

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS
MEETING MINUTES
July 20, 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, Mike Lunde, Michael Prosser, George Wagaman.
3. **Approval of Minutes** - Chairman Durstock entertained a motion to approve the minutes from June 15, 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: None
Abstain: Lunde
Motion passed: 6-0-1
4. **ZBA 16-029: Design Review for one wall mounted business identification sign located at 4958 Hononegah Road, PIN 04-29-429-005. Illinois Café & Service Co. LLC: Applicant.** Zoning Administrator Sanders stated the applicant could not be present. However, the sign is in compliance (**Attachment 1, 2 pages**) and Staff recommends approval. There was no discussion in regards to the sign. Chairman Durstock entertained a motion to approve. Lunde moved to approve, seconded by Prosser. Roll call vote as follows:
Voting Aye: Chairman Durstock, Deasey, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting nay: None
Absent: None
Abstain: None
Motion passed: 7-0-0
5. **ZBA 16-030: Design Review for revision to previously approved free standing sign at 5000 Prairie Rose Drive, PIN 04-29-277-001. Jim Merriman, Jones Signs: Applicant.** Zoning Administrator Sanders stated Rockford Health Systems came forward last year in July for two new signs, but since then they have joined forces with Mercy and are requesting six new signs (**Attachment 2, 3 pages Staff Report**). The original two signs were not done and are now a moot issue. This will be an entirely new application. Because of the differences and complications of the signs, the Board decided to approve each sign individually.

Brian Myers, and Randy Banish, Mercy Health and Jim Merriman, Jones Sign were present and sworn in. Mr. Merriman stated the purpose of all the signs are so people can identify quickly and enter into the facility easily. (**Attachment 3, Site Plan**) shows where the signs will be placed. Sanders stated all the signs are replacements for existing signs. The main larger sign (M2) would be along IL 251. A handout was presented to the Board members to show the sign height visibility along IL 251 (**Attachment 4, 2 pages**).

Sanders stated Ordinance allows for three signs, one of which can be free standing; plus corner lots are allowed another free standing sign. This lot, however, has three frontages; therefore, it can have three free standing signs, one for each frontage; plus two building mounted signs. Staff recommendation is based more on the size of the signs, not the total signs. By Ordinance, total

allowable signage area is 350 square feet. The two free standing and two wall mounted signs are under the square footage, but when the larger sign on IL 251 is added in, the square footage is over the allowable ordinance signage. Square footage for signs was discussed and is shown on attachments. The sixth sign would be added to the CVS/pharmacy entrance sign (**Attachment 5**). Nothing changes there except the faceplate.

Breaking down the approval process for the signs, Chairman Durstock started with the two wall-mounted signs (**Attachment 5, 2 pages**). Staff recommends approval. Sanders emphasized to the Board that because Staff recommends approval, it does not mean the ZBA Board has to agree with the recommendations. Chairman Durstock entertained a motion to approve. Prosser moved to approve the two wall-mounted signs, seconded by Lunde. Roll call vote as follows:

Voting Aye: Chairman Durstock, Deasey, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting nay: None
Absent: None
Abstain: None
Motion passed: 7-0-0

Prosser stated to move the process along he would make a motion to approve the CVS pylon sign because it was just a replacement sign; seconded by Lunde. Roll call vote as follows:

Voting Aye: Chairman Durstock, Deasey, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting nay: None
Absent: None
Abstain: None
Motion passed: 7-0-0

Discussion then went to the free-standing 30' sign along IL 251 (**Attachment 6**). There was concern about obstructing visibility while driving down IL 251. Sanders stated that should not be a problem as the sign is set back 12' from the highway because of an easement. The Board could not visualize the 30' height of the sign with just the drawing in Attachment 6 and was concerned the big sign would be overbearing in the area. It was suggested the Board could approve a 20' sign so they do have a sign and then Mercy can come back with additional documentation to appeal for the 30' sign. Mercy was ok with the suggestion; however, they would have to take it back to their leadership for a final decision on whether to accept the 20' sign or appeal for the 30' sign. Chairman Durstock asked for a motion to approve the 30' sign. Prosser made a motion to approve the 30' sign; seconded by Erickson.

Roll Call Vote:

Voting Aye: None
Voting nay: Chairman Durstock, Deasey, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Absent: None
Abstain: None
Motion failed: 0-7-0

Chairman Durstock entertained a motion to approve the same sign at 20'H x 11'W. Wagaman reminded the Board they have no idea what that (sign size) would look like. No concept, no proportions, no photographs, no nothing. Prosser made a motion to approve a 20'H x 11'W sign; seconded by Deasey. Roll Call Vote as follows:

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

Chairman Durstock stated the final two identical 12' signs (**Attachment 7**), one at the entrance of the facility on Prairie Rose and the other at Prairie Rose and Baneberry should be broken out and approved separately. Chairman Durstock entertained a motion to approve the entrance sign on Prairie Rose. Wagaman made the motion; seconded by Prosser. Roll call vote as follows:

Voting Aye: Chairman Durstock, Deasey, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting nay: None
Absent: None
Abstain: None
Motion passed: 7-0-0

The sign at Prairie Rose and Baneberry is 12' back of the right-of-way and 30' off the back of curve. Because of the residents along Baneberry, lighting was a concern. The light would not shine towards the residents, but out towards the field. If there were complaints by the residents, Mercy could turn the lighting down.

Prosser made a motion to approve the sign on Prairie Rose and Baneberry; seconded by Deasey. Roll call vote as follows:

Voting Aye: Chairman Durstock, Deasey, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting nay: None
Absent: None
Abstain: None
Motion passed: 7-0-0

- 6. ZBA 16-031: Design Review for one wall mounted business identification sign located at 5306/5384 Williams Drive, PIN 04-33-277177-019. Mickey Heinzeroth, Stateline Chamber: Applicant.** Zoning Administrator Sanders stated the applicant could not be present. However, the sign is in compliance (**Attachment 8, 2 pages**) and Staff recommends approval. The sign is basically the same as the current with a name change only. Chairman Durstock entertained a motion to approve. Lunde moved to approve, seconded by Prosser. Roll call vote as follows:

Voting Aye: Chairman Durstock, Deasey, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting nay: None
Absent: None
Abstain: None
Motion passed: 7-0-0

- 7. ZBA 16-032: Design Review for building addition (cooler expansion) at 13477 Quality Drive, PIN 04-22-101-022. Loves Travel Stop #322: Applicant.** Robert Manider, Loves Travel, was present and sworn in. Mr. Manider stated the proposal is for a freezer expansion on an existing concrete platform behind Hardee's restaurant (**Attachment 9, 4 pages**). It is for freezer expansion for Hardee's and for cold storage for Loves Travel. Staff recommends approval. Chairman Durstock entertained a motion to approve. Lunde moved to approve, seconded by Deasey. Roll call vote as follows:

Voting Aye: Chairman Durstock, Deasey, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting nay: None
Absent: None
Abstain: None
Motion passed: 7-0-0

8. Old Business:

- Prosser asked if any progress had been made on replacement of siding for the house at Angelica and Linden Blossom. The house is in foreclosure and Code Enforcement has issued violations.
- Lunde asked about the temporary YMCA sign. YMCA was sent a precursory letter before a 10-day warning violation from Code Enforcement. The Roscoe YMCA branch is a satellite of Beloit and all decisions, capital improvements, etc. are handled through Beloit.

9. New Business:

- Chairman Durstock asked if everyone with good with their Chromebooks.

10. Adjournment: Chairman Durstock entertained a motion to adjourn the meeting at 6:53 PM. Lunde made a motion; seconded by Wagaman. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Deasey, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman

Voting nay: None

Absent: None

Abstain: None

Motion passed: 7-0-0

Christina K. Marks, Village Clerk

Approved: _____