

**ZONING BOARD OF APPEALS
VILLAGE OF ROSCOE
10631 Main Street Roscoe, Illinois
May 18, 2022
5:30 P.M.**

**MEETING CONDUCTED IN-PERSON AT VILLAGE HALL
10631 MAIN STREET**

Minutes

1. *Call to Order:*

Meeting was called to order by Chairman Durstock at 5:35 pm

2. *Roll Call:*

Present: Baluch, Wagaman, Durstock, Hoglund, Swanson, Prosser

Absent: Swanson

3. *Approval of March 29, 2022 ZBA minutes.*

Wagaman made a motion to approve

Seconded by Prosser

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

Motion Passed: 5-0-0

4. ***ZBA 22-006: Public Hearing for approval of a Variance to increase the allowable height of a fence in a front yard setback from 4'-0" to 6'-0" in the R1 Single family residential district at 595 Purple Sage Drive, (PIN: 04-31-280-001)***

The applicant, Mr. Mauricio Espinoza, was present and presented his request for a Variance. Mr. Espinoza owns a corner lot, which means that he has two front yard setbacks. The 'secondary' setback, located is located along a stretch of Meadowsweet Lane that in comprised entirely of side yard or secondary front yard setbacks, with no traditional front yard or driveway access points. The proposed variance to allow a 6'-0" fence height will not disrupt an established pattern of 'front yards' and will not present any vision conflict issues with adjacent driveways.

Chairman Durstock entertained a motion,
Prosser made a motion to approve
Seconded by Baluch
Voting Aye: Hoglund, Wagaman, Swanson, Durstock, Baluch
Motion Passed: 5-0-0

5. **ZBA 22-007:** *Public Hearing for approval of a Variance to reduce the side yard setback from 13'-0" to 10'-6" in the IH Heavy Industrial District at 5402 Swanson Road (PIN: 08-09-175-012). Applicant: Village of Roscoe*

Administrator Sanders presented the variance request, explaining that the new public works department building addition would at a singular point of the northern corner of the building, be infringing on the established 13'-0" side yard setback. In industrial zoning, the setbacks are established as 10% of the zoning lot width, not to exceed 20'-0". In this case the setback amounts to 13'-0". The building is largely pre-fabricated, and comes in nominal dimensions. Reducing the building footprint to eliminate the encroachment at just the one corner would require the elimination of an entire 'bay', and would result in a significant reduction in overall building area, perhaps to an extent that the project was no longer viable.

Chairman Durstock entertained a motion,
Baluch made a motion to approve
Seconded by Wagaman
Voting Aye: Hoglund, Wagaman, Swanson, Durstock, Baluch
Motion Passed: 5-0-0

6. **ZBA 22-003:** *Approval of a Design Review for construction of a 3,500 SF building addition to the Village of Roscoe Public Works facility at 5402 Swanson Road (PIN: 08-09-175-012). Applicant: Village of Roscoe*

Administrator Sanders quickly presented the design of the previously discussed public works building addition. Prosser commended the addition of the wash bay, pointing out that it is vital to the long-term maintenance of the vehicles, which represents a significant investment by the taxpayers.

Trustee Petty spoke to inform the ZBA of the appropriation history for this project dating back to 2019. Including a number of different Public Works directors.

Chairman Durstock entertained a motion,
Baluch made a motion to approve
Seconded by Smith
Voting Aye: Hoglund, Wagaman, Swanson, Durstock, Baluch
Motion Passed: 5-0-0

7. *Old Business:*

Administrator Sanders informed the Board that HR Director Anne Hanson had emailed out a copy of the Village of Roscoe updated whistle blower policy as is now required by State Statute. Mr. Sanders briefly explained the nature of prohibited activities and how the policy might apply to both Village staff as well as elected and appointed official.

Administrator Sanders provided updates that a traffic study is underway for the proposed multi-family development at what will be Plat 5 of Hawks Pointe Subdivision. Chairman Durstock asked is a traffic light will be required at the intersection of Roscoe and Old River Roads. Mr. Sanders replied that it was too soon to say for sure, but speculated that a signalized intersection would not be an immediate requirement, and that the County was prioritizing signalizing Roscoe road and IL Route 2 on a more aggressive timetable than the intersection with Old Rover Road.

8. *New Business:*

Mr. Prosser asked what ordinance restriction were placed on storage of campers at residential properties. Mr. Sanders replied that storage was allowed, but if stored in front or side yard setbacks they must be stored on paved surfaces.

9. *Adjournment:*

Chairman Durstock entertained a motion to adjourn,
Prosser made a motion
Seconded by Wagaman
Voting Aye: Hogle, Wagaman, Swanson, Durstock, Baluch
Motion Passed: 5-0-0