

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS
MEETING MINUTES
February 17, 2016

1. **Call to Order** - The meeting was called to order at 5:30 P.M. by Pro-tem Chairman Prosser.
2. **Roll Call** – Present: Pro-Tem Chair Michael Prosser, Kathy Erickson, Jennifer Deuth-Fritts, Mike Lunde, George Wagaman. Absent: Chairman Jay Durstock, Lori Hanke.
3. **Approval of Minutes** - Pro-Tem Chair Prosser entertained a motion to approve the minutes from January 20, 2016 meeting of the Zoning Board of Appeals. Wagaman moved to approve, seconded by Erickson. Roll call vote as follows:
 - Voting Aye: Erickson, Deuth-Fritts, Lunde, Prosser, Wagaman
 - Voting nay: None
 - Absent: Durstock, Hanke
 - Abstain: None
 - Motion passed: 5-0-2

Zoning Administrator Sanders asked the Board amend the agenda by moving item 11 under item 4 as both items pertained to the same applicant David Jack. Lunde made a motion to move; seconded by Wagaman. Roll call vote as follows:

- Voting Aye: Erickson, Deuth-Fritts, Lunde, Prosser, Wagaman
- Voting nay: None
- Absent: Durstock, Hanke
- Abstain: None
- Motion passed: 5-0-2

4. **ZBA 16-003: A Public Hearing on a Special Use Permit application for the operation of a Recreation Vehicles Sales business in an IL Light Industrial Zoning District by the owner of the property at 11951 Main Street, PIN 04-28-326-015. David Jack: Applicant.** David Jack was present and sworn in to represent LP Motorsport. Public Hearing opened at 5:32 PM. Mr. Jack stated they have outgrown their present facility and are moving to Roscoe. They will need a special use permit to sell recreational vehicles in the IL district. There was no one present to speak to this issue. Public Hearing closed at 5:34 PM. Pro-Tem Chair Prosser entertained a motion to approve. Erickson made a motion to approve; seconded by Deuth-Fritts. Roll call vote as follows:
 - Voting Aye: Erickson, Deuth-Fritts, Lunde, Prosser, Wagaman
 - Voting nay: None
 - Absent: Durstock, Hanke
 - Abstain: None
 - Motion passed: 5-0-2

The Board then went to item #11.

5. **ZBA 16-004: Design Review for one (1) freestanding and two (2) wall mounted signs on existing building, 'Vito's Ristorante', located at 4866 Bluestem Road, PIN 04-29-426-010. Vito Olszewski: Applicant.** Adam Olszewski was present and sworn in to represent Vito's Ristorante (Attachment 2). They will replace the two Ebenezer's signs; and move one old sign from their Rockford location to put up on the banquet hall. They are working with Olson signs in South Beloit. Pro-Tem Chair Prosser entertained a motion to approve. Lunde made a motion to approve; seconded by Deuth-Fritts. Roll call vote as follows:

Voting Aye: Erickson, Deuth-Fritts, Lunde, Prosser, Wagaman
Voting nay: None
Absent: Durstock, Hanke
Abstain: None
Motion passed: 5-0-2

6. ZBA 16-005: Design Review for one (1) refaced freestanding sign at an existing building, ‘Karoline’s Klost’, located at 5454 Bridge Street, PIN 04-33-382-006. Jilly Martini:

Applicant. No one was present to represent the business. Zoning Administrator Sanders spoke to the signs. Ms. Martini is moving Karoline’s Klost into the existing Beyond the Door (BTD) building reusing the sign (**Attachment 3**). BTD is moving next door (Item #7). Pro-Tem Chair Prosser entertained a motion to approve. Lunde made a motion to approve; seconded by Erickson. Roll call vote as follows:

Voting Aye: Erickson, Deuth-Fritts, Lunde, Prosser, Wagaman
Voting nay: None
Absent: Durstock, Hanke
Abstain: None
Motion passed: 5-0-2

7. ZBA 16-006: Design Review for one (1) refaced freestanding sign at an existing building, ‘Beyond the Door’, located at 5466 Bridge Street, PIN 04-33-382-007. Jilly Martini: Applicant.

Sanders stated Ms. Martini will reuse the existing Beyond the Door sign in place of the previous Oh Snap sign (**Attachment 4**). There will be footer along the bottom of the sign that will advertise Oh Snap which is relocating to the back of the building. Pro-Tem Chair Prosser entertained a motion to approve. Erickson made a motion to approve; seconded by Lunde. Roll call vote as follows:

Voting Aye: Erickson, Deuth-Fritts, Lunde, Prosser, Wagaman
Voting nay: None
Absent: Durstock, Hanke
Abstain: None
Motion passed: 5-0-2

8. ZBA 16-007: Design Review for three (3) wall mounted signs on new building, ‘251 Storage’, located at 12522 N. Second Street, PIN 04-21-351-001. Jeff Olson (Olson Signs): Applicant.

Jeff Olson was present and sworn in. He said the signs will be custom cut so they will have a 3-dimensional look (**Attachment 5**). There will be one sign on the south and two signs facing east towards IL251. They are allowed three signs as this is a corner lot. Pro-Tem Chair Prosser entertained a motion to approve. Wagaman made a motion to approve; seconded by Erickson. Roll call vote as follows:

Voting Aye: Erickson, Deuth-Fritts, Lunde, Prosser, Wagaman
Voting nay: None
Absent: Durstock, Hanke
Abstain: None
Motion passed: 5-0-2

9. ZBA 16-008: Design Review for one (1) freestanding sign at existing building, ‘Roscoe Works’ (Forest City Gear), located at 5300 Ross Lane, PIN 04-28-377-015. Chuck Hutchinson:

Applicant. Pro-Tem Chair Prosser stated this has been withdrawn from the agenda per the applicant.

10. ZBA 16-009: Design Review for one (1) wall mounted mansard sign on existing building, ‘Lucky 777 Slots’, located at 5257 Swanson Road, PIN 08-09-177-001. Robert Baker (Image Signs): Applicant. Robert Baker was present and sworn in. He stated it was a pretty standard set of letters on the storefront (**Attachment 6**). There is a sign in front of the property which should be removed. Pro-Tem Chair Prosser entertained a motion to approve. Lunde made a motion to approve contingent upon removing the temporary sign in front of the property; seconded by Erickson. Roll call vote as follows:

Voting Aye: Erickson, Deuth-Fritts, Lunde, Prosser, Wagaman
Voting nay: None
Absent: Durstock, Hanke
Abstain: None
Motion passed: 5-0-2

11. ZBA 16-010: Design Review for one (1) freestanding and one (1) wall mounted sign at existing building, ‘LP Motorsports’, located at 4866 Bluestem Road, PIN 04-28-326-015. David Jack: Applicant. Mr. Jack continued with his signs (**Attachment 1, 2 pages**). The signs are close to maxing out on sq. footage. If Mr. Jack exceeds the allowable footage, he would have to come back and go through a variance process which would be sent to the Village Board. Their logo is very well known and they would like to keep the LP Motorsports, but it could change to Roscoe Marine. There was no further discussion. Pro-Tem Chair Prosser entertained a motion to approve. Lunde made a motion to approve; seconded by Erickson. Roll call vote as follows:

Voting Aye: Erickson, Deuth-Fritts, Lunde, Prosser, Wagaman
Voting nay: None
Absent: Durstock, Hanke
Abstain: None
Motion passed: 5-0-2

12. ZBA 16-011: Design Review for a chicken coop in an R1 Single family District, located at 10889 Race Street, PIN 04-33-327-015. Jennifer Molander: Applicant. Jennifer Molander was present and sworn in. She had purchased the coop from a previous Village resident (**Attachment 7**) which conforms to the Village’s ordinances. Pro-Tem Chair Prosser entertained a motion to approve. Lunde made a motion to approve; seconded by Wagaman. Roll call vote as follows:

Voting Aye: Erickson, Deuth-Fritts, Lunde, Prosser, Wagaman
Voting nay: None
Absent: Durstock, Hanke
Abstain: None
Motion passed: 5-0-2

13. Old Business

None

14. New Business

- The 2016 monthly and quarterly payroll schedule was presented (**Attachment 8**).
- Lunde questioned the temporary sign at the YMCA. Mr. Sanders stated as Zoning Administrator he can assign temporary signs without them going to the ZBA Board. However, the YMCA did not come to him before putting up the sign and he will look into it.

15. 15. Adjournment: Pro-Tem Chair Prosser entertained a motion to adjourn the meeting at 5:54 PM.

Lunde made a motion; seconded by Wagaman. Roll Call Vote as follows:

Voting Aye: Erickson, Deuth-Fritts, Lunde, Prosser, Wagaman

Voting nay: None

Absent: Durstock, Hanke

Abstain: None

Christina K. Marks, Village Clerk

Approved: _____