



10631 MAIN STREET, P.O. BOX 283, ROSCOE IL 61073
PHONE: 815-623-2829 FAX: 815-623-1360 EMAIL: permits@roscoeil.gov

DESIGN REVIEW

What Requires Design Review Approval?

Design Review approval from the Zoning Board of Appeals (ZBA) is required before a permit may be issued for:

- All nonresidential developments requiring a village permit.
- New buildings with four or more dwelling units.
- Any exterior alteration, enlargement, or major remodeling of structures in Commercial or Industrial districts.
- All projects subject to site plan, elevation, landscape, lighting, or signage review.

Design Review Submission and Approval Requirements

- To be placed on a Zoning Board of Appeals agenda, Design Review submittals must be received at least one month in advance of the meeting.
- Applicants should anticipate design review to take at least 5 weeks.
- No zoning or building permit will be issued without prior ZBA approval.

Design Review Process

Schedule a pre-application conference with the Zoning Administrator.

Contact: 815-623-2829.



Submit a complete Design Review Application, including all required documents, to the Village by the application deadline.



The Zoning Administrator reviews submitted application and prepares a staff report for the ZBA meeting.



The application is reviewed at the next scheduled ZBA meeting.



ZBA File # _____

**APPLICATION FOR DEVELOPMENT APPROVAL:
DESIGN REVIEW AND APPROVAL**

This form is to be used for all Design Review applications to be heard by the Village of Roscoe. **Failure to complete this form properly will delay its consideration.**

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: DeLong Car Wash LLC
2. Project Location: 11629 Main St Roscoe, IL 61073
3. Brief Project Description:
Installation of a 530.4kW Tesla Megapack Battery Energy Storage System. This is being installed on an existing site with existing structures/facilities remaining unchanged.
4. Project Property Legal Description:
PIN: 04-28-377-010, Zoning Type: General Commercial Facility type: Commercial Car Wash
5. Project Property Size in Acres and Square Feet: 32659.71 Sq Ft. or 0.75 Acres

B. Owner Information

1. Signature: _____
2. Name: _____
3. Address: _____
4. Phone Number: _____ Fax: _____ Email: _____

C. Agent Information (Designation of an agent to act on behalf of the owner is optional.)

1. Signature: 
2. Name: Sam Moore
3. Address: 815 Commerce Dr
4. Phone Number: 224-519-9054 Fax: _____ Email: SMoore@cesnrg.com

Official Use Only

ZBA Pre-App Date _____	ZBA Date(s) _____	Zoning District _____
App Date _____	CA Date(s) _____	Com Date(s) _____
Comp Plan _____		
ZBA Approved _____	Approved with conditions _____	Denied _____
CA Approved _____	Approved with conditions _____	Denied _____

PART II. APPLICATION REQUIREMENTS

The materials required to be included with an application for a Design Review are the minimum necessary to submit a complete application. Village staff, consultants, review agencies, commissions, and boards may require additional materials as necessary to fully evaluate the proposed project. A pre-application conference with Village staff is required. At the meeting, the ZBA may add or delete items from this list as they deem appropriate. All information, including this application form, must be submitted electronically in either a PDF or Word format to the email address noted below the table. If the combined file size exceeds 10MB, a Dropbox or zip file must be used.

Official Use Only

Item # ^(a)	Application Material	Initial Application		Revisions		Second Set of Revisions	
		Required Materials	# Copies Received	# Copies Required	# Copies Received	# Copies Required	# Copies Received
1.	Completed Development Application	X					
2.	Project Narrative	X					
3.	Basic Application Fee	X					
4.	Agreement for Reimbursement of Professional Consulting Fees	X					
5.	Proof of Ownership	X					
6.	Agent Affidavit	X					
7.	Property Owners within 250 feet	X					
8.	General Location Map	X					
9.	Survey / Legal Description (To include: easements, covenants, and any other restrictions on property)	X					
10.	Site Plan (To include: landscape plan, parking plan, common spaces, etc.)	X					
11.	Building Elevations	X					
12.	Floor Plans	X					
13.	Roof Plan	X					
14.	Color Rendering	X					
15.	Photographs of Existing Property and Area	X					
16.	Village Utility Impact Calculations and Report*	*					
17.	Preliminary Utility Improvement Plans*	*					
18.	Utility Letters*	*					
19.	Traffic Study*	*					
20.	IDOT Permit for Work*	*					
21.	Professional economic analysis*	*					

*= if Village staff deems necessary for analysis and approval.

Submit all of the above electronically to: permits@villageofroscoe.com.

If you have any questions, please contact the Village Hall at 815-623-2829.

PART III. SITE DATA TABLE

Please fill in the following table with information about the site.

	<u>Existing</u>	<u>Proposed</u>
<u>Lot Size</u>	32659.71 Sq Ft.	32659.71 Sq Ft.
<u>Lot Coverage</u> (List as both a square footage and a percentage) This includes all buildings and structures located on a lot.	2028 Sq Ft. or 6.2% of total lot coverage	2185 Sq FT. or 6.7% of total lot coverage
<u>Front Yard Setback</u>	24'-0"+	ESS to be 25'-0"+ away
<u>Side Yard Setbacks</u>	60'-0"+	ESS to be 7'-0" away
<u>Rear Yard Setback</u>	+20'-0"	ESS to be 25'-0"+ away
<u>Height of Tallest Structure</u>	12' (existing building)	12' (existing building) (BESS system is 9'-2")
<u>Number of Dwelling (for residential projects)</u>	0	0
<u>Total Building Area by Floor (for non-residential projects)</u>	2028	2185

<u>Total Number of Parking Spaces Enclosed and Surface</u>	N/A	N/A
<u>Number of Parking Spaces per Unit (for residential projects)</u>	N/A	N/A
<u>Number of Parking Spaces per 1,000 sq. ft. of Building Area (for non-residential projects)</u>	N/A	N/A

PART IV. JUSTIFICATION OF THE PROPOSED DESIGN REVIEW

Please answer all questions, but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. **Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers.**

1. How are the plans, designs, and/or proposals for the proposed Design Review in harmony with the purposes, goals, objectives, policies and standards of the Village of Roscoe Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

The proposal is designed to comply with applicable Village zoning and setback requirements. The ESS equipment is located at the edge of the property while maintaining the required 5-foot setback from the property lines and is arranged to minimize impacts to surrounding properties. The installation supports efficient energy infrastructure while maintaining compatibility with the existing site development.

Design adheres to all applicable codes.

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2. How does the proposed Design Review provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site?

The ESS equipment is located at the property edge and is positioned to minimize visual and auditory impacts to nearby residences. The proposed equipment will operate within manufacturer specifications and applicable noise requirements. Existing site conditions and bollards will further reduce visibility from adjacent properties

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3. How are fences, walls, barriers and/or landscaping arranged in the proposed Design Review to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants?

The ESS will be protected by appropriate barriers in accordance with applicable safety requirements. this will help minimize visibility while the 5' setback will provide separation from adjacent occupants while maintaining required access for operation and emergency response.

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4. How is the proposed Design Review designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property?

The ESS is strategically located along the edge of the property while maintaining the required 5-foot building setback, minimizing impacts to the primary use and enjoyment of adjoining properties.

5. How are all of the elements of the proposed Design Review designed and arranged so that they exist harmoniously with nearby existing and anticipated development? Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors.

The proposed ESS is arranged to integrate with the existing site development while maintaining the required 5-foot building setback. The equipment does not generate significant dust or odors, and the design maintains necessary access, safety clearances, and compatibility with existing and anticipated development.

this project will be a clean and workmanlike final product, and that the final installation is an augmentation to the existing structures, infrastructure, and amenities

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6. How are noxious emissions or conditions not typical of land uses in the underlying zoning district associated with the proposed Design Review effectively confined so as not to be injurious or detrimental to nearby properties?

The proposed ESS is designed and operated in accordance with applicable safety, environmental, and fire protection requirements. The Tesla Megapack is a contained electrical energy storage system and is not expected to generate noxious emissions, odors, dust, or other conditions that would be injurious or detrimental to nearby properties. Any potential hazards are addressed through the system's integrated safety controls and required emergency access and protection measures. All of the equipment will be locked and inaccessible to unauthorized personnel

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7. Are there any uses that need to be permitted by exception? Are they necessary or desirable and appropriate with respect to the primary purpose of the development and not of such a nature, or so located, as to exercise a detrimental influence on the surrounding neighborhood? Explain.

No uses requiring a special exception are proposed as part of this Design Review. The proposed ESS is an accessory energy infrastructure installation serving the property and is located at the edge of the site to minimize impacts on the surrounding neighborhood. The BESS will support immediate/local energy infrastructure improving grid health.