

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS  
MEETING MINUTES  
February 15, 2017

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, John Deasey, Jennifer Deuth-Fritts, Kathy Erickson, Michael Prosser, George Wagaman. Absent: Mike Lunde.
3. **Approval of December 21<sup>st</sup>, 2016 ZBA Minutes (no January 2017 meeting)** - Chairman Durstock entertained a motion to approve the minutes from December 21, 2016 meeting of the Zoning Board of Appeals There was no January 2017 meeting. Wagaman moved to approve, seconded by Prosser. 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

4. **ZBA 17-001: Public Hearing for a Map Amendment from the IL: Light Industrial District to the CH: Highway Commercial District for a property commonly known as 11907 Main Street, PIN: 04-28-326-002. Village of Roscoe: Applicant.** Scott Sanders was present and sworn in. Durstock opened the public hearing at 5:42 P.M. Mr. Sanders state the property formally housed Troy's Auto Sales car lot. He gave a brief background for the reason on the map amendment request with a recommendation to approve the rezoning (**Attachment 1, 4 pages**). As no one was present to speak at the public hearing, Chairman Durstock closed the public hearing at 5:47 P.M. The Board went over the Findings of Facts (**Attachment 2**); Wagaman felt on Line Item 2 there would be no improvement to the value of the land with the zoning change. Durstock called for a motion to approve the Findings of Fact. Prosser made the motion; seconded by Wagaman. 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

Chairman Durstock entertained a motion to approve the zoning map amendment. Prosser made the 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

**5. Old Business:**

- Mr. Sanders stated he has issued one sign permit in 2017 to Louie's Tap House.
- Mr. Sanders stated Houseal Lavigne Zoning re-write presentation will be given at a special Village Board meeting on March 28, 2017 their scheduling permitting. Sanders will send out a notice to ZBA members with the actual date and encouraged them to attend the presentation.

- Mr. Sanders stated there will be two developments at the next ZBA meeting. Design reviews for Camping World who will be building on the Village's property on Willowbrook and Thornton Travel Center who is building south of Village's property that connects up to Rockton Road. The travel center will be similar to Love's, but there will be no overnight parking or showers at the center.
- Prosser asked if the Village Board approved Louie's Tap House separation of their building with two separate house numbers. Sanders answered yes, but it was the County's addressing agent, Chris Dornbush, determination that there was sufficient separation, with two different public access points, to give two separate addresses.
- Durstock questioned why council does not attend ZBA meetings. Mr. Sanders stated when he started as Zoning Administrator; council would ask if anything was needed from him. Sanders felt it was an unnecessary use of resources for council to attend meetings where his input was not needed. If there ever was a need, council would attend the meetings. Sanders stated that council is often consulted during review of application.
- Durstock asked if anything would be included in the new zoning re-write regarding lights that shine brightly onto private property. Sanders will consult with consultant and attorney.
- Deuth-Fritts inquired about buffering between commercial and residential. Sanders stated there are regulations regarding buffering if the business and residence is connected. However, no buffering is required if the business is separated from the residence, i.e., a road in-between.

**6. New Business:**

- New Business was combined into Old Business.

**7. Adjournment:** Chairman Durstock entertained a motion to adjourn the meeting at 6:07 PM. Prosser made a motion; seconded by Wagaman. 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*

Christina K. Marks, Village Clerk

Approved: March 15, 2017