

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS  
MEETING MINUTES  
September 21, 2016

1. **Call to Order** - The meeting was called to order at 5:38 P.M. by Chairman Durstock.
2. **Roll Call** – Present: Chairman Jay Durstock, Jennifer Deuth-Fritts, Kathy Erickson, Mike Lunde, George Wagaman. Absent: John Deasey, Mike Prosser
3. **Approval of Minutes** - Chairman Durstock entertained a motion to approve the minutes from August 17, 2016 meeting of the Zoning Board of Appeals. Erickson moved to approve, seconded by Lunde.  
Roll call vote as follows:  
Voting Aye: Chairman Durstock, Deuth-Fritts, Erickson, Lunde, Wagaman  
Voting nay: None  
Absent: Deasey, Prosser  
Abstain: None  
Motion passed: 5-0-2

4. **ZBA 16-037: Public Hearing for a requested Map Amendment from the RM: Multiple Family District to the CR: Commercial Retail District for two contiguous parcels commonly known as Lots 10 and 11 of Roscoe Center Subdivision on Andrews Drive. (PIN 04-28-451-009 and 04-28-451-010), North Suburban Library District: Applicant.** Stephen Nelson, Larson Darby Group, was present, sworn in and representing the library. Chairman Durstock opened the Public Hearing at 5:40 PM. Zoning Administrator Scott Sanders stated the parcels have not as yet been assigned street addresses. Mr. Nelson stated with the traffic they will be expanding the parking by 70 spaces and realigning the entrance to align with Clayton Circle. The increased parking is designed to accommodate future building expansion, not part of this request. Three parking lights will be installed. Some of the small trees by the entrance will be removed but the majority will remain. There will be additional landscaping screening. They are ready to go out for bid. They want to change the zoning to keep it contiguous with the current library zoning.

Beverly Nagle, Cy Brock, and Ruth Deemer all from Oak Village Condos were present and sworn in. Ms. Nagle stated she is happy to see the library grow as she lives next to it and hangs out there. Mr. Brock's concerns about water retention were addressed. Ms. Deemer did not speak. Chairman Durstock closed the public hearing at 5:50 PM. Staff recommends approval (**Attachment 1, 4 pages**). Chairman Durstock entertained a motion to approve. Lunde moved to approve, seconded by Deuth-Fritts. Roll call vote as follows:

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

5. **ZBA 16-038: Public Hearing for a requested Map Amendment from the CG: General Commercial District to the RM: Multiple Family District for five contiguous parcels commonly known as 5808 Elevator Road (04-28-476-001), 116xx, 11634 Willowbrook Road (04-28-476-002, 04-8-476-006, 04-28-476-005), and 5789 Crocker Court (04-28-476-003). Mark Payne; applicant, Blackhawk Bank, Owner.** Mr. Sanders informed the Board there is no site development plan as yet so the Board only has the authority to vote on the map amendment. Mark Payne was present and

sworn in representing himself for the Map Amendment. Chairman Durstock opened the Public Hearing at 5:51 PM. Mr. Payne stated the property needs to be rezoned in order to build multi-family units on the property. Of the five lots available, the furthest south lot, between Willowbrook and Elevator, will be used for water retention. The entrance and exit to and from the parcels will be directly across from the church's entrance and exit on Willowbrook Road. Lunde expressed some reservation, and that commercial development might still be best use of property. There was no one else present to speak. Chairman Durstock closed the public hearing at 5:59 PM. Staff recommends approval (**Attachment 2, 3 pages**). Chairman Durstock entertained a motion to approve. Erickson moved to approve, seconded by Wagaman. Roll call vote as follows:

Voting Aye: Chairman Durstock, Deuth-Fritts, Erickson, Wagaman  
Voting nay: Lunde  
Absent: Deasey, Prosser  
Abstain: None  
Motion passed: 4-1-2

**6. ZBA 16-039: Design Review for one freestanding business identification sign located at 5466 Rockton Road, PIN 04-16-376-007. Mike Wilhelmi, Sign Now: Applicant (as agent for owner).**

Mr. Sanders stated he offered to represent the applicant as they could not attend the meeting. The sign is a translucent sign that is just replacing the existing sign with the name change to Schafer Gear Works. Staff recommends approval (**Attachment 3, 2 pages**). Chairman Durstock entertained a motion to approve. Lunde moved to approve, seconded by Wagaman. Roll call vote as follows:

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

**7. ZBA 16 040: Design Review for one freestanding business identification sign located at 9901 Main Street, PIN 08-04-402-002. Stateline YMCA: Applicant.**

Mr. Sanders stated he offered to represent the applicant as they could not attend the meeting. The sign is the identical text that is already up on the temporary canvas tarp. The tarp will be replaced with translucent polycarbonate plastic and internally illuminated. Size of the sign meets zoning codes. Staff recommends approval (**Attachment 4, 2 pages**). Chairman Durstock entertained a motion to approve. Lunde moved to approve, seconded by Erickson. Roll call vote as follows:

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

**8. Old Business:**

- Mr. Sanders handed out to ZBA members **Attachment 5** highlighting areas for proposed text amendment changes. He is proposing if a sign completely conforms to the zoning ordinance, the Zoning Administrator be authorized to issue the permit without going through the ZBA. Any sign needing a variance or does not conform to ordinances would come before the ZBA for appeal. With no objection Mr. Sanders would advertise it and bring before the next ZBA meeting. This text amendment would have been included in the Zoning re-write.
- Wagaman stated there is some construction behind Kids Spot on Romeldale. The permits were approved about six months ago.

- Erickson asked status on Casey's. Mr. Sanders stated they will be breaking ground by the end of the month.

**9. New Business:**

- Chairman Durstock asked if the Kid's Spot sign is the same thing as the YMCA's sign. Mr. Sanders stated he thought their sign was ok. (NOTE: later confirmed the sign is in compliance.)

**10. Adjournment:** Chairman Durstock entertained a motion to adjourn the meeting at 6:15 PM. Erickson made a motion; seconded by Wagaman. Roll Call Vote as follows:

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

Voting nay: None

Absent: Deasey, Prosser

Abstain: None

Motion passed: 5-0-2

Christina K. Marks, Village Clerk

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