

ZONING BOARD OF APPEALS  
MINUTES VILLAGE OF  
ROSCOE 10631 Main Street Roscoe,  
Illinois September 9, 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.

REMOTE ATTENDANCE LOG IN/CALL IN INFORMATION WILL BE MADE  
AVAILABLE AT: VILLAGEOFROSCOE.COM

1. Call to Order:
2. Roll Call: **Present:** Chairman Durastock, Michael Prosser, George Wagamon, Laura Baluch and Ryan Swanson. **Absent:** Mike Lunde and Jennifer Deuth Fritts
3. Approval of **August 12, 2020** ZBA minutes. Chairman Durastock entertained a **motion to approve** the minutes from the August 12, 2020 ZBA Meeting. Prosser made a **motion to approve**; seconded by Swanson. Roll Call Vote: Prosser, Wagamon, Swanson, Baluch, and Durastock - YES. **Motion Passed: 5-0-2**
4. ZBA 20-0125: Public Hearing for a Variance Request to reduce the required front yard setback from 33'-0" to 22'-0" at a property commonly known as 5674 Coyote Trail (PIN: 08-06-156-001). Jean and Steve Pulkrabek, Applicant. Administrator sanders pointed out that the front of the property is guarded by two large trees. Chairman Durastock explained that they worked with the applicant about expanding towards the back, but there is a septic tank on that corner of the house. Administrator Sanders explained that there is more side yard and asked the applicant if he thought about building on the side of the house. Mr. Pulkrabek said that they did look into that, but behind the garage is the living room with the fireplace with a 12 foot wall of brick and it would make it too narrow. Chairman Durastock entertained a **motion to approve**, Prosser made a **motion to approve**; seconded by Baluch. Roll Call Vote: Baluch, Wagamon, Swanson, Prosser and Durastock - YES. **Motion Passed: 5-0-2**

5. ZBA 20-016: Public Hearing for Text Amendment to revise §93.16 (F)(3)(a) to remove the requirement for a 4'-0" section of bituminous pavement at the road edge for concrete driveways. Administrator Sanders addressed 5 and 6 on the agenda and explained that this has been a constant issue since he became the administrator. He stated in the past it was explained to him that this was set in place so the plows would not hit the concrete and damage it. Residents are having a hard time getting contractors to do the 4' of asphalt only and he also stated that it does not look pleasant. No other surrounding communities have this requirement. Sanders spoke to the Village of Roscoe current Public works employees and they feel that it is not an issue. Chairman Durastock entertained a **motion to approve**, Wagamon made a **motion to approve**; seconded by Durastock. Roll Call Vote: Swanson, Prosser, Wagamon, Baluch, Durastock YES. **Motion Passed: 5-0-2**

6. ZBA 20-017: Public Hearing for Text Amendment to revise §93.16 (F)(4)(b) to remove any reference to macadam, gravel, and cinder driveways. Administrator Sanders explained he would like to remove macadam, gravel, and cinder driveways. In the current code you can not have macadam, gravel, and cinder driveways at all. Chairman Durastock entertained a **motion to approve**, Swanson made a **motion to approve**; seconded by Prosser. Roll Call Vote: Wagamon, Prosser, Baluch, Swanson and Durastock.- YES. **Motion Passed: 5-0-2**

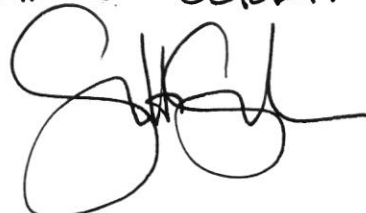
7. Old Business:

8. New Business: Chairman Durastock advised that the ZBA will be looking for 2 new members. Mike Lunde has relocated out of the Village limits and Jennifer Deuth-Fritts is stepping down after October Meeting.

9. Adjournment:

Chairman Durastock entertained a **motion to approve**, Swanson made a **motion to approve**; seconded by Wagamon. Roll Call Vote: Baluch, Wagamon, Swanson, Prosser and Durastock - YES. **Motion Passed: 5-0-2**

APPROVED. OCTOBER 14, 2020



SCOTT L. SANDERS  
ZONING ADMINISTRATOR.