



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, May 08, 2024
5:30 PM

CALL TO ORDER

The Meeting was called to order by Chairman Durstock at 5:30pm.

ROLL CALL

PRESENT

Chairman Jay Durstock
Member Dayne Mead
Member Ryan Swanson
Member George Wagaman

ABSENT

Member Laura Baluch
Member Brad Hogland
Member Melissa Smith
Village Clerk Stephanie Johnston

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **April 10, 2024**.

Motion: A motion was made to approve the Minutes from the April 10, 2024 ZBA Meeting.

Motion made by Member Wagaman, Seconded by Member Swanson.

There were no additions or corrections.

Roll Call Vote was taken, and the *motion was approved* as follows:

Voting Yea: Chairman Durstock, Member Mead, Member Swanson, Member Wagaman

NEW BUSINESS

- ZBA 2024-003:** Design Review for construction of a 10 SF Chicken Coop with 22.9 SF integrated run located at 9480 Sagewood (08-10-103-002)

Motion: Approval of Design Review for construction of a 10 SF Chicken Coop with 22.9 SF integrated run located at 9480 Sagewood (08-10-103-002)

Motion made by Member Wagaman, Seconded by Member Mead.

Discussion:

Zoning Official Vareldzis presented the application for design review of the Chicken Coop. Mr. Vareldzis stated that the application and the design of the chicken coop meets all applicable Village requirements, and recommended approval of the design.

Chairman Durstock raised a concern that the design of the coop included wheels, which would allow it to be moved to an unapproved location. Mr. Vareldzis suggested that to alleviate this concern, a condition of the approval could be that the coop remain within the required setbacks established by Village Code.

Roll Call Vote was taken, and the *motion was approved as follows:*

Voting Yea: Member Mead, Member Swanson, Member Wagaman

Voting Nay: Chairman Durstock

OLD BUSINESS

Member Wagaman brought up the discussion from the previous ZBA meeting related to the width of driveways, and the concerns he has with the increased widths of the two and three car garages in the Village, including some garages with two double garage doors.

Chairman Durstock noted that the Village ordinance needs to balance the size of the driveways with the needs of the property owners, and stated that the driveways should not be so big they look like airport tarmacs, but also that we don't necessarily need lots of open spaces on a property either, but that too large of driveways will encourage the permanent storage of campers in the driveways.

Member Swanson stated that the currently allowed 24 feet wide driveways already provide adequate space, but property will need to understand when they purchase their homes that they will not be able to store their campers on the property. He reasserted that that it is hard to actually justify variances on the basis of a true hardship, and that if there are hardships, the applicants need to be more specific.

Member Mead stated that times have changed and that many people have moved from having one car to owning two or three cars, and that the codes need to be adjusted to account for this change. He says that people are building without permits, so the ZBA should be more consistent in granting variances, and enforcing the codes as they are written.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

There was no member of the public who wished to speak at public comment.

ADJOURNMENT

Motion: A motion was made to adjourn the meeting.

Motion made by Member Mead, Seconded by Member Swanson. Voting Yea: Chairman Durstock, Member Mead, Member Swanson, Member Wagaman

Meeting Adjourned at **5:54 pm**