



# Meeting Minutes

**Location:**

Village Hall -  
10631 Main Street  
Roscoe, IL 61073

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**Zoning Board of Appeals**  
Wednesday, July 10, 2024  
5:30 PM

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## CALL TO ORDER

The Meeting was called to order by Chairman Durstock at 5:30pm.

## ROLL CALL

### PRESENT

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

### ABSENT

Member Melissa Smith  
Member Ryan Swanson  
Village Clerk Stephanie Johnston

## APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **May 08, 2024**.

**Motion: A motion was made to approve the Minutes from the May 08,2024 ZBA Meeting.**

Motion made by Member Baluch, Seconded by Member Mead.

There were no additions or corrections.

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

## NEW BUSINESS

2. **ZBA 2024-004: Public Hearing** for a **Text Amendment** revising the **Village of Roscoe Zoning Ordinance Section 15-410** governing Residential Zoning District Development Standards

Chariman Durstock opened the Public Hearing.

Zoning Official Vareldzis presented the proposed **text amendment** revising the **Village of Roscoe Zoning Ordinance Section 15-410** governing Residential Zoning District Development Standards.

Mr. Vareldzis stated that the intent of the amendment is strike a balance between maintaining aesthetic standards, while also allowing residents additional flexibility to maneuver in their driveways.

The proposed changes to residential driveway standards to allow for greater flexibility in driveway widths, specifically for larger two-car garages. The proposal, developed with input from Village Staff and Officials, establishes an additional 5 feet of length for maneuvering vehicle.

**Public Testimony:**

Andrew Applegren - **524 Ballymore Road Spoke in favor of the text amendment.** Stated that the additional 5 feet will help him and will benefit people who do park their RVs at the location.

Chariman Durstock closed the Public Hearing.

**Motion. A motion was made to recommend approval of the text amendments to Section 15-410** governing Residential Zoning District Development Standards, **in the form presented by staff.**

Motion made by Member Baluch, Seconded by Member Hogland.

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

**3. ZBA 2024-005: Public Hearing for a Text Amendment** revising the **Village of Roscoe Zoning Ordinance Section 15-516** governing the development of Accessory Buildings.

Chariman Durstock opened the Public Hearing.

Zoning Official Vareldzis presented the proposed **text amendment** revising the **Village of Roscoe Zoning Ordinance Section 15-516** governing the development of Accessory Buildings.

Elias proposed changes to the zoning code to ensure that accessory structures on residential properties are visually compatible and harmonious with the character of the principal building and the neighborhood. Currently there are no guidelines for accessory building materials being built on residential properties, and nothing requires them to be made of materials compatible with residential uses.

The proposed text amendment includes specific allowable materials, such as seamless metal siding, as well as prohibited materials like metal siding with seams for accessory structures.

**Public Testimony:**

Andrew Applegren - **524 Ballymore Road** stated that any requirements should be objective and not subjective.

Chairman Durstock closed the Public Hearing.

**ZBA Discussion and Recommendation:**

Members of the ZBA asked for clarification about the specific types of material being requested, and the ZBA was provided with examples of the types of enumerated materials by staff.

**Motion. A motion was made to recommend approval of a Text Amendment** revising the **Village of Roscoe Zoning Ordinance Section 15-516** governing the development of Accessory Building, **in the form presented by staff.**

Motion Made by Member Wagaman, Seconded by Member Baluch.

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

**OLD BUSINESS**

None.

**PUBLIC COMMENT (Limited to 3 minutes per speaker)**

There was no member of the public who wished to speak at public comment.

**ADJOURNMENT**

**Motion: A motion was made to adjourn the meeting.**

Motion made by Member Mead, Seconded by Member Hogland.

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

**Meeting Adjourned at 6:04 pm**