

**VILLAGE OF ROSCOE**  
**10631 MAIN STREET**  
**ROSCOE, ILLINOIS 61073**  
Zoning Board of Appeals Minutes  
Wednesday, February 12, 2020

1. **Call to Order** - The meeting was called to order at 5:30 P.M. by Chairman Durstock.
  
2. **Roll Call** – Present: Chairman Jay Durstock, Ryan Swanson, Laura Baluch,  
Jennifer Deuth Fritts, Michael Prosser and George Wagaman  
Absent: Mike Lunde
  
3. **Approval of November 20, 2020 ZBA Minutes.** This vote will be laid over until the next Zoning Board of Appeals due to technical issues.
  
4. **ZBA 20-001:** Public Hearing for a Variance Request to decrease the established front yard setback along Harrison Street from 41.25’ to 31.25’ at 10693 Harrison Court, PIN: 04-33-476-001., Amelia Petravicz, Applicant. Gary Petravicz, the applicant’s son came forward to share their plans for this lot. He explained that to fit any building on the lot, it will need to face north toward Harrison Street. Harrison Street has a wider than normal right-of-way width, which results in an atypically large building setback requirement. The applicants would like shift the building 10’ closer to Harrison Street to create a more reasonable backyard space, and to provide more separation from the existing home adjacent to the south. Bill Weldon, owner of adjacent undeveloped property to the east was present and spoke in objection to the requested variance. Mr. Weldon insisted that the variance would allow the proposed building to encroach on the sideyard setback on their shared property line. Zoning Administrator Scott Sanders explained that the variance applied only to the Harrison Street front yard setback, and that the structure could move no farther to the east toward Mr. Weldon’s property. Mr. Weldon chose not to believe this factual statement.

Chairman Durstock entertained a **motion to approve**. Baluch made a motion to **approve**, Seconded by Prosser. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Deuth-Fritts, Wagamon, Prosser and Baluch,  
Swanson Voting nay: None Absent: Lunde **Motion Passed: 6-0-1**

5. **Adjournment:** Chairman Durstock entertained a motion to adjourn the meeting at 5:46 PM.

Swanson made a **motion**; seconded by Wagamon. Voice Call Vote: All  
Ayes Present - No Nays Heard **Motion Passed: 6-0-**

Christina LaBree, Village Clerk

Approved: Christina LaBree