

**Zoning Board Of Appeals  
Village of Roscoe  
10631 Main Street  
Roscoe, Illinois 61073  
Zoning Board of Appeals Minutes  
Wednesday July 14, 2021  
5:30 PM**

**METING TO BE CONDUCTED IN-PERSON AT VILLAGE HALL  
10631 MAIN STREET**

**MINUTES**

**1. CALL TO ORDER**

Chairman Durstock, Swore in Brad Hogland as new member to board

**2. ROLL CALL**

In Person: Chairman Durstock, Ryan Swanson, Michael Prosser, George Wagaman, Brad Hoglund

Absent: Laura Baluch, Melissa Smith

**3. Approval of May 12, 2021 ZBA Minutes**

Chairman Durstock entertained a **motion to approve** the Minutes from the May 12 meeting  
Swanson made a **motion to approve**;

Seconded by Prosser

Voting Aye: Swanson, Hoglund, Wagaman, Prosser, Durstock

**Motion Passed: 5-0-2**

- 4. ZBA 21-014:** Public Hearing for Approval of a Variance to increase the width of a driveway as measured at the right-of-way from 24'-0" to 30'-0" in the R1 (Single-Family Residential) District at a property commonly known as 961 Brandy Bend Lane (PIN 08-06-152-002). (Laid over from the ZBA meeting held on 5/12/21).

With the applicant not present, Administrator Sanders informed the board of the timeline as it relates to the proposed variance request. The applicant applied for and was granted a driveway permit in November 2020. The approved application was for a driveway design that complied with ordinance. After issuance of the permit, the applicant indicated a desire to expand the drive beyond what is allowed by ordinance. He has also excavated and placed stone for the wider non-compliant layout. The applicant submitted a variance request in May of 2021, and without sufficient notice time, appeared initially on the June ZBA agenda where the item was laid over until this evening. Staff has attempted to contact the applicant unsuccessfully on three occasions in the time between the June and July ZBA meetings.

Chairman Durstock entertained a **motion**,

Prosser made a **motion to approve**;

Seconded by Swanson

Voting Aye: None  
Voting Naye: Hogleund, Swanson, Wagaman, Durstock  
**Motion Fails: 0-5-2**

5. **ZBA 21-019:** Design Review for a 2,900 SF building addition in the IL/CG District (Light Industrial and General Commercial) at a property commonly known as 11715 Main Street (PIN 04-28-376-007)

The applicant, Mr. Randy Fago of Cord Construction was present and sworn in. Representing their client, Forest City Gear, Mr. Fago described the proposed warehouse expansion that will essentially fill in a 'jog' in the building exterior at the south west corner. Exterior building materials and rooflines will match existing, and the expanded footprint will displace pavement so there will be no increase in impervious area on the site. Parking for the property is already segmented, but will still be provided in sufficient quantity to comply with ordinance, even with the expanded building size.

Chairman Durstock entertained a **motion**,  
Prosser made a **motion to approve**;  
Seconded by Swanson  
Voting Aye: Hogleund, Prosser, Durstock, Wagaman, Swanson  
**Motion Passed: 5-0-2**

6. **Old Business**

Prosser questioned who would be responding to complaints at the Hidden Creek Estates wedding event venue now that they have entered a pre-annexation agreement with South Beloit. Sanders stated that South Beloit is now established as the zoning authority, and development would occur in compliance with their ordinances. Ordinance violations will also be handled through the South Beloit administrative hearing process. Complaints however are likely to come at night and on the weekends, and as Winnebago County is still the law enforcement entity, they will likely be initially handled by the Sheriff's office before being referred on to South Beloit code enforcement.

7. **New Business**

None

8. **ADJOURNMENT**

Chairman Durstock entertained a **motion**,  
Wagaman made a **motion to approve**;  
Seconded by Prosser  
Voting Aye: Swanson, Hogleund, Wagaman, Durstock, Prosser  
**Motion Passed: 5-0-2**

**Meeting adjourned at 6:05 pm**

APPROVED 5-0-2  
AUGUST 11, 2021  
