

**ZONING BOARD OF APPEALS  
VILLAGE OF ROSCOE  
10631 Main Street Roscoe, Illinois  
February 8, 2023  
5:30 P.M.**

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

**Minutes**

1. Call to Order:
2. Roll Call:  
Hoglund, Smith, Swanson, Baluch, Prosser, Wagaman, Durstock

3. Approval of October 12, 2022 ZBA minutes.  
Approval of January 11, 2023 ZBA minutes.

Chairman Durstock entertained a motion to approve minute,  
Prosser made a motion to approve;  
Second by Baluch  
Voting Aye: Hoglund, Smith, Swanson, Baluch, Prosser, Wagaman, Durstock  
Motion Passed: 7-0-0

4. **ZBA 23-003**: Public Hearing for a Variance request to increase the allowable size of an Accessory Building in the R1 District from 700 SF to 912 SF at 6498 Sutter Drive (PIN: 08-03-402-013)

Chairman Durstock called on requester Steve Fagan, 6498 Sutter Drive

Steve stated that he recently purchased property in August 2022, and would like to extend the back building which is an extra garage out for his woodshop, needs to expand about 14' so he has room for the lawn equipment as well and woodshop. Feels it would be more convenient to expand, rather than build another building, as he doesn't use the woodshop for production it's a hobby. Prosser inquired if he was expanding the front of building towards house, and Steve stated yes. Smith asked if the materials would all be the same? It was stated yes, Chairman Durstock stated that the variance needs to show a hardship, and Administrator Sanders stated he has advised the requester of this, and legal notices went out. Chairman Durstock asked what the square footage of the existent building and it was replied 536sq. Prosser stated he does not see an issue with this, it is exposed and looks good. There is a hardship currently as requester has to pay for separate storage for the shop equipment as he has no-where to store it. Swanson stated he drives pass the lot and it is blocked by trees and unable to really view the structure. Prosser again stated that having to pay out of pocket to store personal belongings is hardship enough. Requester stated the minimum needed for the woodshop is 24'x24', and needs 12' for lawn equipment. Administrator Sanders stated that 44 homes were provided notice and it was published in the paper.

Chairman Durstock entertained a motion to approve minute,  
Prosser made a motion to approve;

Second by Baluch

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

Motion Passed: 7-0-0

5. **ZBA 23-004:** Public Hearing for a Variance request to increase allowable height of a fence in a side yard setback from 6'-0" to 7'-0" at 11920, 11926, 11944, 11950, 11968, and 11974 Baneberry Drive (PIN: 04-29-426-009)

Chairman Durstock called on requester Greg Powers, Mr. Powers is requesting the variance for higher fence as currently the buildings that face the back of Mary's Market is visible. Sitting inside the tenants can see the garbage bins, garbage the entire back and it is not a pleasant view. Mr. Powers stated he is limited on the size of trees to put in, so they are pushing to have a higher fence would be best option for privacy. Currently there is a 20' offset, but there are all the utilities that run back there and trees would not be a good idea. Hoglund asked if the buildings are completed, are there tenants, and it was stated yes. Administrator Sanders presented outline of the properties giving the board a view and better understanding of the request with question of fence vs trees. Chairman Durstock called on Trustee Mike Dunn in attendance if he had a question, and it was stated he wondered if a burn would be better option, and it was stated that the area is too tight especially with utilities.

Chairman Durstock entertained a motion to approve minute,

Baluch made a motion to approve;

Second by Swanson

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

Motion Passed: 7-0-0

6. Old Business:

None

7. New Business:

2nd Wednesday will be the meeting schedule

8. Adjournment:

Chairman Durstock entertained a motion to approve minute,

Prosser made a motion to approve;

Second by Wagaman

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

Motion Passed: 7-0-0

APPROVED  
4/12/23  
