



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, November 13, 2024
5:30 PM

CALL TO ORDER

The meeting was called to order at 5:30pm by Chair Durstock.

ROLL CALL

PRESENT

Chairman Jay Durstock
Member Laura Baluch
Member Brad Hogland
Member Dayne Mead
Member Melissa Smith
Member George Wagaman

ABSENT

Member Ryan Swanson
Village Clerk Stephanie Johnston

STAFF

Josef Kurlinkus - Village Administrator
Evan Hoier - Zoning Administrator (Vandewalle & Associates)

APPROVAL OF MINUTES

- 1. Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **October 9, 2024.**

Motion: A motion was made to approve the Minutes of the October 9, 2024 ZBA Meeting.

Motion made by Member Baluch, Seconded by Member Mead.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Smith, Member Wagaman

Minutes approved 6-0-0.

NEW BUSINESS

2. **ZBA 2024-012: Public Hearing for a Map Amendment from the UT: Urban Transition District to the IL: Light Industrial District** for a property commonly known as **13000 & 13019 N. 2nd Street** (PIN: 04-21-151-004 & 04-21-151-005).
[Applicant: Rogue Event Rentals LLC]

Chairman Durstock opened the Public Hearing for a Map Amendment from the UT: Urban Transition District to the IL: Light Industrial District.

The Village's Zoning Consultant Evan Hoier presented the staff report on the proposal to rezone two properties, set for annexation into the Village, to Light Industrial. The amendment aims to accommodate an 11,500-square-foot indoor storage facility for an event rental business, ensuring compliance with zoning bulk standards.

The applicant presented to the Board through Kaycee Chadwick (attorney) and Alex Blondin (business owner) - emphasizing the project's compatibility with the area and detailed plans for office use, equipment cleaning, and indoor storage.

There was no additional testimony, and Chairman Durstock closed the public hearing.

The ZBA discussed the change, and determined that it is compatible with the surrounding properties and would ensure the properties are beholden to certain zoning bulk minimums and maximums.

MOTION: Motion made by Member Hogland, Seconded by Member Baluch to recommend approval of a Map Amendment from the UT: Urban Transition District to the IL: Light Industrial District for a property commonly known as 13000 & 13019 N. 2nd Street (PIN: 04-21-151-004 & 04-21-151-005).

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Smith, Member Wagaman.

Motion Approved: 6-0-0

3. **ZBA 2024-013: Design Review for Approval of a 5,354 SF Four Family Residential Structure** located at **Lot 031 Malott Farm** (PIN: 08-04-251-010).
[Applicant: Ambassador Homes]

Staff Report: The Village's Zoning Consultant Evan Hoier presented the staff report and explained the project's compatibility with multifamily zoning and detailed architectural features like navy blue siding and black shingles.

Applicant Presentation: Darko Gligorevic described the "flat-over-flat" design, addressing driveway challenges and ensuring aesthetic consistency with the neighborhood.

Board Discussion: ZBA Members discussed the project, specifically noting the thoughtful design and its potential to revitalize the area.

MOTION Motion made by Member Mead, Seconded by Member Hogland to recommend design approval of the a **5,354 SF Four Family Residential Structure** located at **Lot 031 Malott Farm Subdivision** (PIN: 08-04-251-010).

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Smith, Member Wagaman

Motion Approved: 6-0-0

4. ZBA 2024-014: **Design Review** for Approval of an **ADA Accessible Ramp** located at **10915 Main Street** (PIN: 04-33-404-001).
[Applicant: Matt Nichols]

Staff Report: The Village's Zoning Consultant Evan Hoier presented the staff report, and noted the ramp was built before obtaining permits but complied with ADA standards and zoning regulations.

Applicant's Representative: Brent Blair (attorney) acknowledged the oversight and highlighted the ramp's quality and community benefit.

Board Discussion: Members confirmed compliance with ADA requirements and setbacks. It was noted that due to the zoning and use change of the property, that the building setbacks are currently legal non-conforming for commercial use.

Motion: Motion made by Member Baluch, Seconded by Member Smith to approve **Design Review** of an **ADA Accessible Ramp** located at **10915 Main Street** (PIN: 04-33-404-001).

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Smith, Member Wagaman

Motion Approved: 6-0-0

5. ZBA 2024-015: **Public Hearing** for a **Text Amendment** revising the Village of Roscoe Zoning Ordinance **Sections 15-516, 15-517 and 15-752** relating to **Accessory Buildings and Accessory Structures**.

The Village's Zoning Consultant Evan Hoier that this is part of a review by their firm to review the code and identifying areas for improvements to the current code and clarification to assist in implementation and enforcement.

Mr. Hoier presented a proposed text amendment to the village's zoning ordinance, focusing on accessory buildings and structures. The changes aim to clarify and streamline the code, defining accessory structures and the number of accessory buildings allowed. The amendment also streamlines the permitting process for smaller accessory buildings, requiring a building permit for structures over 100 square feet. The village discussed the definitions of accessory structures, including recreational structures like swing sets, and clarified that no more than two accessory structures per parcel are allowed. The changes were seen as a response to gaps and conflicts in the existing code, which were identified during the implementation of the new zoning code in 2021.

The Board discussed the proposal for stricter zoning rules regarding accessory structures such as gazebos, pergolas, and recreational structures. They agreed that these structures should not be too close to the property lines or fences, and should not exceed a certain size. They also discussed the possibility of limiting the number of such structures on a property. The idea of making some structures temporary or movable was also brought up to address concerns about clutter and space. The team agreed to work on refining the proposal, particularly in terms of defining what constitutes a permanent structure and how to handle smaller, temporary structures.

Mr. Hoier and members of the ZBA discussed the zoning permit requirements for accessory structures. Village expressed concern about the potential for misuse if the permit requirement was lowered to 100 square feet, as it could lead to the placement of any piece of junk in a yard. Mr. Hoier suggested flipping the requirement, where structures under 200 square feet or 100 square feet for an accessory structure would not need a zoning permit or a building permit. The members of the ZBA agreed that this could provide more flexibility with the structure while still maintaining some restrictions.

The Board further discussed the need for more stringent rules and clearer definitions regarding the placement of sheds and other accessory structures in residential areas. They agreed on the importance of setting specific setbacks to prevent encroachment on neighboring properties and to address potential complaints. The team also acknowledged the need to consider lot sizes and existing structures when implementing new rules. They recognized the challenge of enforcing rules on existing structures and the potential for future conflicts.

The ZBA concluded the discussion with a request to Mr. Hoier to make updates to the draft language to address some of the concerns raised during the discussion. Mr. Hoier will propose additional revisions, and present the proposed changes at the next meeting of the ZBA.

6. **ZBA 2024-016: Public Hearing for a Text Amendment** revising the Village of Roscoe Zoning Ordinance **Section 15-555 and 15-409** relating to **Solar Energy Collection Systems**.

Mr. Hoier presented a proposed text amendment to the village's zoning ordinance, focusing on related to solar energy collection systems. The aim was to better define the use of solar energy collection, scale it out for larger lots, and set standards for fencing and height. The ordinance was also made a special use permit for residential properties to have private solar panel collection systems, including the need for flexible landscaping around solar panels to maintain the village's aesthetic appeal. However, the specific details of the landscaping requirements were not finalized during the meeting.

The members of the Board discussed the need for specific provisions for landscaping and screening in their zoning code. They agreed that the code should require screening for all properties, but the specifics of the screening should be determined on a case-by-case basis. They decided to add a special use permit for screening, which would allow property owners to present their specific screening plans to the board for approval. The goal was to avoid having to classify certain properties as variances, which could be time-consuming and difficult. They also discussed the need for natural screening, such as trees, and how this could be incorporated into the code.

There was also discussion about the need for size limitations or restrictions of solar panels in residential areas. They agreed that there should be no restrictions on the number of solar panels or the size of the field, as long as they are within the 200 square feet limit for accessory structures. They also discussed the setback requirement of 35 feet for these structures. Members expressed concern about potential future regulations forcing them to allow certain installations, but Mr. Hoier reassured them that he was not aware of any such requirements. They decided to focus on creating a code that works well for the village without worrying about future regulations. They also discussed the issue of tall trees obstructing visibility of solar panel installations, but no definitive solution was reached.

OLD BUSINESS

none.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

none.

ADJOURNMENT

A motion to adjourn was made by by Member Baluch, Seconded by Member Wagaman.

Voting Yea: Chairman Durstock, Member Baluch, Member Hogland, Member Mead, Member Smith, Member Wagaman

The meeting was adjourned at 6:45 PM.