

**ZONING BOARD OF APPEALS VILLAGE OF ROSCOE  
10631 Main Street Roscoe, Illinois October  
11, 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:  
Present: Hogle, Meade, Wagaman, Durstock  
Absent: Smith, Swanson, Baluch
3. Approval of September 13, 2023, ZBA minutes.  
Chairman Durstock entertained a motion,  
Mr. Wagaman made a motion to approve minutes.  
Second by Mr. Hogle,  
Discussion: Please correct Mr. Wagaman's name in minutes should be only one "G"  
Roll Call Vote: Hogle, Wagaman, Meade and Durstock -YES  
Absent: Smith, Swanson, Baluch  
Motion Passed: 4-0-0
4. **ZBA 23-020:** Public Hearing for a requested Variance to increase the maximum allowable height of a privacy fence in the front yard setback from 4'-0' to 6'-0" at 5568 Gray Eagle Road (PIN: 08-04-402-003)

Chairman Durstock opened public hearing;

Chairman Durstock swore in applicant, Lisa Dannann and Husband (virtual).

Ms. Dannann presented her request for a variance, stating that the request has changed since it was last presented. After the lines and flags were placed, the placement of the fence has been changed to be approximately 17 feet in, and 42 feet from the street. Applicants are trying to block off the apartment/duplex located behind the house. They also would like to use as much yard as possible for the kids. Durstock inquired if this would still be a 6ft fence, and applicant stated yes. The applicant would prefer to have the fence all one height, they have small children and picket fence is not an option. Administrator Sanders presented to the board a visual display of the house and request as to where the fence would be installed. Administrator Sanders referred to the staff report, staff discussed the proposed request with the applicant, and addressed the concept of various restrictions that apply to the front yard setback in several areas throughout the Zoning Ordinance. Administrator Sanders stated that the applicant wishes to enclose the entirety of their property north of the house and driveway with a 6'-0" privacy fence. The fence can be constructed in compliance with ordinance along the western and much of the northern property lines, the requested variance is to allow the 6'-0" fence to be constructed within the recorded setback along Bitterroot Road to the east. Administrator Sanders stated in past instances where

similar requests have been made, particularly on a corner lot, the front yard setback in question is truly a secondary frontage along which no homes are oriented. In this case, the garage and driveway of the subject property itself connect to the Bitterroot frontage, making more of a true 'front yard.' The home immediately opposite the property (9925 Bitterroot) also faces directly into this front yard area creating a situation where the front of the home and driveway connection would be oriented directly toward a 6'-0" fence. Staff is of the opinion that the subject parcel is neither sufficiently unique nor does compliance with ordinance constitute a tangible hardship.

Administrator Sanders stated the staff recommendation was a denial of a Variance to increase the maximum allowable height of a privacy fence in the front-yard setback from 4'-0' to 6'-0" at 5569 Gray Eagle Road

Meade inquired what the hardship? Why not just do the 30 feet back, why do you need the extra 15 feet? The hardship stated really isn't a hardship, according to Meade.

Wagaman inquired if the denial from staff was based on the first option, or the new request presented this evening? It was based off the original request according to Administrator Sanders.

Chairman Durstock entertained a motion,  
Mr. Wagaman made a motion to approve option 2 compromise, presented this evening  
Second by Mr. Hogleund,  
Roll Call Vote: Durstock, Hogleund, Meade, Wagaman -YES  
Absent: Smith, Swanson, Baluch  
Motion Passed: 4-0-0

5. Old Business
6. Public Comment:
7. Adjournment:

Chairman Durstock entertained a motion,  
Mr. Hogleund made a motion to adjourn,  
Second by Mr. Meade,

Roll Call Vote: Hogleund, Wagaman, Meade and Durstock -YES  
Absent: Smith, Swanson, Baluch  
Motion Passed: 4-0-0

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APPROVED 12/13/23  
ZONING ADMINISTRATOR