

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS  
MEETING MINUTES  
November 16, 2016

1. **Call to Order** - The meeting was called to order at 5:34 P.M. by Chairman Durstock.
2. **Roll Call** – Present: Chairman Jay Durstock, Jennifer Deuth-Fritts, Kathy Erickson, Mike Lunde, George Wagaman. Absent: John Deasey, Michael Prosser.
3. **Approval of Minutes** - Chairman Durstock entertained a motion to approve the minutes from October 19, 2016 meeting of the Zoning Board of Appeals. Erickson 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
4. **ZBA 16-042: Design Review for two dugout structures at 6545 Windflower (Porter Park), PIN 08-10-177-025. Justin Jackson: Applicant.** Justin Jackson was present and sworn in. The dugouts are part of his Eagle Scout project and will look exactly as the ones on field 1 to keep the consistency of the park. The cost will be funded through the Scout account by his raising money and whereby a certain portion of those funds will go towards the project. The rest will come from family. Mr. Jackson was asked if he had started the project and Mr. Sanders interjected that due to weather considerations, the project has already been completed. Justin and his father had met with Mr. Sanders and the Public Works Director to go over the proposal in detail, and had been given permission to proceed. Mr. Sanders wanted Justin to go through the ZBA process to see the Board in action. Staff recommends approval (**Attachment 1, 10 pages**). Durstock and Wagaman congratulated Mr. Jackson on getting his Eagle Scout Badge and said it will serve him well throughout his life. 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
5. **ZBA 16-043: Design Review for a 9,120 SF Industrial Warehouse Facility at 5187 Erickson Drive, PIN 08-09-377-006. Dwight Bond (Morton Buildings Inc.): Applicant.** Dwight Bond was present and sworn in. The proposed building is a spec building (60' x 152' – industrial commercial warehouse building on Lot 10) which will not be used as 'mini-storage', but at this time Mr. Erickson does not know if he will rent or sell it. Mr. Erickson has several lots available in Plat 2 to develop in the industrial park, but is in the process of putting in roads. The property is currently zoned IL (Light Industrial) where mini-warehousing is not permitted, but industrial warehousing is permitted. Water retention has been addressed by Engineering. Staff recommends approval (**Attachment 2, 5 pages**). Chairman Durstock stated a unanimous vote would be needed by members present with Erickson abstaining. Mr. Sanders will confirm with the attorney whether it is a majority of members present that is required, or majority of full Board.

Mr. Lunde expressed a concern that the gateway into the Village was being over-developed with metal buildings of pole-barn construction style, and questioned whether this was creating an appropriate first

impression of our community. Mr. Bond addressed those concerns by stating that this style of construction is what the market will support in Industrial zoning, and that their buildings were of higher quality than those of other manufacturers. Mr. Lunde stated that in the future, the Village should make every effort to hold construction to a higher standard. Mr. Sanders stated that the ZBA has the authority to do exactly that through the process of Architectural/Design Review.

Chairman noted that staff recommends approval. Durstock then entertained a motion to approve. Wagaman moved to approve, seconded by Deuth-Fritts. Roll call vote as follows:

Voting Aye: Chairman Durstock, Deuth-Fritts, Lunde, Wagaman  
Voting nay: None  
Absent: Deasey, Prosser  
Abstain: Erickson  
Motion passed: 4-0-3

- 6. ZBA 16-044: Public Hearing for a Variance to allow a second driveway in a Single Family Residential (R1) Zoning District, for the property located at 5977 Targee Trail, PIN: 08-09-229-001. David and Linda Cevene: Applicant.** David Cevene was present and sworn in. Chairman Durstock opened the public hearing at 6:00 P.M. He stated Mr. Cevene has a beautiful piece of property and the landscaping is very nice. Mr. Cevene handed out a write-up of his reasons for requesting the second driveway (**Attachment 3**). Mr. Cevene stated they have lived in Roscoe for 23 years and have just recently purchased a camper to use with his children. He is requesting a variance as the existing driveway is on Finns Crossing even though the front door and mailbox is on Targee. The existing driveway has a pretty steep grade that would be hard to park a camper on. A second driveway on Targee would have a level spot to pull in and park. Mr. Sanders addressed Staff's recommendation to deny (**Attachment 4, 5 pages**). A culvert crossing that is already in place at the proposed drive location was discussed. Alternate driveway surfaces were discussed, but was decided it would also be considered as a second driveway regardless of the finished surface. It was pointed out to Mr. Cevene that his taxes could increase with a second driveway and it is something he should also consider. There being no one else to speak, Chairman Durstock closed the public hearing at 6:18 P.M.

Deuth-Fritts stated the given how the neighborhood is layed out, it might be alright to approve the request, and that it does not create any hardship to the neighbors or surrounding homes for Finns Crossing or Targee Trail. Lunde asked for and made a motion to approve; seconded by Erickson. Clerk Marks asked if the findings of facts needed to be approved. Mr. Sanders stated the findings of fact were not in the affirmative and asked the Board to amend the finding of facts to the affirmative (**Attachment 5**). 1) Denying the approval would create a hardship. 2) Steep driveway and muddy ruts would create a hardship. 3-5) are already in the affirmative. Lunde made a motion to amend the finding of facts; seconded by Erickson. Roll call vote as follows:

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

Chairman Durstock entertained a motion to approve the amended finding of facts. Lunde made a motion to approve the amended finding of facts; seconded by Erickson. Roll call vote as follows:

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

Chairman Durstock entertained a motion to approve the variance. Lunde made a motion to approve the variance; seconded by Erickson. Roll call vote as follows:

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

Voting nay: Chairman Durstock, Wagaman

Absent: Deasey, Prosser

Abstain: None

Motion passed: 3-2-2

This will go the Village Board for 1<sup>st</sup> reading on December 6, 2016. **ZBA recommends approval 3-2-2.**

- 7. ZBA 16-045: Public Hearing for a Map Amendment from the IL: Light Industrial District to the CH: Highway Commercial District for a property commonly known as 13695 Willowbrook Road, PIN: 04-15-300-019. Village of Roscoe: Applicant.** Scott Sanders, Zoning Administrator, was present and sworn in representing the Village of Roscoe. Chairman Durstock opened the public hearing at 6:44 PM. Mr. Sanders is asking for the property (20 acres) currently owned by the Village of Roscoe on Willowbrook Road immediately south of All World and connected to All World Drive to be re-zoned from IL (Light Industrial District) to CH (Commercial Highway District) for use as a recreation vehicle sales and service company (Camping World). Dennis and Kathy Larson, neighbors across Willowbrook Road, received a letter regarding the zoning change and were present to find out what was happening. Both had questions, so both were sworn in. Mr. Larson asked what CH entailed. Mrs. Larson asked if the traffic would come in off of All World or will there be an entrance off Willowbrook. Mr. Sanders stated they are entitled to access off Willowbrook, but the process tonight was for zoning changes only. There are no development plans as of yet. All questions were answered to their satisfaction. Chairman Durstock closed the public hearing at 6:52 P.M. Staff recommends approval (**Attachment 6, 2 pages**). Chairman Durstock entertained a motion to approve the zoning change. Lunde made the 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

**8. Old Business:**

- Mr. Sanders informed the Board the new text amendment regarding sign reviews giving the Zoning Administrator authorization to sign compliant applications was approved at the last Village Board meeting and will take effect immediately.

**9. New Business:**

None

**10. Adjournment:** Chairman Durstock entertained a motion to adjourn the meeting at 6:55 PM.

Wagaman made a motion; 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

Christina K. Marks, Village Clerk

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