

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS
MEETING MINUTES
October 18th, 2017

1. **Call to Order** – The meeting was called to order at 5:37 P.M. by Chairman Durstock.
2. **Roll Call** – Present: Chairman Jay Durstock, John Deasy, Jennifer Deuth-Fritts, Kathy Erickson, Michael Prosser, George Wagaman. Absent: Mike Lunde.
3. **Approval of Minutes** – Chairman Durstock entertained a motion to approve of the minutes from June 21 and July 19, 2017 meeting of the Zoning Board of Appeals. Prosser made a **motion to approve**, seconded by Deuth-Fritts. Voice Vote:

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

4. **ZBA 17-016: Public Hearing for a Variance to allow a second accessory structure with a combined total of 1,168 SF in the RM (Multi-Family) residential district at 11918 Willowbrook Road, Karen Schaefer: Applicant** Ms. Schaefer was not present to present her application for the requested variance. The Board elected to proceed with the hearing in the applicant's absence. Administrator Sanders stated that he had met with the applicant and that they were requesting an additional accessory structure with dimensions of 12'x32'. The variance is required to address both total number and combined SF of accessory structures. The applicant has a detached garage, and as such is allowed one additional accessory structure, with an allowable total size of 672 SF. The applicant is actually requesting a third accessory structure, (not a second as had been listed in the agenda) for a total combined size of 2,128 SF. Sanders stated that the applicant had previously been granted a Special Use Permit in 2007 for an assisted living facility. Prosser stated that the request was not based upon a created hardship, but rather to conduct thrift and garage sales as stated in the application.

No other interested parties were present to speak to the issue.

Chairman Durstock closed the Public Hearing and entertained a motion to approve. Prosser made a **motion to approve**, seconded by Wagaman. Roll Call Vote:

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

5. **ZBA 17-017: Public Hearing for a Map Amendment from IL (Light Industrial) to CH (Commercial Highway) for a portion of a 69.11 acre parcel at the south west corner of Willowbrook and Roscoe Roads, FRWC Rockton Development LLC (Tom Reidenbach): Applicant.** Mr. Riedenbach was present and sworn in. Mr. Reidenbach stated that the ownership

entity of the property wished to rezone 34.625 acres of the 6overall 69.11 acre parcel form II Light Industrial to CH Commercial Highway. He shared a master plan that had been prepared for the parcel in support of the request (attachment A). He further stated that there was a proposed development for the corner SW corner of Rockton and Willowbrook that would require the CH zoning designation. Prosser and Deuth-Fritts both stated that the provide master plan was very helpful in visualizing the intended development pattern, and that it seemed to be appropriate and compatible with the surrounding area.

No other interested parties were present to speak to the issue.

Chairman Durstock closed the Public Hearing and entertained a **motion to approve**. Deasy made a motion, seconded by Erickson. Roll Call Vote:

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

6. **ZBA 17-018: Design Review for a 4,608 Sf Fueling Station and Convenience Store at a 6.30 acre parcel at the south west corner of Willowbrook and Rockton Roads, Corporate Design & Development Group (Eric Neubling): Applicant.** Mr. Neubling was present and sworn in. Mr Neubling presented architectural and site development plans fro a new S[eedway fueling station and convenience store to be locate at the

Chairman Durstock entertained a motion to approve. Prosser made a motion, seconded by Wagaman . Roll Call Vote:

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

7. **ZBA 17-019: Public Hearing for a Variance Request to increase the allowable height of a free standing pylon sign from, 30' to 110', increase the number of signs allowed from 5 to 16, and increase the allowable combined signage area from 550 SF to 858 SF in conjunction with a proposed fueling station and convenience store at a 6.30 acre parcel at the south west corner of Willowbrook and Roscoe Roads, Corporate Design & Development Group (Eric Neubling) Applicant:** Mr. Neubliiong was present and sworn in. Mr. Neubling presented the requested signage package for the proposed Speedway development. Administrator Sanders stated that fueling stations, in conju

No other interested parties were present to speak to the issue.

Chairman Durstock entertained a motion to approve. Deasy made a motion, seconded by Erickson. Roll Call Vote:

Voting Aye:	Durstock, Deasy, Deuth-Fritts, Erickson, Prosser, Wagaman
Voting Nay:	None

Absent: Lunde
Abstain: None
Motion passed: 6-0-1

8. Old Business:

- None

9. New Business:

- None

10. Adjournment: Chairman Durstock entertained a motion to adjourn the meeting at 5:55 P.M.
Motion by Prosser; seconded by Durstock. Roll Call Vote:

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

Voting Nay: None
Absent: Deasy
Abstain: None
Motion passed: 6-0-1

Scott L Sanders, Village Zoning Administrator

Approved: _____



MOTION: PROSSER
SECOND: WAGAMAN

APPROVED 4-0-3
12/20/17