



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, September 11, 2024
5:30 PM

CALL TO ORDER

The meeting was called to order at 5:30pm by acting chair Laura Baluch.

ROLL CALL

PRESENT

Member Laura Baluch
Member Brad Hogland
Member Dayne Mead
Member Melissa Smith
Member George Wagaman

ABSENT

Chairman Jay Durstock
Member Ryan Swanson
Village Clerk Stephanie Johnston

STAFF

Josef Kurlinkus - Village Administrator
Evan Hoier - Consultant Zoning Administrator

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **August 14, 2024**.

Motion: A motion was made by Member Mead, Seconded by Member Wagaman to approve the Minutes of the **August 14, 2024** ZBA Meeting.

There were no additions or corrections.

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

Minutes approved 5-0-0.

NEW BUSINESS

2. ZBA 2024-008: **Design Review** for Approval of a **556 SF Addition** at **New Life Tabernacle Church** located at **54XX Reimer Drive** (PIN: 04-33-128-009).
[Property Owner: New Life Tabernacle]

Mr. Hoier introduced the project and presented the staff report. Specifically, that the proposed addition will be 556 square feet, connected by a walkway between the existing building and the proposed area. This walkway will have a gabled roof connected into the existing building's roofline, perpendicular to the main pitch. The proposed plan meets zoning and design requirement and staff recommends approval.

The Application was presented by Applicant Patrick Giles pastor of New Life Tabernacle Church. Pastor Giles explained that they used to have a food pantry at the location, and that the building was refurbished a few years ago. He says that this addition will provide a more flexible use of the existing building, including being used for fellowship meetings, weddings and funerals. He stated that the buildings will be connected by an enclosed corridor, and when complete will look like one single building, and the intent is to have this project completed by winter. Giving some background he explained that he has been at the location for 22 years. And that this location was previously a saddle shop, and that the previous location for the church was at white house by the waste management property on the 251 frontage road.

Additionally, in response to the Village's request for information related to the specific materials and colors to be used for the roof and siding, Pastor Giles provided the members of the ZBA with samples of the siding and roofing materials to be used. He provided photos of the dumpster enclosure that was identified as a required improvement in the staff report, showing that it now has doors installed is completed.

Member Smith inquired about the bathrooms, and if they would be connected to a well and septic system. Pastor Giles answered that that he will be connecting to the well and the sewer in the front of the property. He said that the two parcels owned by the church are separate parcels, and that both will be separately connected into the sewer and water systems

Pastor Giles spent some time discussing the reasoning for his dumpster design and its height. Sating that sometimes people hide behind the dumpster so that he will be installing security cameras. Member Mead stated that he has gone to the site to look at the garbage enclosure and that he believes it has a good design.

Member Wagaman asked if there was an airgap between the current building and the new addition. Pastor Giles explained that will be an unheated space 1/2 inch from building, but not actually connected.

MOTION: A motion was made by Member Wagaman, Seconded by Member Smith approve design review of the 556 SF Addition at New Life Tabernacle Church located at 54XX Reimer Drive (PIN: 04-33-128-009).

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

Motion Approved: 5-0-0

3. Discussion and review of current regulations relating to Sec. 15-555 Private Solar Energy Collection Systems

Mr. Hoier explained that the Village has received an increase in requests for residential solar installations, so he wanted to solicit some feedback from the ZBA to determine if we need to make some updates to the zoning code.

The current zoning code requires a fence along the adjacent property line for solar ground mount systems, limiting panel heights to a maximum height to 5 feet. Mr. Hoier suggested revisiting the regulation, potentially allowing more flexibility for larger properties or those in less dense zoning districts.

Member Smith stated she has concerns about the large panels in the rear of houses, says that its better to mount them on the roof, because the large ground mounted panels will end up looking like the old large satellite dishes people used to have in their yards. She would like the panels screened from neighboring parcels.

Member Baluch stated that stated that she would like to keep the regulation as is, so that the fences obstruct the view of the solar panels.

Member Hogland agreed that the fence should be constructed to limit the view to the solar panel, and that he doesn't want to see higher fences.

Mr. Hoier discussed the possibility of treating a structure as an accessory building, which would allow for a maximum height of 20 feet, or providing more flexibility based on lot size, rather than going for the maximum height. Explaining that as the lot sized increased, the allowable height could also increase. Member Hogland stated that if the Village goes that route, he would want to see an increase in the setback for the property.

Members Baluch and Smith stated that for the larger panels, they would like to see these revied on a case by case basis.

Mr. Hoier suggested that maybe these could be treated as special use permits, with additional design review guidelines that would come before ZBA for approval.

No action was taken by the Board at this time.

OLD BUSINESS

None.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

None.

ADJOURNMENT

A motion was made by Member Smith, Seconded by Member Mead to adjourn the meeting.

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

The meeting was adjourned at 6:05 PM.