

VILLAGE OF ROSCOE
ZONING BOARD OF APPEALS
MEETING MINUTES
December 20, 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, Mike Lunde, George Wagaman and Michael Prosser. Absent: Kathy Erickson, Jennifer Deuth-Fritts, and John Deasey.
3. **Approval of October 18, 2017 ZBA Minutes.** Chairman Durstock entertained a motion to approve the minutes from October 18, 2017 meeting of the Zoning Board of Appeals. Prosser moved to approve, seconded by Wagaman. Roll call vote as follows:
 - Voting Aye: Chairman Durstock, Prosser, Lunde, Wagaman
 - Voting nay: None
 - Absent: Erickson, Deuth-Fritts, Deasey
 - Abstain: None
 - Motion passed: 4-0-3

Let the records reflect John Deasey is present at 5:50 PM.

4. **ZBA 17-020: Public Hearing for a map amendment from the CO (Limited Office Commercial District) to the CR (Retail and Service Commercial District) for two contiguous parcels at 5003 and 5005 Hononegah Road (PIN: 04-28-351-004.04-28-351-005. Applicant Alfonso Rinaldi** Alfonso Rinaldi was present and sworn in. Mr. Rinaldi requested a map Amendment change from CO to CR for the two parcels at 5003 and 5005 Hononegah Road. Mr. Sanders commented that the zoning designations are fairly compatible in nature. Additionally the parking requirements in commercial retail are largely consistent with CO and no additional parking would need to be built.

William Tierney came forward and was sworn in. Mr. Tierney wrote a letter stating his opposition to the proposed change in zoning. His concerns were the rights of the adjacent property owners as well as an increase in traffic at this location. Sanders replied that the Map Amendment would not change the traffic patterns as the traffic is not flowing past residential driveways.

Concerns were brought up about lights and noise; however, Mr. Tierney's letter did not indicate that there was a problem with these issues, only safety. There was a discussion about the possibility of a higher fence toward the front of the parcel.

Chairman Durstock entertained a motion to approve. Lunde made a **motion to approve** the Map Amendment with the 'front' 30' of the existing fence being raised to a height equal to the back portion. Seconded by Prosser. Roll Call Vote as follows:

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

Abstain: None
Motion passed: 4-1-2

5. **ZBA 17-021: Design review for exterior renovations to a 7,622 SF commercial bank building at 5506 Clayton Circle (PIN:04-28-378-008).** Applicant **Todd James, Blackhawk Bank** Tom Green, Lee Aschim, Todd James and Dave Atkins were all present and sworn in. Tom Green, attorney representing Blackhawk Bank is requesting an approval of the design review from the ZBA. The property is located at 5506 Clayton Circle. This will be a complete exterior and interior remodel. The Bank will house several significant corporate functions and will have more employees than you would typically see at a branch bank. This is a great example of an adaptive reuse of a building.

The project engineer, Lee Aschim gave a summary of the changes that will be made to the building such as, a new metal roof, a stone and EFIS system on the exterior, added windows, and a mechanical screen on the rooftop for a more pleasing view. There will be an addition of a drive up canopy on the backside of the building, which will give the front a very clean look. With the removal of one exiting driveway entrance and additionally parking it will create a great traffic flow, while the illumination of an entrance on Parkway Drive will add safety. There will be more greenspace with native grasses that will not only add visual appeal but will also help the environment. The redevelopment of the site will include a reduction of over 20,000 sf of impervious surface area.

Chairman Durstock entertained a motion to approve. Prosser made a **motion to approve**; seconded by Lunde. Roll Call Vote as follows:

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

6. **ZBA 17-022: Public Hearing for a Variance Request to reduce a required parking lot setback from 8'-0" to 2'-0" at 5506 Clayton Circle(PIN: 04-28-378-008).** Applicant **Todd James, Blackhawk Bank**. Attorney Tom Green is asking for a positive recommendation from the COTW on to the Board for the approval of reduced parking lot setback at 5506 Clayton Circle. These slanted parking stalls are for the front of the building and allow quick and easy access which is essential for a banking operation. The significant reduction in asphalt along with the improvement of layout is an important factor. There will be no impact on surrounding property or negative impact on sight lines when exiting the property. Compliance with the ordinance would eliminate parking at the building entrance, which would create a hardship and an impediment to the success of the business. Chairman Durstock entertained a motion to approve. Lunde made the **motion to approve**; seconded by Prosser. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Deasey, Lunde, Prosser, Wagaman
Voting nay: None
Absent: Erickson, Deuth-Fritts

Abstain: None
Motion passed: 5-0-2

7. Old Business:

Wagaman questioned Ellis Orthodontics parking lot not having curbs with their expansion. Mr. Sanders responded that the Village would look into the expansion. Mr. Sanders stated that the Village does not currently have a specific parking lot or site development permit, and that if there is no building component, the Village often is unaware of site improvement projects.

Mr. Sanders reported that an email was sent to the YMCA regarding their sign permit application and their response was required.

The permissibility of Bryden sign near Beef A Roo was brought up for discussion. Mr. Sanders will investigate.

8. New Business:

Mr. Sanders commented that at the next ZBA meeting the Village will be bringing forth a Text Amendment to propose an Ordinance to raise the permit fee for residential construction.

9. Adjournment: Chairman Durstock entertained a motion to adjourn the meeting at 6:45 PM. Lunde made a **motion to adjourn**; seconded by Prosser. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Deasey, Prosser, Wagaman, Lunde
Voting nay: None
Absent: Erickson, Deuth-Fritts
Abstain: None
Motion passed: 4-0-2

Lori Taylor, Village Clerk

Approved: _____