

**VILLAGE OF ROSCOE  
10631 MAIN STREET  
ROSCOE, ILLINOIS 61073  
Zoning Board of Appeals Minutes  
Wednesday, April 18, 2018**

1. **Call to Order** - The meeting was called to order at 5:32 P.M. by Chairman Durstock.
2. **Roll Call** – Present: Chairman Jay Durstock, Mike Lunde, Kathy Erickson, John Deasey and Jennifer Deuth-Fritts Absent: George Wagaman, and Michael Prosser.
3. **Approval of March 28th, 2018 ZBA Minutes.** Chairman Durstock entertained a motion to approve the minutes from March 28th, 2018 meeting of the Zoning Board of Appeals. Lunde moved to approve, seconded by Erickson. Roll call vote as follows:

Voting Aye: Chairman Durstock, Deuth-Fritts, Lunde,  
Voting nay: None  
Absent: Prosser, Wagaman,  
Abstain: Erickson and Deasey  
Motion passed: 3-0-2

4. **ZBA 18-003: Design review for a 768 SF Mobile Classroom/Childcare structure at 9901 Main Street, PIN: 08-04-402-002. Stateline YMCA Applicant.** Jennifer McClone and Karen Murray from the Stateline YMCA were present and sworn in. They are requesting approval for a design review on a Mobile Classroom/Childcare structure to be utilized for their drop in babysitting service that they provide for the members of the YMCA. Members are required to sign their children in and remain on the premises. The space will also be used for an afterschool care program. The building will have heat and air conditioning. The building will be a steel sided structure, consistent with the primary YMCA building. Containerized landscaping will be provided at the entrance to the structure. The facility would be open from 8:00am-8:00pm Monday through Friday and on the weekends from 8:00am -4:00pm. They will install a lighted, paved pathway leading to the structure for safety purposes. The state licensed childcare area will still be located in the main building.

Mr. Lunde asked if the building was intended to be a permanent or temporary structure. Ms. Murray McClone stated that they were currently uncertain about the duration of time that the building would be used, but did indicate that the structure would likely remain in place as long as there was a demand. Mr. Lunde asked staff if this structure was allowed by ordinance. Administrator Sanders stated that such a structure was not expressly prohibited.

Chairman Durstock entertained a motion to approve. Erickson made a **motion to approve**, Seconded by Deasey. Roll Call Vote as follows:

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

5. **ZBA 18-004: Design review for a 16 SF Chicken Coop in an R1 Single Family District, located at 5552 Broad Street, PIN 04-33-407-007. Tom Lake: Applicant.** The applicant was on vacation and unable to attend. Mr. Sanders stated that the coop complies with all necessary requirements with the Village and the State. Chairman Durstock entertained a motion to approve. Lunde made a **motion to approve**; seconded by Deuth-Fritts. Roll Call Vote as follows:

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

6. **ZBA 18-005: Public Hearing for a Variance Request to increase the allowable height of a free standing pylon sign from 75'-0" to 100'-0", for a fueling station and convenience store at 14339 Willowbrook Road, PIN: 04-15-300-017,04-15-300-018, Thorntons Inc.: Applicant** Todd Smurz and Ryan Swanson were present and sworn in. Administrator Sanders stated that the design review has already been approved as well as a full slate of signage related variances for this project in April of 2017. Their desired intent is to match the height of the Love's sign. Mr. Swanson gave an update on the site plan. There has been a quick serve restaurant added. Ground breaking is tentatively planned for August. Chairman Durstock entertained a motion to approve the Variance Request. Lunde made a **motion to approve**; seconded by Erickson. Roll Call Vote as follows:

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

7. **ZBA 18-006: Public Hearing for a Variance Request to reduce the parking lot setback from 8'-0" to 5'-0" in conjunction with the development of a fueling station and convenience store at 5951 E. Rockton Road, PIN: 04-21-200-007. CDG Eric Neubling: Applicant** Eric Neubling was present and sworn in. Due to the addition of electric on Willowbrook Road next summer there will be a re-route of the current electric lines. To avoid any crossover with electric lines and fueling lines they moved the fuel tanks to the most viable area which is where they are now. They are requesting a Variance Request to allow the tanks to stay in their current location and avoid cars driving over them. Chairman Durstock entertained a motion to approve the Variance Request. Deasey made a **motion to approve**, seconded by Erickson. Roll Call Vote as follows;

Voting Aye: Chairman Durstock, Deuth-Fritts, Lunde, Erickson and Deasey  
Voting Nay: None  
Abstain: None  
Motion Passed: 5-0-2

8. **ZBA 18-007: Public Hearing for a Variance Request to construct a second drive way in an R1 Single Family Zoning District at 9911 Prairie Willow Drive. PIN: 08-03-304-001.Ryan Cline: Applicant** Mr. Cline is interested in putting a paved half basketball court in

his backyard. It would carry in to the sidewalk. Mr. Cline would like to cut the curb and continue the sidewalk into the street in order to allow easy access to pull a boat into the driveway at some point in the future. Mr. Sanders commented that if this were approved he would have to get a permit and the project would be monitored by the Public Works Department. There is no drainage ditch to contend with. Chairman Durstock entertained a motion to approve. Lunde made a **motion to approve**, seconded by Deuth-Fritts. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Deasey, Erickson, Deuth-Fritts and Lunde  
Voting Nay: None  
Abstain: None  
Motion Passed: 5-0-2

## **9. Old Business:**

Mr. Sanders gave an update regarding the Bryden Ford sign. It was passed by an Ordinance several years ago; however, the Village Trustees suggested that the Ordinance be rescinded in order to have the sign taken down. In all likely hood the sign will come down based on the fact that the property owner doesn't want the sign there anymore either.

## **10. New Business:**

Mr. Sanders gave everyone a draft of the Bee Keeping Ordinance.

Mr. Sanders also mentioned that he will be typing up a draft for Windmills and Solar Collectors

Ms. Erickson inquired about the draft pub (Ryan Brewing Company) that was discussed at a previous meeting. Mr. Sanders reported that the Village Board approved the plat and the owner was in the process of obtaining his liquor license. Mr. Sanders also stated that the ZBA minutes on the matter had been provided to the Village Board and that he had shared the concerns of this Board with the Village Board.

## **11. Adjournment:** Chairman Durstock entertained a motion to adjourn the meeting at 6:22 PM. Lunde made a motion; seconded by Erickson. Roll Call Vote as follows:

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

Lori Taylor, Village Clerk

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