



**Planning and Community Development Department**

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**Zoning Board of Appeals Meeting of September 11, 2024**

**Application No. ZBA 2024-008**

**To:** Village of Roscoe Zoning Board of Appeals

**From:** Evan Hoier, Vandewalle & Associates – Village Consulting Planner

**Date:** August 20, 2024

**Re:** New Tabernacle Church Meeting Hall Addition

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**Background**

The applicant is seeking design review approval for the addition of restrooms and a kitchen off the rear of New Life Tabernacle Church's meeting space at 5400 Reimer Drive. The addition is to help the church meet a greater demand for their meeting space. The proposed addition will not extend further into either the front or side setbacks for the lot when compared to the existing dimensions of the building.

**Bulk Standards**

The following table shows the bulk dimension standards for the Retail and Service (CR) district compared to the dimensions of the proposed development:

Standard	CR District	Proposed Plan
Maximum Height	45 feet	12 feet 4 inches
Maximum Lot Coverage	60 percent	3,296 sq ft (6.6%)
Front Yard Setback	10 foot minimum	135 feet
Side Yard Setbacks	10 foot minimum	36' 7 3/16" ; 115' 6"
Rear Yard Setbacks	10 foot minimum	104 feet

The proposed addition does not intrude into any of the required setbacks, is considerably within the lot coverage requirement, and does not exceed the maximum height of a structure. The proposed addition meets the bulk requirements of the zoning district.

**Building Plan Review**

The proposed addition will be 556 square feet, connected by a walkway between the existing building and the proposed area. This walkway will have a gabled roof connected into the existing building's roofline, perpendicular to the main pitch. The majority of the addition will be sided by Double 4 vinyl siding to match the siding on the existing building. Also to match, the shingles on the addition will match those on the existing roof. There are 2 windows on the addition, one on the northwest elevation, the other on the northeastern elevation. These windows will have vinyl shake siding above and below them to match the windows on the elevations of the existing building. The elevations provided by the applicant do not show any color variations planned. As a condition of approval, any

and all elements of the exterior of this proposed addition must be consistent with colors on the existing building.

### Site Compliance

Upon review of Google Street View, there is an existing dumpster enclosure located in the front yard of the site. The screening material around the dumpster appears to be chain link or a similar material, and does not effectively block the dumpster from public view at the right-of-way. Under both Section 15-437 *Development Standards Applicable to Commercial Districts* and Section 15-661 *Additional Landscape and Screening Requirements*, trash and dumpster enclosures are required to have an opaque material on the outside of the enclosure to effectively screen from public view. As a condition of approval, additional or replacement siding on the enclosure will be needed.

### Recommendation

Staff recommends **approval** of the design review, subject to the following conditions:

1. Color selections on the proposed addition must match those on the existing meeting hall building.
2. Additional or replacement siding on the existing dumpster enclosure in the site's front yard is required.