

ZONING BOARD OF APPEALS
MINUTES VILLAGE OF
ROSCOE 10631 Main Street Roscoe,
Illinois July 8, 2020 5:30 P.M.

NOTE: PURSUANT TO GUBERNATORIAL EXECUTIVE ORDER 2020-07 (AND EXTENDED BY EXECUTIVE ORDER BY 2020-33), THE ZONING BOARD OF APPEALS, APPLICANTS, AND MEMBERS OF THE PUBLIC ARE ENCOURAGED TO PARTICIPATE IN THIS MEETING VIA VIDEO AND TELECONFERENCE.

REMOTE ATTENDANCE LOG IN/CALL IN INFORMATION WILL BE MADE
AVAILABLE AT: VILLAGEOFROSCOE.COM

1. Call to Order:

2. Roll Call: **Present:** Chairman Durastock, Jennifer Deuth Fritts, Michael Prosser, Mike Lunde and Ryan Swanson. **Absent:** George Wagamon and Laura Baluch

3. Approval of **June 10, 2020** ZBA minutes. Chairman Durastock entertained a **motion to approve** the minutes from the June 10, 2020 ZBA Meeting. Swanson made a **motion to approve**; seconded by Durastock. Roll Call Vote: Deuth Fritts, Swanson, Durastock, Prosser and Lunde - YES. **Motion Passed: 5-0-2**

4. ZBA 20-007: Design Review for a 15 SF Chicken Coop and Run in an R1 Single family Zoning District, located at 687 Elberon Way (P.I.N. 08-06-203-010). Administrator Sanders spoke on behalf of Mr Tolliver explaining the location and the drawing. He will have 3 hens and no rosters. The small structure will match the home. Bradley Tolliver, Applicant. Chairman Durastock entertained a **motion to approve**, Lunde made a **motion to approve**; seconded by Prosser. Roll Call Vote: Deuth Fritts, Swanson, Prosser and Lunde - YES. Durastock - NO. **Motion Passed: 4-1-2**

5. ZBA 20-008: Design Review for a 200 SF attached walk in cooler located at 5765

Elevator Road (P.I.N. 04-33-22-003). Steven Quies Poison Ivy, Applicant. Mr. Quies explained that he was completing some renovations. The coolers will be 10 x 10 coolers and would be outside of the building with the door being accessible from the inside and not visible from the road. Chairman Durastock entertained a **motion to approve**, Prosser made a **motion to approve**; seconded by Lunde. Roll Call Vote: Deuth Fritts, Swanson, Prosser, Durastock and Lunde - YES. **Motion Passed: 5-0-2**

6. ZBA 20-009: Design Review for installation of a solar panel field in an IH Heavy Industrial Zoning District, located at 6164 All World Way (P.I.N. 04-15-300-020). Iconic Energy Applicant. Teigh Dickey (CEO of Iconic Energy) purposed a ground mount solar installation. It will be installed and connected to all World Machinery. The total height would be no more the 28 inches from the ground. There will be 5,516 panels. Deuth Fritts asked who would be using the power and what the life span is, Mr. Dickey explained that it would only be for AllWorld Machinery and the life span is 25 years. Mr Chairman Durastock entertained a **motion to approve**, Prosser made a **motion to approve**; seconded by Deuth Fritts. Roll Call Vote: Deuth Fritts, Swanson, Prosser, Durastock and Lunde - YES. **Motion Passed: 5-0-2**

7. ZBA 20-010: Public Hearing for Variance request to increase the allowable height of a fence in the IH Heavy Industrial Zoning District from 6'-0" to 8'-0" at a property commonly known as 6164 All World Way (P.I.N. 04-15-300-020). All World Machinery Supply Inc, Applicant. This application is to place the fencing around the fence to reduce the chance of vandalism or theft. They are wanting to do Vinyl Coating to make the area look nice and protect the solar panels. Chairman Durastock entertained a **motion to approve**, Prosser made a **motion to approve**; seconded by Swanson. Roll Call Vote: Deuth Fritts, Swanson, Prosser, Durastock and Lunde - YES. **Motion Passed: 5-0-2**

8. ZBA 20-011: Public Hearing for Map Amendment in conjunction with an annexation petition to change from the 'AG' District (Agriculture, Winnebago County), to the 'C' District (Public Parks /Conservancy, Village of Roscoe) at a property commonly known as 4562 Hononegah Road (P.I.N. 04-29-251-015). Roscoe Township Applicant. Attorney Tom Green for Roscoe Township spoke in regards to working with the Village of Roscoe to


develop a site as open space Historic Space of the original Cross Home. They are looking to develop a Community Building and a park. They are working to get the proper zoning for this project. Trustee Michael Dunn from the Village Board of Roscoe spoke on the fact that he think that this is a wonderful idea and partnership. Chairman Durastock entertained a **motion to approve**, Prosser made a **motion to approve**; seconded by Deuth Fritts. Roll Call Vote: Deuth Fritts, Swanson, Prosser, Durastock and Lunde - YES. **Motion Passed: 5-0-2**

9. Old Business:

10. New Business:

11. Adjournment:

Chairman Durastock entertained a **motion to approve**, Lunde made a **motion to approve**; seconded by Prosser. Roll Call Vote: Deuth Fritts, Swanson, Prosser, Durastock and Lunde - YES. **Motion Passed: 5-0-2**

MINUTES APPROVED 8/12/20
(VOTE 5-0-2)

ZONING ADMINISTRATOR