

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS

MEETING MINUTES

April 17, 2019

1. **Call to Order** - The meeting was called to order at 5:40 P.M. by Chairman Durstock. Laura Baluch was sworn in by Chairman Jay Durstock prior to this meeting.
2. **Roll Call** – Present: Chairman Jay Durstock, Mike Lunde, Jennifer Deuth Fritts and Laura Baluch  
Absent: Michael Prosser, George Wagaman and Ryan Swanson
3. **Approval of March 13, 2019 ZBA Minutes.** Chairman Durstock entertained a motion to approve the minutes from the March 13, 2019 meeting of the Zoning Board of Appeals. Lunde moved to approve, seconded by Deuth Fritts. Roll call vote as follows:  
Voting Aye: Chairman Durstock, Lunde, Baluch and Deuth Fritts  
Voting Nay: None  
Absent: Prosser, Wagaman and Swanson  
Abstain: None  
**Motion passed: 4-0-3**
4. **ZBA 19-003: 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 ( Modification to previously approved Zoning Permit No. 2017-144)** Lee Aschim of Artisan consulting Engineers was present and sworn in. Mr. Aschim stated that the bank has moved. They have been utilizing the facility far more than they had originally anticipated and need more parking. While the original plan called for removal of the north parking area, the applicant is now requesting to rebuild a smaller lot in that area. This would allow for 26 spaces and 1 handicapped stall. The previous pavement is still there from the existing use; however they will be moving some of that pavement. This will allow for a larger green space. They will be increasing the landscaping around the perimeter to create a buffer. The added parking spaces to the original design should not distract public safety. Lunde made a motion to approve; seconded by Deuth Fritts. Roll Call Vote as follows:  
Voting Aye: Deuth Fritts, Lunde, Baluch and Chairman Durstock  
Voting Nay: None  
Abstain: None  
Absent: Prosser, Wagaman and Swanson  
**Motion Passed 4-0-3**
5. **ZBA 19-004: Design Review for a 27 SF Chicken Coop and run in an R1 Single family District, located at 5473 Reimer, PIN: 04-33-129-007: Kayla Lowman: Applicant** Ms. Lowman was not present. Chairman Durstock asked if adjoining neighbors are notified of chicken coops. Mr. Sanders replied, stating that the Village has never had a complaint regarding chicken coops. Lunde made a motion to approve; seconded by Durstock. Roll Call Vote as follows:  
Voting Aye: Lunde, Baluch and Deuth Fritts  
Voting Nay: Chairman Durstock  
Abstain: None  
Absent: Prosser, Wagaman and Swanson  
**Motion Passed: 3-1-3**
6. **Old Business:**  
Mr. Sanders gave an update regarding the Denali Heights appeal. The ZBA upheld Mr. Sanders decision on the denial of the permits. After that, the item was sent to the Board where they affirmed the ZBA's decision. The Petry's have applied for an administrative review in the Circuit Court as well

as several other complaints. It all comes down to the applicability of what design standards or subdivision ordinance rules apply to them. Every count will be determined by whether they are held to current standard or standards from 1993. The Village has retained outside council called Ancil Glinck out of Chicago. They specialize in municipal law primarily land use. They are preparing Motions to Dismiss on some counts as well as answers to others. The Village is advancing in the construction of the roads in Plat 1 of Denali Heights in the interim.

The former True Value will open as an Ace Hardware in early to mid - May.

Thortons broke ground this week.

Camping World is open and doing great.

**7. New Business:**

None

**8. ADJOURNMENT:** Chairman Durstock entertained a motion to adjourn the meeting at 6:01PM Baluch made a motion; seconded by Lunde. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Lunde, Deuth Fritts and Baluch

Voting nay: None

Absent: Prosser, Wagaman and Swanson

Abstain: None

**Motion passed: 4-0-3**

Lori Taylor, Village Clerk

Approved: