



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, December 11, 2024
5:30 PM

CALL TO ORDER

The meeting was called to order at 5:31pm by Chair Durstock.

ROLL CALL

PRESENT

Chairman Jay Durstock
Member Laura Baluch
Member Dayne Mead
Member Melissa Smith

ABSENT

Member Brad Hogland
Member Ryan Swanson
Member George Wagaman

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 **November 13, 2024**.

A motion was made to approve the Minutes of the **November 13, 2024** ZBA Meeting.

Motion made by Member Baluch, Seconded by Member Mead.

There were no additions or corrections.

Voting Yea: Chairman Durstock, Member Baluch, Member Mead, Member Smith

NEW BUSINESS

2. ZBA 2024-018: **Discussion and Approval** of the **2025 regular meeting dates** for the Zoning Board of Appeals.

A motion was made to adopt the **2025 regular meeting calendar** for meetings of Zoning Board of Appeals.

The Board agreed that meetings will continue to be held on the second Wednesday of each month.

Motion made by Member Baluch, Seconded by Member Smith.

Voting Yea: Chairman Durstock, Member Baluch, Member Mead, Member Smith

3. ZBA 2024-017: **Public Hearing 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 January 8, 2025 meeting.

Motion made by Chairman Durstock, Seconded by Member Baluch.

The lay-lay over was requested by the applicant as they continue to work through their planning process with the Village.

Voting Yea: Chairman Durstock, Member Baluch, Member Mead, Member Smith

OLD BUSINESS

4. ZBA 2024-015: **Discussion and Recommendation** for a **Text Amendment** revising the Village of Roscoe Zoning Ordinance **Sections 15-516, 15-517 and 15-752** relating to **Accessory Buildings and Accessory Structures**.

Mr. Hoier presented the staff report and discussed the revisions made to the proposed changes in the zoning ordinance related to accessory buildings and structures based on the discussion of the members at the November 2024 ZBA meeting.

This includes exemptions for temporary structures like trampolines and basketball hoops from the definition of an accessory structure. He also revised the accessory structures section to allow up to five structures on parcels greater than a quarter acre and no more than two structures on lots a quarter acre or less. Additionally, language was added to allow accessory structures of a hundred square feet or less to be constructed without a permit, as long as they are 5 feet away from any property line and not in the front yard. Finally, he clarified that

detached decks are considered an accessory structure, but attached decks are not considered an accessory structure, they are part of the principal building.

Members discussed refining the language of a zoning ordinance related to the placement of sheds in residential areas, agreeing on restricting these to the "side or rear yard setbacks" to clarify the restrictions on shed placement.

Motion to recommend the changes made by Member Smith, Seconded by Member Baluch.
Voting Yea: Chairman Durstock, Member Baluch, Member Mead, Member Smith

5. ZBA 2024-016: **Discussion and Recommendation** for a **Text Amendment** revising the Village of Roscoe Zoning Ordinance **Section 15-555 and 15-409** relating to **Solar Energy Collection Systems**.

Mr. Hoier presented the staff report and discussed the revisions made to the proposed changes in the zoning ordinance related to Solar Energy Collection Systems based on the discussion of the members at the November 2024 ZBA meeting.

The proposed changes included reducing the maximum height of solar panels from 12 to 10 feet and adding screening and fencing authority for the ZBA during the approval process of a special use for the solar system. All residential districts will require a special use permit for any ground-mounted solar.

Member Baluch raised concerns regarding safety concerns related to solar panels. Chief Alms discussed that the Fire Department generally does not have concerns about the use of solar panels. Smith questioned who does the inspections with Mr. Kurlinkus stating that the county does all the electrical inspections. Mead is in favor of requiring the special use permit which allows the ZBA flexibility regarding the screening for the solar systems. The proposed changes were seen as a way to maintain fairness for both larger and smaller properties, and to prevent unsightly installations in subdivisions.

Motion to recommend the changes to the Village Board of Trustees made by made by Member Baluch, Seconded by Member Smith.
Voting Yea: Chairman Durstock, Member Baluch, Member Mead, Member Smith

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Chief Alms asked if the solar collection systems were included as accessory structures and Mr. Hoier confirmed that they are exempt.

No additional public comment.

ADJOURNMENT

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

Voting Yea: Chairman Durstock, Member Baluch, Member Mead, Member Smith

The meeting was adjourned at 6:00 PM.