

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS  
MEETING MINUTES  
June 15, 2016

1. **Call to Order** - The meeting was called to order at 5:30 P.M. by Chairman Durstock.
2. **Roll Call** – Present: Chairman Jay Durstock, John Deasey, Jennifer Deuth-Fritts, Kathy Erickson, Michael Prosser, George Wagaman. Absent: Mike Lunde.
3. **Approval of Minutes** - Chairman Durstock entertained a motion to approve the minutes from May 18, 2016 meeting of the Zoning Board of Appeals. Prosser moved to approve, seconded by Deuth-Fritts. Roll call vote as follows:
  - Voting Aye: Chairman Durstock, Deasey, Deuth-Fritts, Erickson, Prosser, Wagaman
  - Voting nay: None
  - Absent: Lunde
  - Abstain: None
  - Motion passed: 6-0-1

Chairman Durstock introduced the new ZBA member, John Deasey.

4. **ZBA 16-027: Design Review for one building mounted, and one free standing business identification sign located at 4682 E Rockton Road, PIN 04-17-400-045. Ernie DiFiorie, Modern Signs Inc.: Applicant.** Ernie DiFiorie was present to represent Allstate for two new signs. He stated the signs would be as per (**Attachment 1, 5 pages**). The signs conform to Village's ordinance and Staff recommends approval.

Chairman Durstock entertained a motion to approve. Prosser moved to approve, seconded by Erickson. Roll call vote as follows:

- Voting Aye: Chairman Durstock, Deasey, Deuth-Fritts, Erickson, Prosser, Wagaman
- Voting nay: None
- Absent: Lunde
- Abstain: None
- Motion passed: 6-0-1

5. **ZBA 16-028: A Public Hearing on a Special Use Permit application for the construction of a cellular communications tower in an IH Heavy Industrial Zoning District by the lessee of the property at 9045 Swanson Road, PIN 08-09-327-001. Katie Groark (agent for Central States Tower): Applicant.** Katie Groark was present and sworn in. Chairman Durstock opened the public hearing at 5:43 PM. Ms. Groark spoke to the Board regarding necessity of Verizon needing cell towers for wider coverage area and the Erickson property south of Roscoe was a good location for a tower (**Attachment 2, 8 pages**). There were issues concerning the construction of the storm water management for the overall industrial subdivision. The storm water management basin needed to be expanded. It has been staked and the Engineer has indicated that he will hold off signing until the ground for the basin has been broken for the expansion. Staff recommends approval. There were no other speakers present for the hearing. Public Hearing closed at 5:58 PM.

The Finding of Facts (FOF) was submitted by the applicant (**Attachment 3**). There were no questions regarding the FOF.

Chairman Durstock entertained a motion to approve the finding of Facts. Prosser moved to approve, seconded by Wagaman. Roll call vote as follows:

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

Chairman Durstock entertained a motion to approve the Special Use Permit. Prosser moved to approve, seconded by Wagaman. Roll call vote as follows:

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

**6. Old Business:**

Wagaman asked the status of siding on house at 10830 Blossom Lane. The house is in foreclosure and the bank has been cited. They were given a ten day warning and subsequent notice to appear.

**7. New Business:**

Zoning Administrator Sanders gave copies of the Houseal-Lavigne's zoning re-write presentation that was given to the Board on June 7th.

**8. Adjournment:** Chairman Durstock entertained a motion to adjourn the meeting at 6:08 PM. Prosser made a motion; seconded by Deuth-Fritts. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Deasey, Deuth-Fritts, Erickson, Prosser, Wagaman  
Voting nay: None  
Absent: Lunde  
Abstain: None  
Motion passed: 6-0-1

Christina K. Marks, Village Clerk

Approved: \_\_\_\_\_