



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

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

CALL TO ORDER

ROLL CALL

PRESENT

Chairman Richard Butera
Member Melissa Smith
Member Daniel Spinazzola
Member Carla Jorgenson

ABSENT

Member Laura Baluch
Member Teresa Skridla
Member Ryan Swanson

Joe Kurlinkus Village Administrator

Tom Green Village Attorney

Kimberly Garza Village Clerk Virtual

Jackie Mitch from Vandewalle Virtual

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **August 13, 2025**.

Chairman Butera asked for a motion to approve the Minutes for August 13, 2025.

Motion was made by ZBA Member Spinazzola, second by ZBA Member Smith. Voting yes: ZBA member's Jorgenson, Smith, Butera, Spinazzola 4-0-3.

NEW BUSINESS

2. ZBA 2025-021: **Public Hearing for a Text Amendment** regarding the proposed addition of two new zoning districts to **Chapter 155: Zoning Regulations of the Village Code of**

Ordinances. The proposed amendments would create the following new zoning districts: **MS-C Main Street -Core and MS-E Main Street-Edge.**

Joe Kurlinkus introduces Jackie Mitch from Vandewalle & Associates. He states that this is a public hearing and she needs to be sworn in.

Tom Green Village Attorney swore Jackie Mitch in.

Jackie Mitch Vandewalle & Associates states that this is a public hearing for our main street zoning districts. she goes through the slides from the Village's blueprint plan for Main Street. That was prepared recommendations for creating a vibrant, walkable downtown, a few of those recommendations included potential new zoning districts for the main street area. And the idea there was to allow for a greater mix of uses and promote more downtown style development that would create, a more active more vibrant, more exciting downtown destination that people would like to go to. The plan envisioned two different zoning districts. One would be the core district encourages dense, mixed-use development with retail and residential spaces, while the buildings are close to the sidewalk. While the edge district serves as a transitional zone with more residential character.

Jackie emphasized design standards, building setbacks, and architectural features that support pedestrian-friendly environments and higher-density development.

Chairman Butera asked about the (ADUs) accessory dwelling units and the (ACUs) accessory commercial units, would they be able to live in the residence while they are developing the building, or would it be limited to single family or two-family residences.

Jackie stated that the way it is drafted, you would be eligible for one of the ADUs or ACUs would be if you have a residential building.

Chairman Butera raised concerns about existing property conditions, market interest, and whether the new standards might deter investment.

Jackie clarified that the zoning changes are a foundational step, not a standalone solution, and highlighted the importance of public-private collaboration.

Joe Kurlinkus Village Administrator stated this is one step of a very long process.

ZBA Member Smith recommends the approval of the zoning text amendment, second by ZBA Member Spinazzola. Voting Yes: ZBA Members Spinazzola, Smith, Jorgenson, Butera 4-0-3.

OLD BUSINESS

3. American Planning Association -IL Plan Commissioner Virtual Training October 29, 2025 from 7:00 pm - 9:00 pm

[October 22nd deadline to register]

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

Chairman Butera asked for a motion to Adjourn the meeting.

Motion was made by ZBA Member Smith, second by ZBA Member Spinazzola. Voting yes: Jorgenson, Butera, Smith, Spinazzola 4-0-3.

Meeting Adjourn at 6:42 pm.