



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, January 08, 2025
5:30 PM

CALL TO ORDER

The meeting was called to order at 5:32 PM by Chair Durstock.

ROLL CALL

PRESENT

Chairman Jay Durstock
Member Laura Baluch
Member Brad Hogland
Member Dayne Mead
Member George Wagaman

ABSENT

Member Melissa Smith
Member Ryan Swanson

STAFF

Josef Kurlinkus - Village Administrator
Evan Hoier - Zoning Administrator (Vandewalle & Associates)
Jay Alms - Division Chief of Fire Prevention (Harlem-Roscoe Fire Protection District)

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **December 11, 2024.**

A motion was made to lay over to the January 8, 2025 meeting, the approval of the **December 11, 2024 minutes.**

Motion made by Member Wagaman, Seconded by Member Mead.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Wagaman

NEW BUSINESS

2. ZBA 2024-017: **Discussion and Recommendation for Approval of a Planned Unit Development (PUD)** for the properties located at **13000 and 13019 N 2nd Street** (PIN 04-21-151-004 & 04-21-151-005).

[Applicant: Rogue Event Rentals LLC]

A motion was made to lay over this item until the February 12, 2025 meeting.

The lay over was requested by the applicant as they continue to work through several additional approvals with the State of Illinois.

Motion made by Member Baluch, Seconded by Member Wagaman.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Wagaman

3. ZBA 2025-001: **Design Review** for Approval of a **700 SF Accessory Storage Structure** located at **11212 Main Street** (PIN: 04-33-176-016).

[Applicant: Roscoe Glass (Duane Flowers)]

The Application was presented by the Duane Flowers of Roscoe Auto Glass. Mr. Flowers stated that the building being proposed is 700 square foot accessory storage structure at 11212 Main Street, which will be located behind a privacy fence and would not require electricity or heating.

Mr. Hoier presented the staff report for the Village stating that the proposed structure meets all of the Village's zoning requirements including height and lot coverage aspects. The only recommended condition is that the structure will need to be placed on a paved surface before construction.

Motion to approve made by Member Mead, Seconded by Member Baluch.

The Board asked about the colors and materials of the structure. Mr. Flowers stated that it will be repainted to the same color as the existing building.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Wagaman

4. ZBA 2025-002: **Public Hearing for Approval** of a **Special Use Permit (SUP)** for continued operation of an auto body and repair business located at **5414 Edith Lane** (PIN 04-28-327-003).

[Applicant: R & L Auto Body (Katie Stadler)]

The Application was presented by Katie Stadler owner of R & L Auto Body. She stated that she purchased the business in September 2025, and that this includes all the same tax identification numbers, employees, accounts, etc. She plans on operating the business the same way as it has always operated, just with her as the new owner.

Mr. Hoier presented the staff report for the Village. He stated that this business operates under a special use permit for the operation of auto body and repair in an industrial district. The prior special use permit for this business was approved with conditions, including its expiration upon sale of the business or after 10 years. The Village received a request for a zoning verification for State of Illinois licensing purposes, which required the owner to come into the Village and request the Special Use Permit. He stated that staff recommends approval with several conditions including paving the unpaved portion of the parking lot and combining the two parcels on which the business is located into one parcel.

Ms. Stadler stated that she agreed to the conditions being requested, and that she would have them completed during the next year.

A motion was made to approve a recommendation to the Village Board of Trustees for the approval of the Special Use Permit.

Board members discussed discuss conditions for the special use permit, including requiring the gravel portion of the parking area to be paved within 18 months unless construction for building expansion begins before then. They also decided to recommend that the two parcels will need to be combined by January 1, 2026.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Wagaman

OLD BUSINESS

Mr. Kurlinkus briefly discussed the property on Edith Lane - adjacent to the north entrance of R & L Auto Body - which is the only access to onto the parcel. The Village has worked with the the property owner who has been very been cooperative, and will be dedicating as right-of-way, the portion of the property where the roadway is located.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Trustee Petty was present in the audience, and asked several questions about the tracking of special use permits. Mr. Kurlinkus stated that the Village has set up a new tracking process for new permits being issued.

ADJOURNMENT

A motion to adjourn was made by Member Mead, Seconded by Member Baluch.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Wagaman

The meeting was adjourned at 6:06 PM