

ZONING BOARD OF APPEALS
VILLAGE OF ROSCOE 10631

Main Street Roscoe, Illinois

June 10, 2020 5:30 P.M.

NOTE: PURSUANT TO GUBERNATORIAL EXECUTIVE ORDER 2020-07 (AND EXTENDED BY EXECUTIVE ORDER BY 2020-33), THE ZONING BOARD OF APPEALS, APPLICANTS, AND MEMBERS OF THE PUBLIC ARE ENCOURAGED TO PARTICIPATE IN THIS MEETING VIA VIDEO AND TELECONFERENCE.

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, and George Wagamon. Absent: Mike Lunde and Michael Prosser.

3. Approval of May 15, 2020 ZBA minutes. Chairman Durstock entertained a **motion to approve**; Baluch made the motion to **approve**; seconded by Swanson. Roll Call vote as follows:

Voting **Aye**: Chairman Durstock, Wagamon, Swanson, Dueth Fritts and Baluch. Voting **Nay**: None. **Absent**: Lunde and Prosser. **Motion Passed: 5-0-2**

4. **ZBA 20-004**: Design Review for a 16 SF Chicken Coop and 30 SF Run in an R1 Single family District, located at 6015 Southdown Lane (P.I.N. 08-10-151-001). Karen Vandiver, Applicant Chairman Durstock entertained a **motion**; Wagamon made the motion to **approve**; seconded by Dueth Fritts. Roll Call Vote as follows:

Voting **AYE**: Wagamon, Swanson, Baluch and Dueth Fritts. Voting **NAY**: Chairman Durstock **ABSENT**: Prosser and Lunde **Motion Passed: 4-1-2**

5. **ZBA 20-005**: Design Review for a 30 SF Chicken Coop and 15 SF Run in an R1 Single family District, located at 9344 Cheviot Drive (P.I.N. 08-09-231-006). Romi Gomez, Applicant Mr. Gomez explained that he is still trying to find a style coop that he likes. He wants to make sure that it gets approved before he purchases the coop. Chairman Durstock entertained a **motion**; Dueth Fritts made a **motion to approve**; seconded by Wagamon. Roll Call Vote as follows:

Voting **AYE:** Wagamon, Swanson, Dueth Fritts and Baluch Voting **NAY:** Chairman Durastock **ABSENT:** Prosser and Lunde **Motion Passed: 4-1-2**

6. **ZBA 20-006:** Public Hearing for Variance request to increase the allowable size of an accessory structure in the R1 Zoning District from 672 SF to 1,120 SF, and to allow a second driveway at a property commonly known as 6287 White Dove Road Drive (PIN 08-03-328-001). Chris Callaway, Applicant

Mr Callaway presented to the ZBA Board his plans for the garage and driveway on his corner lot property to store a car trailer and two other vehicles. Mr. Callaway indicated that his preference was for the accessory structure to be an attractive building, one that would be in keeping with the homes constructed throughout the neighborhood. A resident of the subdivision Dan Nugent was present to express his concern over the proposed structure. He explained that the structure was too large in his opinion, and that he was afraid that approval of this request would pave the way for other requests for additional driveways throughout the subdivision, something that he stated has been denied in the past.

Mr Callaway indicated that the garage was not intended for mechanical work, and that it was being requested primarily for storage for a 30' vehicle trailer, and recreational racing vehicle that belongs to his father, and an additional custom car of his own.

Chairman Durastock entertained a **motion**; Swanson made a **motion to approve**; seconded by Dueth Fritts. Roll Call Vote as follows:

Voting **AYE:**Swanson, Dueth Fritts, and Durstock Voting **NAY:** Wagaman and Baluch **ABSENT:** Prosser and Lunde **Motion Passed: 3-2-2**

6. Old Business:

7. New Business:

8. Adjournment: Chairman Durastock entertained a **motion to adjourn at 6:17 P.M.;** Wagamon made a **motion to adjourn**; seconded by Swanson. Roll Call Vote as follows:

Voting **Aye:** Chairman Durastock, Wagamon, Swanson, Dueth Fritts and Baluch.
Voting **Nay:** None. **Absent:** Lunde and Prosser. **Motion Passed: 5-0-2**

MINUTES APPROVED 7/10/20
(VOTE 5-0-2)

ZONING ADMINISTRATOR