VILLAGE of ROSCOE

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Zoning Board of Appeals Meeting of October 14, 2026

Application No. ZBA 2026-____

Applicant:	Yaunke Investments, LLC
Location:	5724 Elevator Road (04-28-453-022)
Requested Action:	Design Review for the construction of an off-street parking lot.
Existing Use:	Restaurant
Proposed Use:	Restaurant
Existing Zoning:	CG, General Commercial District
Adjacent Zoning:	North: UT, Urban Transitional District
	East: CG, General Commercial District
	South: CG, General Commercial District
	West: UT, Urban Transitional District

Background: The applicant purchased the lot adjacent to and west of the existing Perito's Pizzeria several years ago with the intent of expanding the restaurant and providing additional parking. An existing residence on the lot was demolished to accommodate these long-term development plans. The lot combination was recently approved, allowing the two parcels to be consolidated into a single property.

Description: The applicant is requesting Design Review and approval for the construction of an additional off-street parking lot at 5724 Elevator Road. The current proposal is limited to the construction of the parking lot. A building addition is anticipated as part of a future phase but is not included in the current request. This review is limited to the proposed parking lot improvements. Any future development or subsequent phases will be reviewed separately at the time they are proposed.

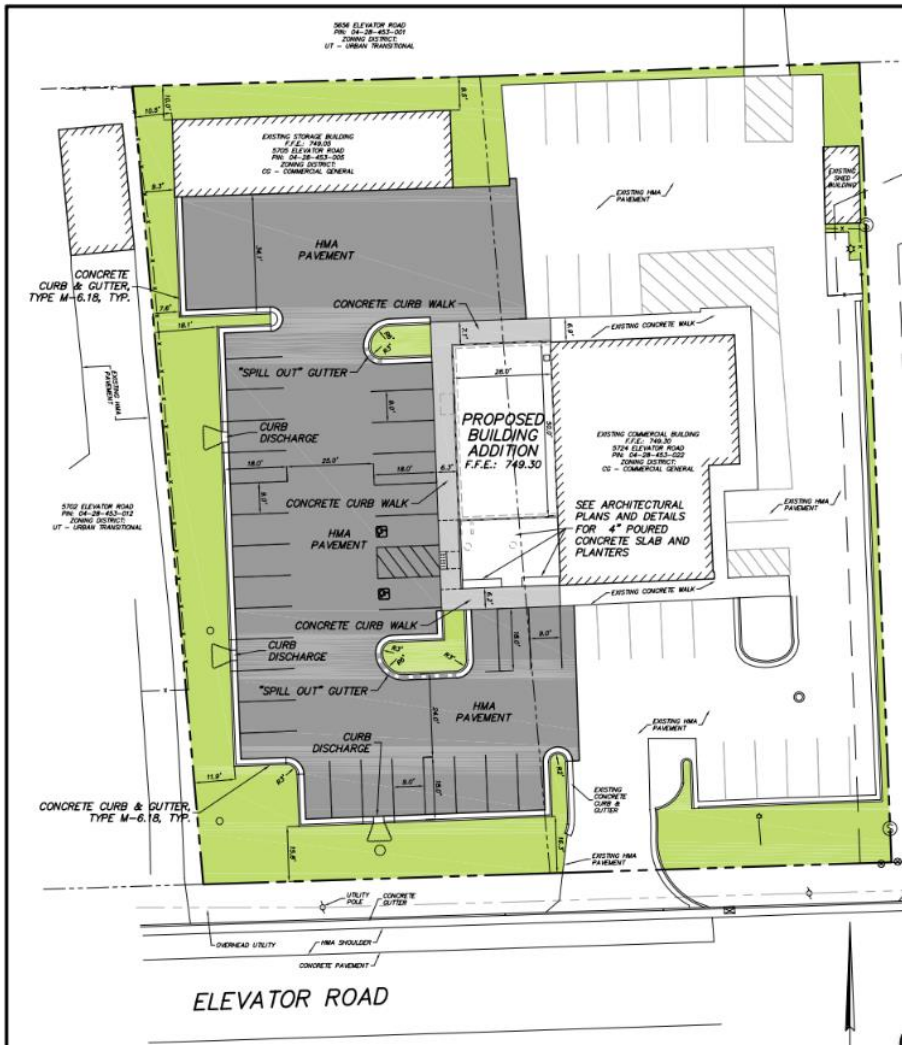
Parking Lot Design and Layout: Section 15-619 of the Zoning Code requires restaurants to provide one off-street parking space per 75 square feet of floor area. The site currently contains 25 parking spaces, with 31 additional spaces proposed, for a total of 56 spaces. Based on the existing building square footage, 46 spaces are required; therefore, the proposed parking exceeds the minimum requirement.

The parking lot is proposed to be surfaced with asphalt, with curb and gutter provided along the perimeter of the parking lot and around the landscape islands. Wheel stops are not proposed

along the eastern parking stalls. Instead, the applicant's plans identify a "curb walk," which utilizes a portion of the concrete sidewalk as a wheel stop.

The proposed concrete sidewalk is approximately 6.2 feet wide, which provides the required five feet of unobstructed pedestrian access even with the curb walk serving as the wheel stop. Staff finds that the proposed curb walk achieves the intent of the Code's wheel-stop requirement and, therefore, considers this requirement to be satisfied. Pavement striping shall clearly delineate each parking space and be a minimum of four inches in width. Striping shall be painted yellow or white; thermoplastic pavement markings are also permitted.

Per Section 15-622 of the Zoning Code, one bicycle parking space is required for every 25 vehicle parking spaces; a minimum of two bike parking spaces shall be added to the site plan.



Proposed Site Plan

Lighting: A photometric plan has not been provided; a condition of approval will be to provide one demonstrating that the proposed off-street parking lot has lighting and meets the standards for footcandle levels, mounting height, location, and color temperature of fixtures.

Landscaping: A landscaping plan has not been provided; a condition of approval will be to provide a plan demonstrating it meets the minimum requirements for parking lot landscaping.

Stormwater: A stormwater management report was submitted, concluding the runoff generated from the proposed development is controlled by the on-site detention facility and no adverse impacts are anticipated from the development.

Design Review Procedure: Design Review evaluates and approves the design of proposed buildings or development projects to ensure they comply with established design standards and zoning requirements. Under Section 15-776 of the Zoning Ordinance, all land development and construction of nonresidential projects are required to undergo design review approval. The Zoning Board of Appeals (ZBA) is responsible for either approving, disapproving, or requesting revisions to the proposed development. A concurring vote of at least four ZBA members is necessary to grant or deny the application.

Staff Recommendation: Staff recommends **approval** of the Design Review for an off-street parking lot for restaurant use within the CG, General Commercial zoning district at 5724 Elevator Road, subject to the following conditions:

1. The applicant shall install the materials that have been reviewed and approved by the Zoning Board of Appeals.
2. The parking lot shall be striped in full compliance with all applicable code requirements.
3. A minimum of two bike parking spaces shall be added to the site plan.
4. Prior to zoning permit approval, a lighting plan shall be provided and approved by Village staff that complies with Section 15-523.
5. Prior to zoning permit approval, a landscape plan shall be provided and approved by Village staff that complies with Article XI Landscaping.
6. The applicant shall address all Village Engineer comments regarding stormwater, utilities, and detailed site grading before issuance of an occupancy permit.
7. The applicant shall obtain all necessary development permits.