



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, April 10, 2024
5:30 PM

CALL TO ORDER

The meeting was called to order at 5:30 pm by member Laura Baluch, who served as chair of the meeting in the absence of Chairman Durstock.

ROLL CALL

PRESENT

Chairman Jay Durstock [remotely via zoom]
Member Laura Baluch
Member Brad Hogland
Member Dayne Mead
Member Melissa Smith
Member Ryan Swanson
Member George Wagaman

ABSENT:

Clerk Stephanie Johnston was not present at the meeting.

STAFF IN ATTENDANCE:

Elias Vareldzis – Zoning Official
Josef Kurlinkus – Village Administrator

APPROVAL OF MINUTES

1. Approval of meeting minutes from March 13, 2024

Motion: A motion was made to approve the Minutes from the December 13, 2023 ZBA Meeting.

There were no changes to the minutes.

Motion made by Member Wagaman, Seconded by Member Mead.

Voting Yea: Member Baluch, Member Hogland, Member Mead, Member Smith, Member Swanson, Member Wagaman

NEW BUSINESS

2. **ZBA 24-002:** Public Hearing for a Variance request to increase the width of the driveway from 24 feet to 29 feet at the property line extending to the existing garage at 738 Ballymore Road Pin (08-06-254-019)

The public hearing on the variance was opened, and Mr. Vareldzis presented the staff report for the variance request to increase the width of a driveway from 24 feet to 29 feet at 738 Ballymore Road. Mr. Vareldzis explained that residential driveway design standards are established within the Code to minimize the amount of excessive pavement in residential neighborhoods. The standards in place allow for a maximum driveway width that permits the easy maneuvering of two vehicles to and from up to a two-car garage, providing an ample 12 feet of access per car. As described above, there is also flexibility written into the code to accommodate wider paved areas that allow for continuous paved access to garages of widths greater than 24 feet, so long as the paved area is reduced to back to the maximum 24 feet within a total of 30 feet from the garage's entrance. He elaborated that, granting the variance would substantially increase the amount of hardscape and pavement in residential neighborhoods, reducing green space and detracting from the character and quality of residential neighborhoods. The criteria for granting a variance were not met, and as such, recommended denial of the requested variance.

The applicant, Andrew Appलगren, was sworn in, and provided an opportunity to present his application. Mr. Appलगren stated that the primary reason he was requesting the variance was due to the challenges he was facing with his current driveway setup, particularly the difficulty in backing out his 42-foot long, 13-foot high RV due to a culvert extending past the driveway. He stated that he requests approval of the variance so that he can load and unload his recreational vehicle in his driveway prior to a trip, rather than having to load and unload on the street.

ZBA member Smith discussed the prevalence of wide concrete driveways in the area, noting that many were installed due to an outdated code allowing 30-foot-wide driveways for 3-car garages. Says acknowledged that the current driveways are not correct from the beginning, and that there are other construction issues with some of the driveways.

The ZBA discussed that that the current code, adopted in 2021, aims to minimize concrete expanse and discourages the addition of extra lanes, and acknowledged some existing driveways may not meet the new standard. Mr. Vareldzis asked the Board to consider the long-term goals for the Village, and that the decision by the ZBA needs to be based on the current code and standards, and not what was previously in place, or what was previously acceptable. If there are recommendations for changes to the current code, those can be brought to the Board for review and approval. Member Swanson noted that it is going to be very difficult to prove that this is actually a hardship, rather than an inconvenience of the property owner. Member Mead discussed that we should enforce the existing ordinance requirements and only grant a variance if it is warranted by the Village Code, because don't want to set a precedence of approving a variance for each time someone wants to come forward with a design that does not meet the code.

Motion: Approval of Variance request to increase the width of the driveway from 24 feet to 29 feet at the property line extending to the existing garage at 738 Ballymore Road Pin (08-06-254-019)

Motion made by Member Swanson, Seconded by Member Smith.

Voting Yea: Member Hogland, Member Smith

Voting Nay: Member Baluch, Member Mead, Member Swanson, Member Wagaman

OLD BUSINESS

None.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Josh LaBree - 9859 Haggerman. Stated that he is a resident of the Village says that he takes things case by case basis. Mr. LaBree stated that some builders don't build properly but he wants his house to look the best in the neighborhood, and will be fixing up his house. He says that he is having trouble backing out of his garage, but if it was poured the right way it would be fine. He wants to do it in a manner that is functional, and that no two driveways are the same. He stated that he disagrees with the look issue, and that he wants more landscape and that he is big on hardscape.

ADJOURNMENT

Motion: A motion was made to adjourn the meeting at 7:00pm

Motion made by Member Smith, Seconded by Member Wagaman.

Voting Yea: Member Baluch, Member Hogland, Member Mead, Member Smith, Member Swanson, Member Wagaman

Meeting Adjourned at 7:00 pm