

Design Review Application – Dollar General

Date of Submission: March 27, 2025

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: Dollar General / John Chapman
2. Project Location: 4733 Bluestem Road, Roscoe, Illinois
3. Brief Project Description: Construction of a 12 ft. by 10 ft. dumpster enclosure with 7 ft. tall fencing on the northwest side of the property to comply with Village of Roscoe Code.
4. Project Property Legal Description: Commercial retail store
5. Project Property Size in Acres and Square Feet: 1 acre (approx. 43,560 sq. ft.)

B. Owner Information

Name: John Chapman

Address: 4733 Bluestem Road, Roscoe, IL

Phone Number

Email:

PART III. SITE DATA TABLE (Proposed)

Lot Size: 1 acre

Lot Coverage: 120 sq. ft. (~0.28%)

Height of Tallest Structure: 7 feet (fence height)

Total Parking Spaces: No change

Structure Location: Northwest side of the lot

B. Owner Information

1. Signature:

2. Name: John Chapman

3. Address: 4733 Bluestem Road, Roscoe, IL

4. Phone Number:

Fax: N/A

Email: nickchapmansemail@gmail.com

C. Agent Information (if applicable)

1. Signature: _____

2. Name:

3. Address:

4. Phone Number:

Fax:

Email:

PART III. SITE DATA TABLE

Existing:

Lot Size: 1 acre

Proposed:

Lot Size: 1 acre

Lot Coverage: 120 sq. ft. (~0.28%)

Height of Tallest Structure: 7 feet (fence height)

Structure Location: Northwest side of the lot

Total Parking Spaces: No change

Other fields: [To be confirmed or completed by Village Staff or detailed plans]

PART IV. JUSTIFICATION OF THE PROPOSED DESIGN REVIEW

1. The proposed dumpster enclosure supports compliance with Village ordinances and improves property aesthetics and organization. It aligns with Roscoe's goal of maintaining clean and safe commercial areas.
2. The enclosure is located in a service area, away from residences, ensuring no visual or auditory impact to neighboring dwellings.
3. The 7-foot fence design will block visibility, reduce odor dispersal, and contribute to the cleanliness and appearance of the area.
4. The location and structure will not obstruct access, visibility, or enjoyment of neighboring properties. It is a minor addition for sanitation purposes.

5. The enclosure is compatible with the commercial use of the property. It complements existing development and mitigates potential issues with trash visibility, smell, and access.

6. Any potential nuisances such as odor or debris are contained within the enclosure, which meets local sanitation standards.

7. No additional special uses are required. The structure is consistent with the property's commercial use and zoning.