

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS
MEETING MINUTES
August 28, 2019

1. **Call to Order** - The meeting was called to order at 5:30 P.M. by Chairman Durstock.
2. **Roll Call** – Present: Laura Baluch, Ryan Swanson, George Wagaman, Jay Durstock Jennifer Deuth Fritts and Mike Lunde
Absent: Michael Prosser
3. **Approval of May 22, 2019 ZBA Minutes.** Chairman Durstock entertained a motion to approve the minutes from the May 22, 2019 meeting of the Zoning Board of Appeals. Baluch moved to approve, seconded by Wagaman. Roll call vote as follows:
Voting Aye: Baluch, Swanson, Lunde, Deuth Fritts, Wagaman and Durstock
Voting Nay: None
Abstain: None
Absent: Prosser
Motion passed: 6-0-1
4. **ZBA 19-006: Design Review for a 32 SF Chicken Coop and Run in an R Single Family District, located at 6559 Prairie Flower, PIN: 08-01-205-001. Meredith Stoll, Applicant** Meridith Stole came before the Board and was sworn in. Ms. Stole stated that her family would like to get 3 or 4 hens for “breakfast food”. Prior to coming before the Board she visited her neighbors to share her plans and to make sure that they would be comfortable with it and got their ok. She also researched to determine which hens are the quietest and friendliest. The chicken coop will be the same color as the applicants house so it blends in. The size will be within the legal requirements. There will be no roosters. Lunde moved to approve; seconded by Deuth Fritts. Roll Call Vote as follows:
Voting Aye: Swanson, Wagaman, Dueth Fritts, Lunde and Baluch,
Voting Nay: Durstock
Abstain: None
Absent: Prosser
Motion Passed: 5-1-1
- 5/6. **ZBA 19-007: Public Hearing for a Variance Request to increase the allowable height of a fence within a front yard setback from 4'-0” to 6'-0” at 644 Biscayne Place PIN: 08-06-404-001. Matt and Casey Leonard, Applicant** Casey Leonard came before the Board and was sworn in. Administrator Sanders explained that this is a common request. This property is on a corner lot which has two frontages. Ordinance prohibits six foot fences in front yard setbacks so as not to disrupt the pattern of the front yards. There could also be safety issues with visibility for people backing out of drive ways with the taller fences. The difference with this lot is that it butts up to a short connecting street. There are no adjacent driveways on this side street. The Leonard’s fence will match the color of the neighbor’s fence. Lunde made a motion to approve; seconded by Deuth Fritts. Roll Call Vote:
Voting Aye: Durstock, Baluch, Lunde, Deuth Fritts, Wagaman and Swanson
Voting Nay: None
Abstain: None
Absent: Prosser
Motion Passed: 6-0-1
7. **ZBA 19-008: Public hearing for a variance request to increase the allowable size accessory structure in the R1 Zoning District from 672 SF to 1,120 SF at 5325 Pine Lane. PIN: 04-33-327-002.**

John and Linda Szeluga, Applicant John Szeluga came before the Board and was sworn in. Mr. Szeluga would like to eliminate his existing driveway, plant Pine trees to cover the previous entrance and then rebuild it on the empty lot and bring the driveway around through the trees. The reason he wants to move the current driveway location is that people park in front of it and block him in. It happens frequently enough to where he has had to call the police multiple times to request that people move their cars. He wants a larger structure to be able to park vehicles in and also to provide an area for his son to be able to work on his car in. The empty lot that he is acquiring next to his house is on the end of the street where it dead ends. At this time Jon DenBow came before the Board and was sworn in. He questioned the two PIN numbers and wondered how the property was going to be obtained. Mr. Sanders clarified that the applicant was purchasing the lot. Mr. Denbow had questions regarding what the purpose of the larger structure would be. Mr. Szezugla clarified that they want the larger structure in order to park vehicles. David Petterli came before the Board and was sworn in. He had concerns regarding the square footage of the structure because it would be larger than the house. He was also concerned about the larger garage being used as an auto shop to repair vehicles. Mr. Szezugla assured him that it would not be used for that purpose. Death Fritts made a motion to approve based on the the finding of facts; seconded by Durstock.

Voting Aye: Durstock, Wagaman, Baluch, Lunde, Death Fritts and Swanson

Voting Nay: None

Abstain: None

Absent: Prosser

Motion Passed: 6-0-1

8. ZBA 19-009: Public Hearing for a Variance Request to increase the allowable size of an accessory structure in the R1 Zoning District from 672 SF to 925 SF at 9703 Highstone Drive. PIN: 08-03-428-017, Peter Rice Applicant

Peter & Dianna Rice came before the Board and were sworn in. Zoning Administrator Sanders clarified that the actual square footage would be 1008 SF. Mrs. Rice stated that they have not been able to use their garage for over 2 years because it has been used for storage. They purchased the lot next to their house in hopes that they would be able to use the extra space to expand their garage. Mr. Sanders explained that the two initial findings that the Board has to affirm are as follows: first would be that compliance with Ordinance would cause a hardship as opposed to an inconvenience. The second would be that the conditions upon the request being made are unique to the partial. Zoning Administrator Sanders believes that the lot is sufficient in size compared to other ones but not a hardship. Lunde made a motion to approve; seconded by Swanson. Roll Call Vote:

Voting Aye: Durstock, Swanson, Baluch, Wagaman, Death Fritts and Lunde.

Voting Nay: None

Abstain: None

Absent: Prosser

Motion Passed: 6-0-1

9. ZBA 19-010: Public Hearing to establish the LI (Light Industrial) Zoning District for a property to be annexed into the Village of Roscoe at 13227, 132XX North Second Street. PIN: 04-21-101-004, 04-21-101-005). State Line Foundries Inc. Applicant

Steve Holdeman came before the Board and was sworn in. State Line Foundries is located on the frontage Road off of 251, it extends North of McCurry by American Aluminum Extrusion. It is already our road. With annexations comes the requirement to take care of the roads from snow removal to police service. The Village currently already takes care of both of these services in this area. One of the benefits of the annexation would be that there is no additional burden on the Village for this location. It is a longstanding successful industrial business in the Village of Roscoe. The components of the annexation are the ZBA's responsibility; however the actual approval of the annexation goes to the Board. There will be a map amendment added to the Village of Roscoe and a Special Use Permit. Staff is recommending that it continue to be Light Industrial. Steve Holdeman stated that State Line Foundries is 50 years old and has been operating in Roscoe since inception. Last year they

acquired a foundry in South Beloit, called Winnebago Foundry. Now they are expanding. They make iron castings. They use patterns and tooling to make sand molds for machine shops and for different types of equipment. They have been very profitable. With last year's demand for increase in production State Line Foundries has come up with an action plan to expand. They would like to stay local. At this time Jesse Milks came forward and was sworn in. Priority number one is expansion on the north side of the facility with 2000 feet of covered space. The goal of the project is to house a piece of equipment that will help cut costs. Three truckloads of sand come in every day. This would help cut that by 80%. The goal of project completion would be Spring 2020. Project Number two, is to build two 12000 square foot storage facilities on the property. They store and protect all the customers patterns and tools. Wagaman made a motion to approve; seconded by Lunde. Roll Call Vote:

Voting Aye: Lunde, Swanson, Baluch, Deuth Fritts, Durstocka and Wagaman.

Voting Nay: None

Abstain: None

Absent: Prosser

Motion Passed: 6-0-1

10. ZBA 19-011: Public Hearing for approval of a Special Use Permit to allow the continued existing use of an iron foundry for a property to be annexed into the Village of Roscoe at 13227, 132XX North Second Street. PIN: 04-21-101-004, 04-21-101-005). State Line Foundries Inc.

Applicant Baluch made a motion to approve; seconded by Swanson. Roll Call Vote:

Voting Aye: Lunde, Swanson, Baluch, Deuth Fritts, Durstocka and Wagaman

Voting Nay: None

Abstain: None

Absent: Prosser

Motion Passed: 6-0-1

11. ZBA 19-012: Design Review for exterior alterations and two new cold storage buildings for a property to be annexed into the Village of Roscoe at 13227, 132XX North Second Street. PIN: 04-21-101-004, 04-21-101-005). State Lines Foundries Inc. Applicant Baluch Made the motion to approve; seconded by Durstock. Roll Call Vote:

Voting Aye: Lunde, Baluch, Swanson, Durstock, Wagaman and Deuth Fritts

Voting Nay:

Abstain:

Absent: Prosser

Motion Passed:

12. Old Business

13. New Business

14. ADJOURNMENT: Chairman Durstock entertained a motion to adjourn the meeting at P.M. made a motion; seconded by. Roll Call Vote as follows:

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

Voting nay: None

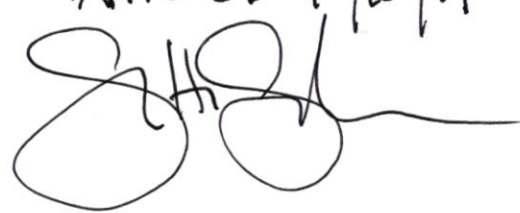
Abstain: None

Absent: Prosser

Motion Passed:

Lori Taylor, Village Clerk

Approved:

APPROVED 10/16/19 7-0-0


SCOTT L. SANDERS
ZONING ADMINISTRATOR