



Planning and Community Development Department

10631 Main Street, Roscoe, IL 61073

tel: 815-623-2829 fax: 815-623-1360

permits@roscoeil.gov

Zoning Board of Appeals Meeting of April 9th, 2025

Application No. ZBA 2025-007

Applicant: Nick Chapman

Location: 4733 Bluestem Road

Requested Action: Design Review for Waste Enclosure

Existing Use: Retail

Proposed Use: Retail

Existing Zoning: CPD (Commercial – Planned)

Adjacent Zoning:

North: CPD (contiguous)

East: CPD (contiguous)

South: CPD (contiguous)

West: CPD (contiguous)

Description: The applicant is requesting Design Review approval to extend the enclosure for a waste receptacle at 4733 Bluestem Road. The property is currently occupied by a Dollar General convenience store.

At present, one dumpster is stored outside of the existing waste enclosure on the west side of the building. The existing enclosure contains additional waste bins and receptacles. The proposed project seeks to expand the fenced enclosure to accommodate the dumpster currently stored outside the designated area.

The proposed fencing will match the material and height of the existing enclosure.

	District Standard	Proposed
Development Setback Standards		
Front Setback	30 feet	110+ feet
Side Setback	15 feet	41 feet
Rear Setback	30 feet	29 feet (existing structure)



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Parking: The proposed fence expansion will remove one parking space from the property.

- Current Parking Supply: 40 spaces
- Required Parking (retail establishment): 1 space per 250 square feet of gross floor area
- Building Size: Approximately 8,403 square feet (per GIS measurements)
- Minimum Parking Requirement: 34 spaces
- Current Surplus: 6 spaces

Even after the removal of one parking space, the property will still exceed the required number of spaces under Village zoning regulations.

The zoning code defines a retail establishment as:

"An establishment engaged primarily in selling merchandise for personal or household consumption and rendering service incidental to the sales of goods."

Staff believes that the loss of one parking space will not impact the store's operations or create parking issues for the public.

Staff Recommendation: Staff recommends **approval** of the requested Design Review request to expand the waste disposal enclosure at 4733 Bluestem Road.