

**VILLAGE OF ROSCOE ZONING BOARD OF APPEALS  
MEETING MINUTES  
DECEMBER 21, 2016**

1. **Call to Order** – The meeting was called to order at 5:40 P.M. by Chairman Durstock.
2. **Roll Call** – Present: Chairman Jay Durstock, Jennifer Deuth-Fritts, Kathy Erickson, Mike Lunde, Michael Prosser, George Wagaman. Absent: John Deasey.
3. **Approval of Minutes** – Chairman Durstock entertained a motion to approve the minutes from November 16, 2016 meeting of the Zoning Board of Appeals. Erickson moved to approve, seconded by Prosser. Roll Call Vote:

Voting Aye:	Chairman Durstock, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting Nay:	None
Absent:	Deasey
Abstain:	None
Motion passed:	6-0-1
4. **ZBA 16-046: Design Review for 12,292 SF building addition to American Aluminum Extrusion at 5253 McCurry road, PIN 04-28-126-001. Sam Popa: Applicant.** Sam Popa and Dick Heintz were present and sworn in. They are in the process of moving all their business from Beloit, WI to Roscoe and one of the restrictions is how to handle raw material. The building is to house the cranes and protect the raw materials from the weather elements. Therefore, the 12,292 SF building is necessary. The building will not need a sprinkler system as it falls under the F2 non-combustible manufacturing facility. Staff recommends approval with two conditions (**Attachment 1, 2 pages**). Chairman Durstock entertained a motion to approve. Prosser made a motion to approve with the two conditions – compliance with all applicable building codes and review/approval by Village Engineer for storm water compliance; seconded by Deuth-Fritts. Roll Call Vote:

Voting Aye:	Chairman Durstock, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting Nay:	None
Absent:	Deasey
Abstain:	None
Motion passed:	6-0-1
5. **ZBA 16-047: Design Review for a 280 SF cooler addition at 5689 Elevator Road, PIN 04-33-226-019. Ryan Asta: Applicant.** Ryan Asta was present and sworn in. Mr. Asta stated the cooler was basically for draft beer and bottled beer storage with the cooler outside and the draft handles inside the building. The outside mini-putt area will be closed off from the parking lot with an emergency gate behind the cooler, and the only access to the area will be through the inside of the building. Staff recommends approval with conditions (**Attachment 2, 4 pages**). Chairman Durstock entertained a motion to approve. Prosser made the motion; seconded by Lunde. Roll Call Vote:

Voting Aye:	Chairman Durstock, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting Nay:	None
Absent:	Deasey
Abstain:	None
Motion passed:	6-0-1
6. **Old Business:**
  - Mr. Sanders stated Mr. Cevene's driveway variance passed 5-1-0 at the last Village Board meeting.

**7. New Business:**

- Mr. Sanders stated since he has been authorized to sign off on sign applications that are in compliance with the ordinance, he has had two come in that were not in compliance. Those signs will come before the next ZBA meeting.
- Lunde asked if anything was happening with the re-zoning of Troy's Motorsport. There was correspondence to rezone the property to commercial, but it has not happen. This will be on the next ZBA agenda.

**8. Adjournment:** Chairman Durstock entertained a motion to adjourn the meeting at 6:10 P.M. Lunde made the motion; seconded by Wagaman. Roll Call Vote:

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

*Christina K. Marks*

Christina K. Marks, Village Clerk

Approved: February 15, 2017

David A. Krienke  
President  
Christina K. Marks  
Clerk  
Mark D. Olson  
Treasurer



ATTACHMENT 1  
(2 pages)

TRUSTEES  
Robert Baxter  
Carol Gustafson  
Stacy Mallicoat  
Kevin Muradian  
Susan Petty  
Lindsey Swanson

**Zoning Board of Appeals Meeting of December 21st, 2016**  
**Application No. ZBA 16-046**

**Applicant:** Sam Popa

**Location:** 5253 McCurry Road

**Requested Action:** Design Review for a 12, 292 SF Building Addition

**Existing Use:** Industrial (Aluminum Extrusion)

**Proposed Use:** Same

**Existing Zoning:** IG

**Adjacent Zoning:** North: AG (Winn County)  
East: CH/R1  
South: CH  
West: IGF

**Report:** Applicant is requesting Design Review and Approval for construction of a 12,252 SF building addition along the south façade of the existing American Aluminum facility.

**Recommendation:** Staff recommends **Approval** of Design Review for construction of a 12,292 SF Building Addition at 5253 McCurry Road, in an IG General Industrial District, subject to the following conditions:

1. Compliance with all applicable building codes.
2. Review/Approval by Village Engineer for storm water compliance

David A. Krienke  
President  
Christina K. Marks  
Clerk  
Mark D. Olson  
Treasurer



ATTACHMENT 2  
(4 pages)

TRUSTEES  
Robert Baxter  
Carol Gustafson  
Stacy Mallicoat  
Kevin Muradian  
Susan Petty  
Lindsey Swanson

**Zoning Board of Appeals Meeting of December 21st, 2016**  
**Application No. ZBA 16-047**

**Applicant:** Ryan Asta, Louie's Tap House

**Location:** 5689 Elevator Road

**Requested Action:** Design Review for a 280 SF Cooler Addition

**Existing Use:** Vacant

**Proposed Use:** Bar and Grill

**Existing Zoning:** CR

**Adjacent Zoning:** North: UT  
East: CG  
South: CG  
West: CR

**Report:** Applicant is requesting Design Review and Approval for construction of a 280 SF cooler addition for the proposed Louie's Tap House bar and grill. The cooler is 14'x20', attached to the west façade of the building to house barrels and distribution for a 41 handle draft beer system. The cooler will have both walk in access from the interior of the facility, as well as exterior access for deliveries.

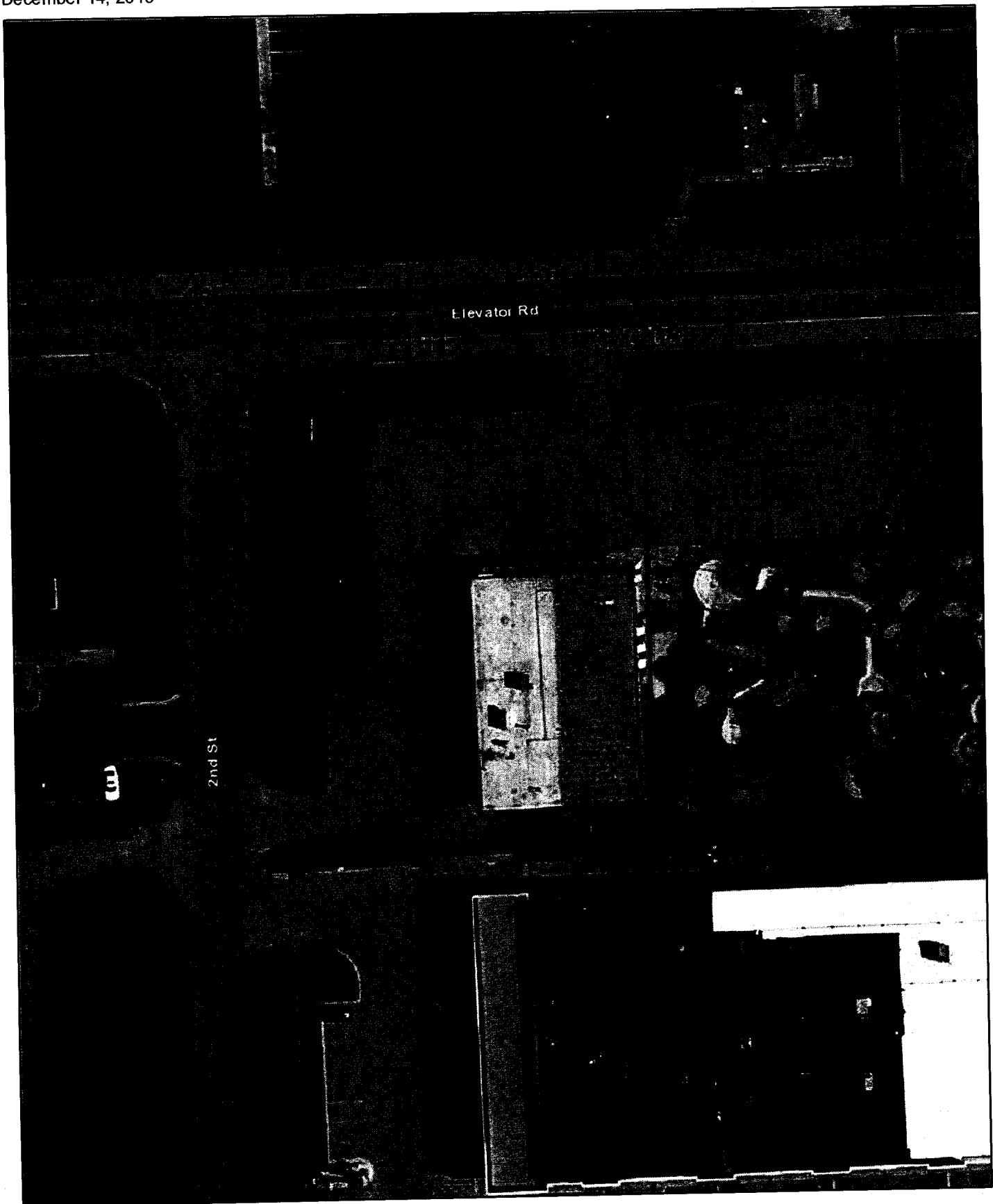
The cooler will be stainless steel construction with a white rubber roof membrane, screened from Elevator Road with a 6'-0" high wood privacy fence.

The proposed addition will occupy space currently paved as a concrete patio, so overall impervious area is not being increased.

**Recommendation:** Staff recommends **Approval** of Design Review for construction of a 280 SF Cooler Addition at 5689 Elevator Road, in a CR Retail Commercial District subject to the following conditions:

1. Must meet all applicable fire and building codes
2. Any future signage must be submitted for separate review and approval.

December 14, 2016

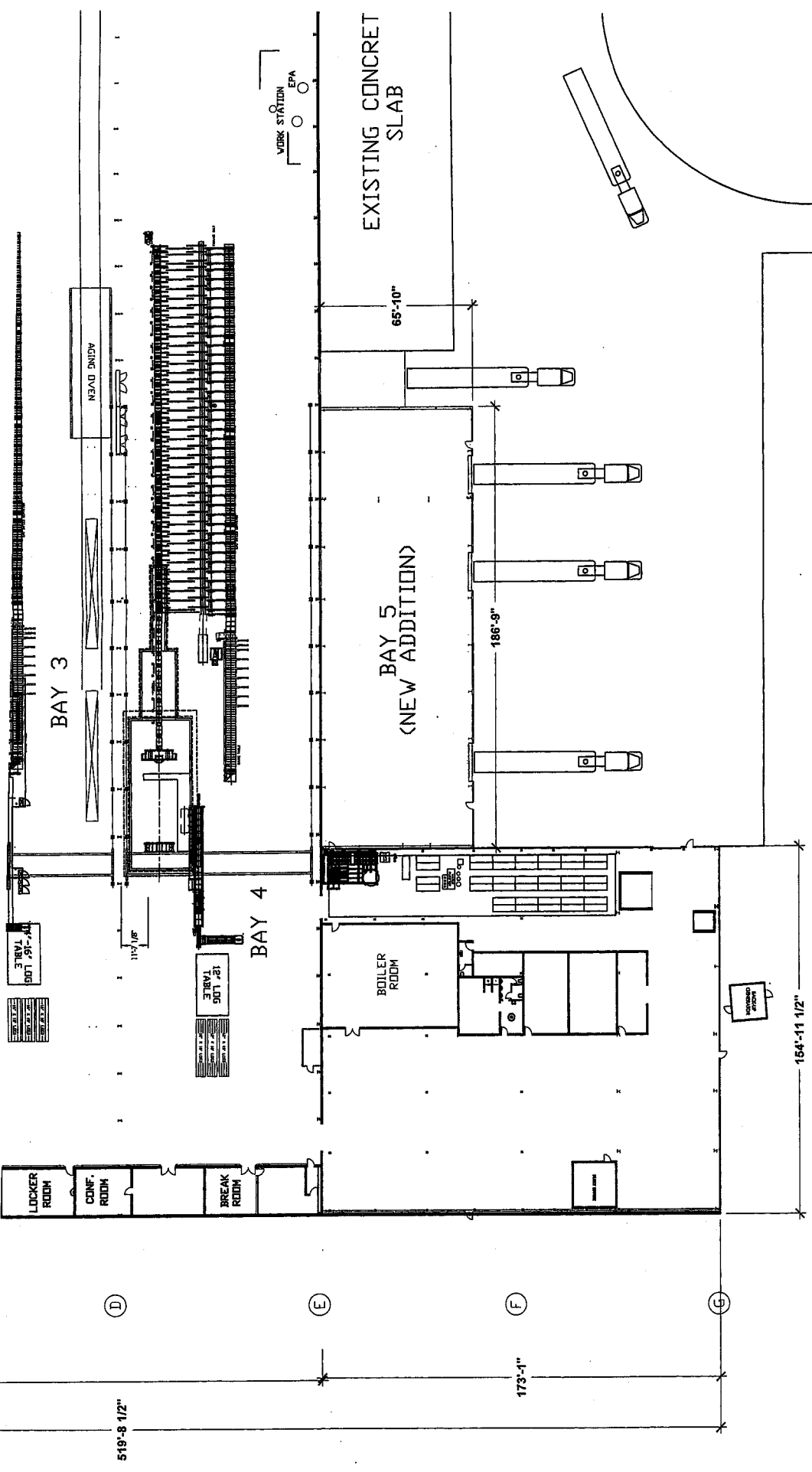


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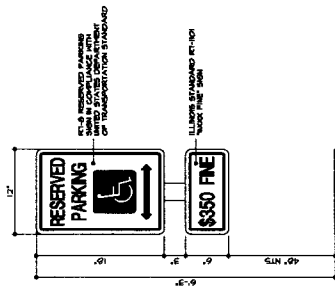
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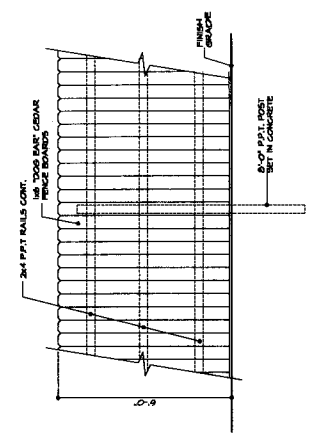
**WIN GIS**  
Winnebago County Geographic Information System



AMERICAN ALUMINUM EXT.  
HURRY ROAD  
ILLINOIS 61073

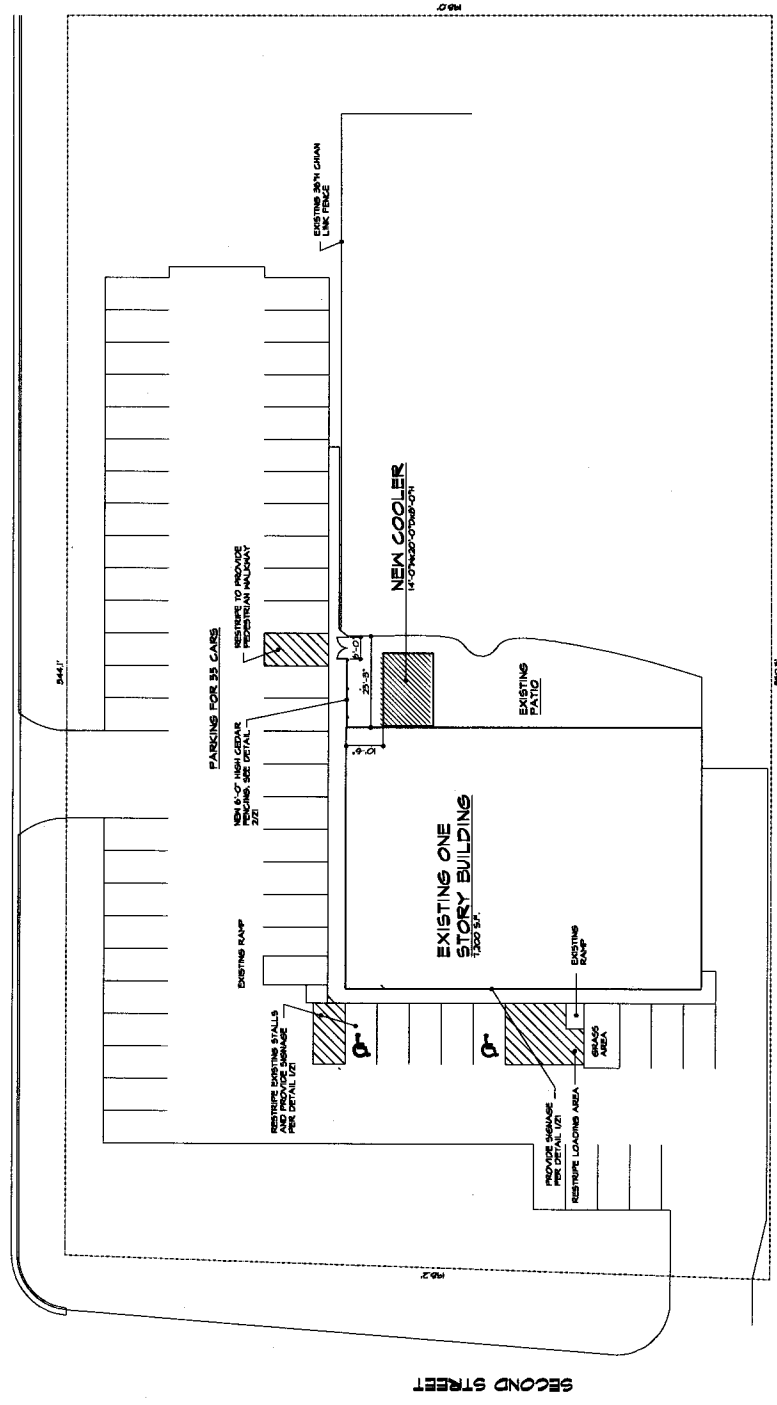


**ACCESSIBLE PARKING SIGN**  
 1/1/2" = 10'



**FENCE DETAIL**  
 2/1/2" = 10'

ELEVATOR ROAD



**SITE PLAN**  
 1/8\"/>

PROJECT	012-16	DATE	01-16
CLIENT	LOUIE'S TAP HOUSE/ LUCKY JOE'S	ARCHITECT	STEVEN M. PAPESH AND ASSOCIATES P.C.
LOCATION	3605-3607 ELEVATOR	ADDRESS	1477 BROAD STREET • NORCO, ILLINOIS 61055-8499
SCALE	1/8\"/>		

