses. They've been here forever. They are a symbol of the community; you move more further down the road to where Rinaldi is and stuff. That is roscoe. It's not some pie in the sky

concept. That is what Roscoe is. My biggest complaint though is that I lived and purchased under one set of rules and now you're arbitrarily going to change that set of rules and take money out of my pocket. You're going to affect the value of my property, and I think that is astronomically wrong.

ZBA Member Baluch asked which property was his.

Bob stated 48 it's the edge thing. I think everybody sitting behind you has to say the same thing. What does that mean. What does that exactly mean. Do you all know what that means edge thing. You use the terminologies trying to paint this flower. We want a walkable community. Every community is a walkable community. you want a walkable community put in sidewalks. Don't changing the zoning put in sidewalks. He states that he agrees with this lady no apartments, you know and we own apartments, so I'm not negative to apartments, we own apartments but to put apartments in the middle of this little town that has chased away tons of old rural Roscoe people with the changes that have already happened, and you want to push this further forward and take people that, that apparently and I don't know these people I've never met these folks, but can drive by their houses. They have a great deal of pride. They have a great deal of pride in Roscoe apparently. And they've spent a lot of money to take something that has been here forever. I grew up here our assemble of Roscoe that strip of residents through there is going from their property up onto the hill and to make a statement we want to change it for 30 to 40 years from now and something that might happen. You know, have you ever seen anything happen in that vein that is a positive to the historic value of the community. Most of the other communities are doing things to preserve those types of residences, preserve the old buildings in their community and instead we're contemplating doing something so that we can put in two law offices and three apartments above it seems frivolous to me. But my biggest thing was the answer to the non-conforming because the non-conforming is dramatically change to individual owners' rights. You as a community are making a change that affects the value of what I bought in Roscoe. It wasn't deemed at some point in time; you have a zoning on it now your perception is that zoning will remain. If you would have told me that this is a flowery vocabulary thing that it stays residential multi family, but it's inside this hopeful district, I'd have a different view. But if you are telling me that zoning has changed and you are going to make my property non-conforming that a totally different picture. You want to do this and put a box around my property and say it falls into the perception that if somebody wants to buy it and does something else the avenue is simpler for them to do it. No problem. Change the zoning doesn't seem right.

Trustee John Broda asked Joe to put up a slide of the original zoning map- the overlay. He states I am your Village Trustees. Dayne is here as well this evening. We're here to answer questions after the meeting, but I just wanted to clarify a couple of things. Trustee Broda addresses Bob Sonneson. Sir, your property and the one next to you are zoned properly as multifamily. But the surrounding properties- all the single-family homes- are already zoned multifamily. They've been that way longer than I've been involved with this board. So, some of them are non-conforming right now." When it comes to Eminent Domain, nobody is saying we have a plan to develop or tear down anything. Eminent Domain is something I stand against. I just want to point out that a lot of the existing zoning already has a non-conforming properties. This proposal is about making a more streamline zone. If you decide to sell down the road, this gives developers a clearer path. But again, there is no developer plan in place right now. This is about creating guidelines, for 20 years, different properties have popped up with no rhyme or reason in the downtown area. This is a step toward building the kind of community residents

have said they want- walkable, vibrant, and consistent. I'll be available after the meeting to talk with anyone who has concerns. That's why we are here tonight.

John Rinaldi states that Bob had mention something about where there would be some property value lost when they go to sell if they're rezoned. I guess I agree with maybe your roscoe was looking at a vision for the future. But instead of rezoning everything right now and losing potential property values, what about if you had your vision and then when somebody wanted to redevelop a property, then they ask for a rezoning, you go back and see if it matches your vision for rezoning for the future. That way it's not affecting the person whose people's properties currently only if they're looking to improve their property to make something different. Would that be a compromise potentially that would satisfy these folks as well as the village.

Tom Green Village attorney asks Joe Kurlinkus if they he would like to get comment on a couple of properties that might be excluded.

Joe Kurlinkus states that we have looked at making recommendations to the village board to block out 45 through 49 and 6 and 8 from the Main Street Square.

ZMA Member Smith states the non-conforming issue can anyone explain that as far as it being legally non-conforming.

Tom Green states that Trustee Broda made a very good point apparently the existing on that whole block which we're talking about removing the two most vocal we're going to suggest these come out. He is currently multi family.

ZBA Member Skridla asks if 45 and 46 are those currently multifamily or single family.

Tom Green states they show that they are multifamily.

ZBA Member Skridla asks are there existing single. So, they are already non-conforming.

Joe Kurlinkus states that there are a lot on non-conforming currently in the village.

ZBA Member Baluch states that these homes are grandfathered in and they can continue to be as is.

ZBA Member Skridla states just to define the conforming and non-conforming means that if it exists forever, it can stay that way but if it's destroyed by fire or natural disaster it has to conform to the current code. No, several of these properties have been sold recently, like you said, and are sold for their current zoning and they're not conforming.

ZBA Member Smith asked if they were sold with conventional 30-year fixed rate mortgages?

ZBA Member Skridla stated no, no problems, whatsoever.

ZBA Member Baluch states So, essentially this is just to try to clean up the zoning in a way that can envision a future in a way of what it would look like 30 to 100 years down the road.

Joe Kurlinkus states it's a start.

Hillary Rottmann stated that you can't develop in the village of Roscoe with downtown type books think of downtown Rockton or Beloit or something don't have that ability today in Roscoe. You think this would be the area that most likely that can potentially happen over time.

ZBA Member Spinnazola states something that we've talked about in previous meetings is how there's businesses coming in requesting development and you can see it on the main drag here. There're not uniformity and the idea of this is create an ability to have uniformity.

Motion was made for all lots with the exception of lots 6 and 8. and lots 45 through 49 are going to be exempted and will not be in the motion to have a zoning change by ZBA Member Spinnazola, second by ZBA Member Skridla. Voting yes: ZBA Members Baluch, Skridla, Jorgenson, Smith, Spinnazola 5-0-2.

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 Skridla, second by ZBA Member Smith. Voting yes: Jorgenson, Spinnazola, Skridla, Smith, Baluch 5-0-2.

Meeting Adjourned at 6:37 pm.