

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS  
MEETING MINUTES  
October 19, 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 September 21, 2016 meeting of the Zoning Board of Appeals. Wagaman moved to approve, seconded by Erickson. Roll call vote as follows:
  - Voting Aye: Chairman Durstock, Deuth-Fritts, Erickson, Wagaman
  - Voting nay: None
  - Absent: Lunde
  - Abstain: Deasey, Prosser
  - Motion passed: 4-0-3

4. **ZBA 16-040: Design Review for one free standing business identification sign located at 5605 E. Rockton Road, PIN 04-21-200-005. Northpointe Surgery Center, Applicant. Matt Stried, JNB Signs, representing Northpointe Health.** Matt Stried, JNB Signs was present and sworn in. Mr. Stried stated the sign is 36 sq. ft., 4'x9' and is an exact replica at the entrance of the Immediate Care entrance on the east side of the building. The Surgery Center sign will be on the south side to let people know where to go for the surgery center. Mr. Sanders stated Northpointe is under a Special Use Permit for two large 40'x20' landmark signs at the Rockton and Willowbrook Road entrances, and has taken those out of the sign equation for this new sign request. This request is separate from the other Northpointe sign approvals, which makes it below what is allowed for sq. ft. signage. Staff recommends approval (**Attachment 1, 2 pages**).

Chairman Durstock entertained a motion to approve. 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

5. **ZBA 16-041: Public Hearing for a Test Amendment to the Village of Roscoe code of Ordinances, Section 155.087, Village of Roscoe, Applicant.** Chairman Durstock stated the ZBA Board is putting their trust and faith in Mr. Sanders regarding changes to the text amendment (**Attachment 2**). Scott Sanders, Zoning Administrator, was present and sworn in. Mr. Sanders informed the ZBA members he took a straw poll from the last COTW meeting to see if the Trustees would be interested in a text amendment change to the Ordinance as he proposed. The Trustees were in agreement, but stated Mr. Sanders would have to go back to ZBA members for their approval. Mr. Sanders informed the ZBA Board the timing for change was right because the Village is in the process of a Zoning re-write. Mr. Sanders stated he is asking the ZBA members to approval an ordinance change - *if a sign is in conformance, both with respect to size, quantity and location and meets all the qualifications of the ordinance, it would give the Zoning Administrator the authority to issue a sign permit without bringing it to the ZBA Board first.* Anytime a sign does not comply with the ordinance, it will

automatically go to the ZBA Board for approval. The changes to the ordinance would prevent a compliant sign application from waiting up to possibly two months for approval. Chairman Durstock opened and closed the Public Hearing at 5:40 PM as no one was present to speak. The ZBA members agreed with the concept, however, they would like a standing item on the ZBA Agenda to reflect all sign permits issued each month as a means to be kept informed.

Chairman Durstock entertained a motion to approve. Prosser moved to approve, seconded by Deasey. 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

**6. Old Business:**

- Mr. Sanders stated both map amendments from the last meeting were approved at the Village Board.

**7. New Business:**

None

**8. Adjournment:** Chairman Durstock entertained a motion to adjourn the meeting at 5:49 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: \_\_\_\_\_