

**Zoning Board of Appeals Meeting of August 13, 2025**

**Application No. ZBA 2025-016**

**Applicant:** Todd S. Henning, Rock Cut E-Bikes

**Location:** 5063 Edgemere Court

**Requested Action:** Approval of Design Review for an accessory storage structure and signage at 5063 Edgemere Court.

**Existing Use:** Multi-Tenant Commercial

**Proposed Use:** Multi-Tenant Commercial

**Existing Zoning:** Commercial – General (CG)

**Adjacent Zoning:**

North: CG (contiguous)

East: CH (contiguous)

South: CG (contiguous)

West: CG (contiguous)

**Description:** Rock Cut E-Bikes, a tenant within the multi-tenant commercial building at 5063 Edgemere Court, is seeking additional space through the installation of an accessory structure to store bicycles and other products due to limited capacity in its existing brick-and-mortar location.

To meet the identified need, the applicant proposes installing a 20'x 8' x 8' shipping container with a 16-foot wide overhead door. This container will serve as an active rental hub where customers and staff can pick up or drop off bikes. This structure is intended for customer interaction and is not designed as a truck loading area. This additional rental hub concept is inspired by similar setups at Perryville Path and Porter Park, and rentals will be managed directly from the tenant's existing store within the shopping center. Should the applicant wish to expand the size of the accessory structure in the future, the revised structure must undergo review and approval through the design review process.

The accessory structure will feature dark horizontal siding designed to match the existing storefront, along with complementary signage that is half the size of the primary sign maintaining a unified architectural appearance.

**Staff Review:** The proposed location for the container has been approved by the property owner, complies with all bulk requirements of the applicable zoning district, and is positioned to avoid interference with vehicular access, on-site parking, and pedestrian circulation. No utility conflicts have been identified at the proposed location. The use is directly related to the tenant’s business operations and is intended to support their continued growth.

	<b>Setback (Front)</b>	<b>Setback (Sides)</b>	<b>Setback (Rear)</b>	<b>Lot Coverage</b>	<b>Height</b>
<b>CG Standard</b>	20 feet min	10 feet min	10 feet min	60% max	45 feet max
<b>Proposal</b>	60 feet	65 feet (N) and 320 feet (S)	290 feet	13%	8 feet

The proposal meets all CG district’s bulk requirements, as stated in the above table.

**Staff Recommendation:** Staff recommends **approval** of the Design Review for a 160-square-foot accessory structure and associated signage within the CG (General Commercial) District for the property located at 5063 Edgemere Court in the Village of Roscoe, 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 proposed signage shall maintain visual consistency with the primary business signage and shall not exceed 50% of the primary sign’s total area.
3. The applicant shall obtain all necessary building permits.