



# Meeting Agenda

**Location:**

Village Hall -  
10631 Main Street  
Roscoe, IL 61073

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

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**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

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

**NEW BUSINESS**

- 2. 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)

**OLD BUSINESS**

**PUBLIC COMMENT (Limited to 3 minutes per speaker)**

**ADJOURNMENT**



**DRAFT**

# 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

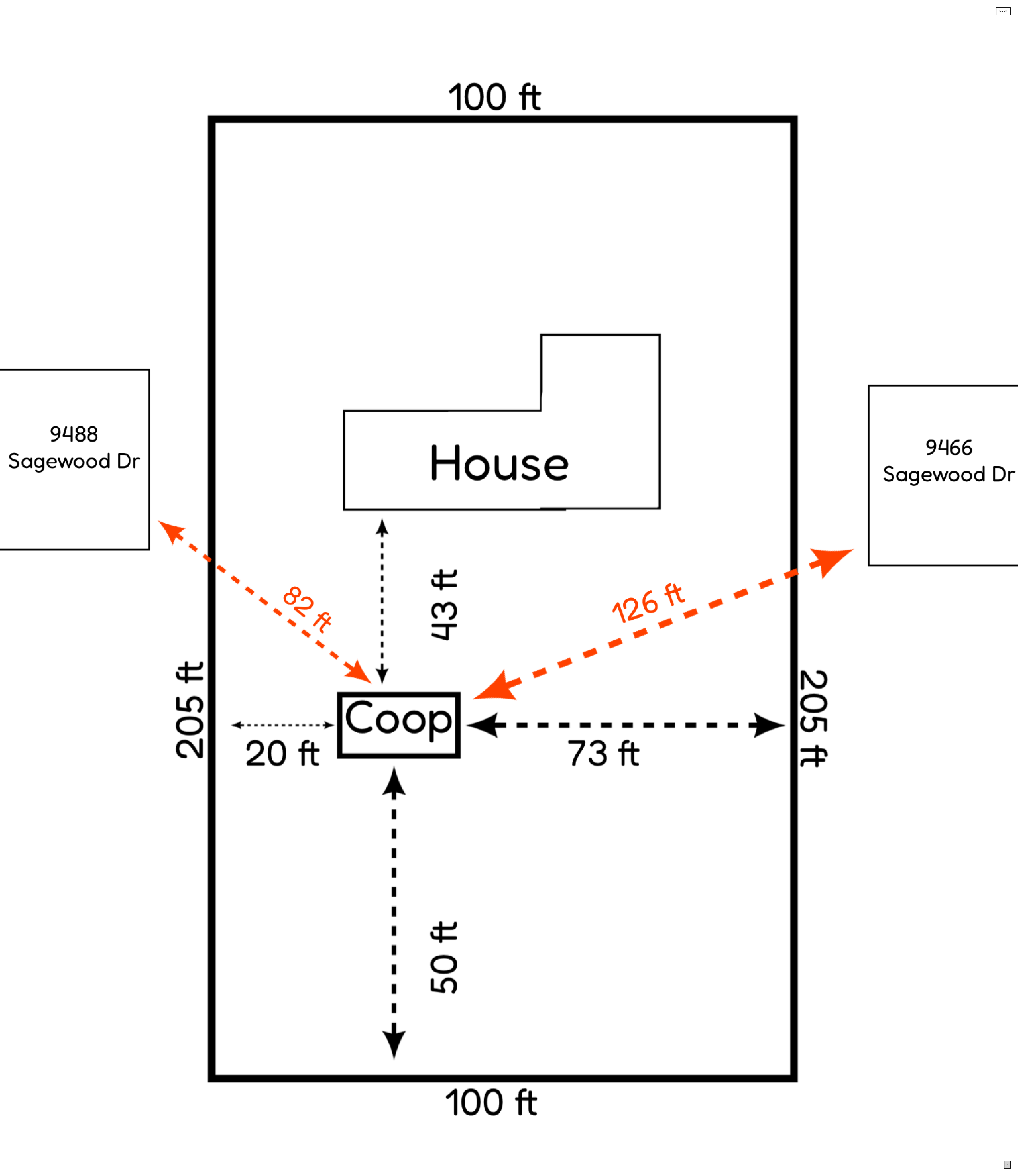
**Zoning Board of Appeals Meeting of May 8, 2024**  
**Application No. ZBA 2024-003**

- Applicant:** Eric Rinehart
- Location:** 9480 Sagewood Drive (08-10-103-002)
- Requested Action:** Design Review for construction of a 10 SF Chicken Coop with 22.9 SF integrated Run.
- Existing Use:** Single Family Residential
- Proposed Use:** Same
- Existing Zoning:** R1 Single-family Residential
- Adjacent Zoning:** North: R1 Single-family Residential  
East: R1 Single-family Residential  
South: R1 Single-family Residential  
West: R1 Single-family Residential
- Report:** Applicant is requesting Design Review and Approval for construction of a 10 square foot Chicken Coop with an integrated 22.9 square foot enclosed run.

The chicken coop will house four (4) chickens and will not include any roosters. The applicant has files for registration with the Department of Agriculture and has submitted the registration number prior in advance of consideration before the Board. The proposed structure complies with all applicable sections of the Zoning Ordinance, including coop and run sizes, setbacks, and locations.

The chicken coop will be located in the rear yard. The location is approximately 20 feet away from the northwestern side yard property line, 73 feet away from southeast side yard property line, 50 feet from the rear property line, 43 feet from the house, and 82 feet from the nearest adjacent residential structure, all in compliance with Village Ordinance.

- Recommendation:** Staff recommends **Approval** of Design Review for construction of a 10 SF Chicken Coop with an Integrated 22.9 SF Enclosed Run in a R1 Single Family Residential District at 9480 Sagewood Drive.



100 ft

9488  
Sagewood Dr

House

9466  
Sagewood Dr

205 ft

20 ft

Coop

43 ft

50 ft

73 ft

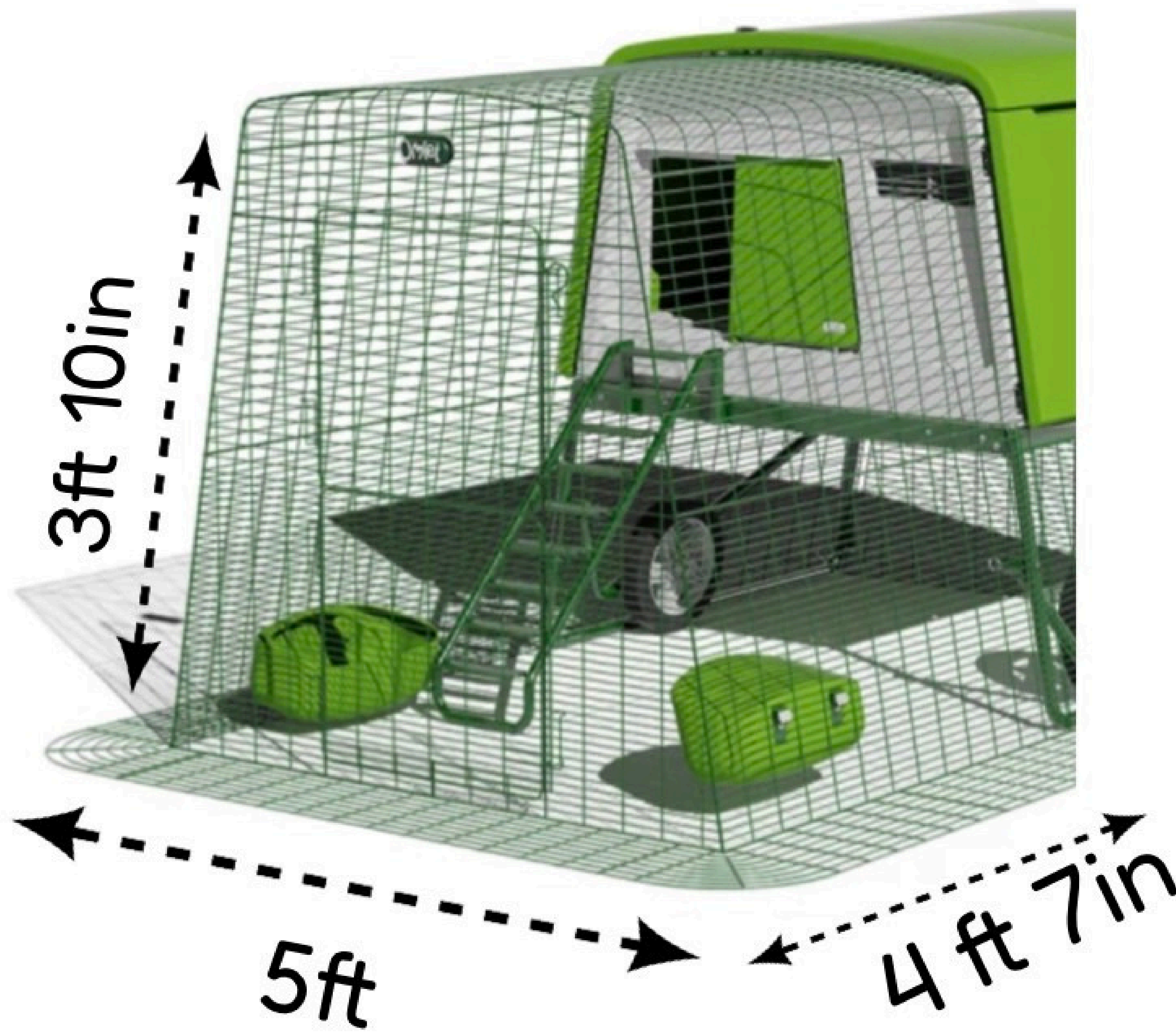
205 ft

100 ft

82 ft

126 ft





## RUN DIMENSIONS



A 3FT 3IN

B 3FT 1IN

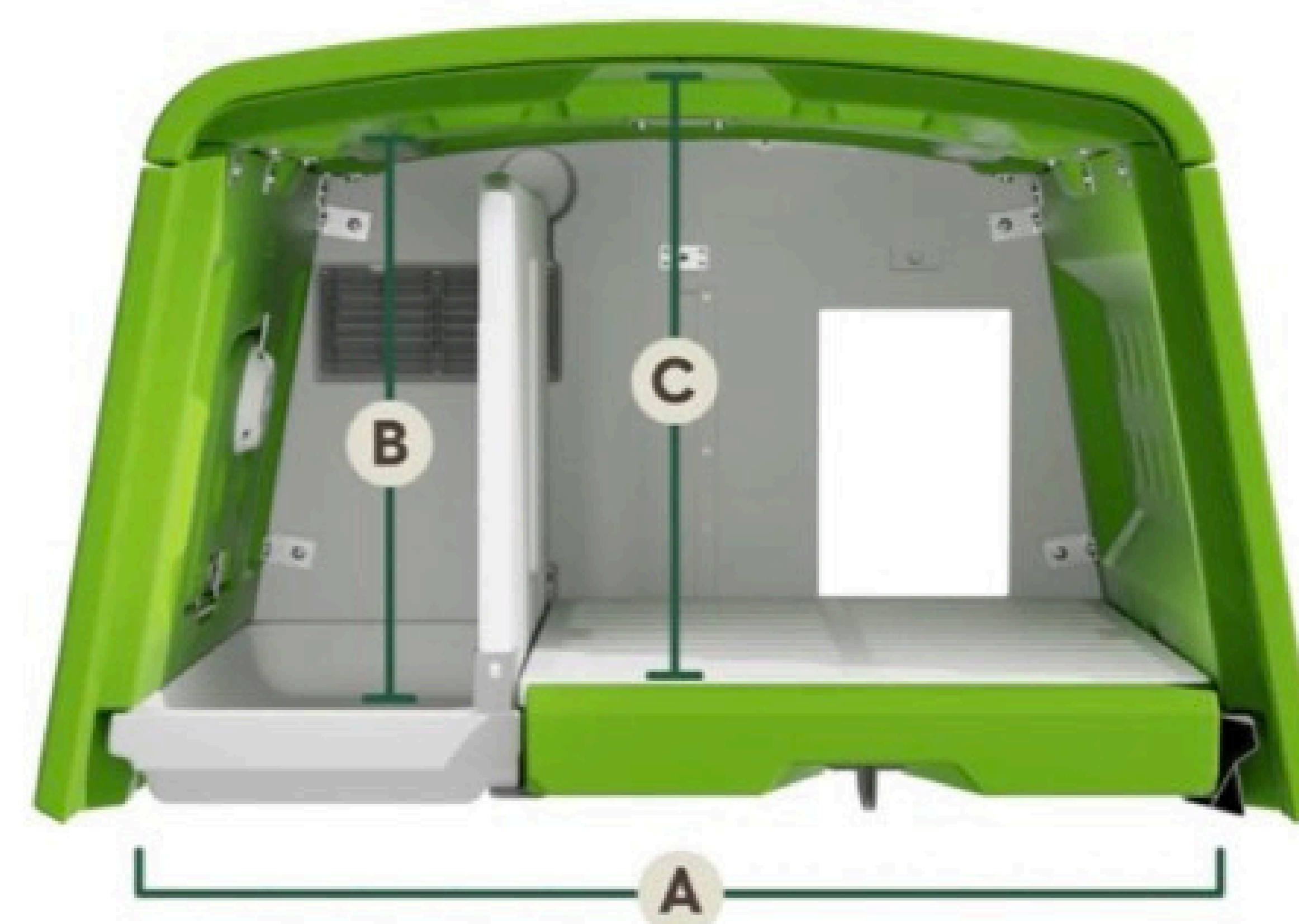
C 2FT 2IN

D 12IN

E 8IN

F 4.5IN

## COOP DIMENSIONS



A 2FT 11IN

B 1FT 8IN

C 1FT 10IN



Item # 2.

10631 MAIN STREET  
PHONE: 815-623-2829 FAX: 815-623-1360

CHICKEN COOP LICENSE APPLICATION

Applicant's Name: Eric Rinehart Phone: 8155176791

Owner's Address: 9480 Sagewood Dr Roscoe IL 61073  
(street address) (city, state, zip)

Email: \_\_\_\_\_

I am also the property owner: Yes  No  (If the applicant is not the owner, an owner disclosure statement is required)

**PROPERTY INFORMATION**

Parcel ID Number: 0810103002 Current Zoning: Residential

Current Land Use: Residential Lot Dimensions: 100x100x205x205


Existing Structures (total square feet): 1,698 sq ft

I have completed the Illinois Department of Agriculture Livestock Registration. Yes  No

Registration # 00SLUUN

*I certify that my property is not subject to restrictive Covenants that prohibit the keeping of chickens or having a chicken coop on my property.*

Subdivision Name: \_\_\_\_\_

Applicant's signature:  Date: 4/26/2024

**COOP CHECKLIST (No Roosters Allowed)**

Dimension of Coop: 10 sq ft Dimensions of Run: 22.9 sq ft

Number of hens 4 (no more than 6 at any one time)

Zoning Permit Application Site Plan Review Fee: \$25

**Attachments:**

Site Plan must include the following: a drawing that should be to scale, lot dimensions, location of existing structures on site, proposed coop and run location w/setback distances from the lot lines, distance from the coop and run to adjacent homes.

Coop Plan with Dimension should include the following: a floor plan of the coop with dimensions indicating the location of the opening (such as windows and doors), the location and dimensions of the run, the height of the coop and run, a photo of the chicken coop.



**FOR OFFICE USE ONLY**

Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_

PERMIT APPROVED/NOT APPROVED

\_\_\_\_\_  
Zoning Administrator

Permit Fee: \$ \_\_\_\_\_

Receipt No. \_\_\_\_\_







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### CHICKEN COOP LICENSE APPLICATION

**SHOW ALL DETAILS ON SITE PLAN BELOW:** Measurements of property, dimensions of existing building, new chicken coop, septic field, building setbacks, street name(s). If needed, attach a separate sheet.

A large, empty rectangular box with a thin black border, intended for the applicant to draw a detailed site plan. The box occupies most of the page below the instructions.

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## CHICKEN COOP LICENSE APPLICATION

### **REQUIREMENTS FOR KEEPINGS HENS AND COOPS**

- A maximum of six (6) hens shall be kept on a property that is zoned and occupied for a single family residential use only.
- The keeping of roosters and the slaughter of any chicken is prohibited.
- Hens shall be inside an enclosed, approved chicken coop with an adjacent covered outside fence area. The outside area shall be no larger than 32 square feet in area.
- The enclosure and adjacent occupied fence area shall be set back thirty (30) feet from any adjacent residential structure and not less than a twenty feet property line.
- All enclosures shall be constructed and maintained in a manner to be free of rodent infestation.
- A building permit is required for all chicken coops.
- The permit fee is \$25
- Electrical services must be inspected by the Winnebago County Building Department. No extension cords allowed.
- Hens shall be kept in the enclosure and let out only with supervision in a fenced yard.
- All areas where hens are kept shall be maintained neat and clean and free of undue accumulation of waste such as to cause odors detectable on adjacent property.
- Owner shall not allow chickens to produce noise loud enough to disturb the peace of neighbors.
- Owner shall allow inspections from the Village of Roscoe Code Enforcement and Zoning Department.