

**Engineering Consultant/Address/Phone Number:** C.E.S. Inc. | 700 West Locust St., Belvidere | (815)-547-8435

## **Request for Variance from Parking Lot Setback & Perimeter Landscaping Requirements at 13548 Metric Road, Roscoe**

We are submitting this request on behalf of our client, the owner of Mark's Auto Service, located at 13548 Metric Road, Roscoe, for a variance from the required 7-foot setback and perimeter landscaping requirements between the property line and the proposed parking lot expansion, as stipulated by the current zoning code. We are seeking this relief on the northern edge of the proposed parking lot.

On the northern portion of the site, the client is seeking to pave a part of the parking lot that was already compacted aggregate, as well as a very small amount of grass covered area. The northern edge of the site currently functions as a shared gravel lot with the adjacent northern neighbor. Enforcing the 7-foot setback on this side would obstruct vehicle circulation around the building and render the garage doors on the north elevation unusable, further impairing business operations. It is requested that the 7-foot parking lot setback be reduced to a 0-foot setback as well as a waiver of the perimeter landscaping requirement on the northern portion of the subject parcel, as that matches the existing conditions of the site.

The auto service shop relies heavily on convenient, on-site vehicle access and storage. Without the ability to pave the parking lot as needed, the business will be forced to reduce its service capacity, turn away customers, or require off-site parking, all of which impose operational challenges and economic hardship on the business.

For these reasons, we respectfully request a variance to reduce the required setback and perimeter landscaping requirements to accommodate the proposed improvements as well as the existing features of the site. Granting this variance would alleviate an undue hardship on the business and allow it to continue serving its clients effectively, while maintaining compatibility with neighboring developments and preserving the intent of the zoning ordinance.

The client intends to complete the construction in two phases. **Phase 1** will involve paving the north side of the building, as well as paving the south side to approximately the midpoint of the building. **Phase 2** will consist of continuing the pavement around the building to form a 25-foot-wide alley on the West side of the building, as well as the installation of additional overhead garage doors.

Thank you for your consideration.