

VILLAGE OF ROSCOE 10631
MAIN STREET ROSCOE,
ILLINOIS 61073
Zoning Board of Appeals Minutes
Wednesday, October 14, 2020

1. **Call to Order** - The meeting was called to order at 5:30 P.M. by Chairman Durstock.
2. **Roll Call** – Present: Chairman Jay Durstock, Ryan Swanson, Laura Baluch, Jennifer Deuth Fritts, and George Wagaman Absent: Mike Lunde, Michael Prosser
3. **Approval of September 9, 2020 ZBA Minutes.** Baluch made a **motion to approve** the minutes from the September, 2020 ZBA meeting, Seconded by Deuth Fritts. Roll Call Vote as follows:
Voting Aye: Chairman Durstock, Deuth Fritts, Wagaman, Prosser and Baluch,
Swanson Voting nay: None. Absent: Lunde. Prosser **Motion Passed: 5-0-2**
4. **ZBA 20-018:** Design Review for a proposed 3,700 SF Clinic in the **CG** (General Commercial) District at 5714 Elevator Road (PIN 04-28-453-005) Applicant: Dwight Bond, Morton Buildings

The Applicant Dwight Bond (Morton Buildings) presented plans on behalf of the client, Dr Trina Blackman. This proposed building will be home to Blackman Chiropractic, and may include space for an additional tenant space for a compatible office use. The building is a Morton steel building, and the applicant and design team have worked with staff to ensure that the structure does not have the appearance of a steel storage building. The building incorporates hardie-panel siding and stone wainscoting along the ‘front’ (south and east facing) elevations, and an accent panel color, separated by a transition trim strip, has been provided along the west and north facing elevations to continue the effect of the wainscoting. A hipped Hi-Rib steel roof in a darker contrasting color has a 2’-0” overhang.

Zoning Administrator Sanders stated that the applicant has worked with staff over the past several months to eliminate the need for any Variance requests. The building location meets or exceeds the required building front and side yard setback distances, the parking lot meets established parking space requirements and conforms to pavement setback distances.

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

Voting Aye: Chairman Durstock, Deuth Fritts, Wagaman, Prosser and Baluch,
Swanson Voting nay: None. Absent: Lunde. Prosser **Motion Passed: 5-0-2**

5. Old Business: Chairman Durstock informed the ZBA that tonight Jennifer Death Fritts. Ms. Fritts has resigned her position, and the Board joined Chairman Durstock in thanking her for 8 years of valuable service.

6. Adjournment: Chairman Durstock entertained a motion to adjourn the meeting at 6:06 PM.

Death Fritts made a **motion**; seconded by Swanson. Roll Call Vote:
Voting Aye: Chairman Durstock, Death Fritts, Wagaman, Prosser and Baluch,
Swanson Voting nay: None. Absent: Lunde. Prosser **Motion Passed: 5-0-2**

Scott L Sanders: Zoning Administrator

Approved: ~~DECEMBER~~ 9, 2020
