

Zoning Board of Appeals Meeting of September 9, 2026**Application No. ZBA 2026-014**

Applicant: Yaunke Investments, LLC

Location: 5714 and 5724 Elevator Road (04-28-453-005 & 04-28-453-022)

Requested Action: Approval of a Lot Combination

Existing Use: 5714 Elevator: Gravel lot with a storage building
5724 Elevator: Restaurant

Proposed Use: Restaurant use with a building and parking lot expansion

Existing Zoning: CG, General Commercial District

Proposed 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

Request: The applicant is requesting approval to combine two separate lots into one larger lot.

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. As part of the anticipated expansion, the applicant proposes to extend the restaurant building across the existing property line separating the two lots. Consolidating the parcels is therefore a necessary step in advancing the applicant's long-term plans for the site.

Review: Pursuant to Section 15-282 of the Subdivision Code, newly created lots are required to comply with all applicable requirements of the Subdivision Code. Section 15-513(d), Lot Combinations, further provides that two or more lots may be combined into a single lot only when the properties are located within the same zoning district and the resulting lot complies with all applicable bulk regulations of the zoning district in which the property is located.

The eastern parcel contains an existing one-story, 3,483-square-foot commercial building with access from Elevator Road and a 10-foot-wide sanitary sewer easement along the eastern property line. The western parcel contains an existing storage building. Both parcels are zoned CG, General Commercial, and the existing structures meet or exceed the required setbacks.

[illegible][illegible]

Plat No. 1 of Pietro's

Engineering Comments: The Village Engineer was provided with a copy of the proposed lot combination and requested that the language in the Village Engineer's signature block be revised to:

"I hereby certify that I have reviewed the attached plat of _____ and find it in general conformance with the Village's Subdivision Requirements for the consolidation of two existing, previously unplatted parcels into one lot. No construction plans or public improvements are required for this consolidation.

Dated this ___ day of _____, 20__.

_____ Village Engineer"

Staff Recommendation: Staff recommends **approval** of the Lot combination for the properties located within the CG, General Commercial Zoning District at 5714 and 5724 Elevator Road, PINS: 04-28-453-005 and 04-28-453-022, subject to the following conditions:

1. Signatures will be held until both properties have been placed in the same ownership.
2. The Final plat shall include an updated Village Engineer signature block.
3. The Land combination shall be recorded with the Winnebago County Recorder's Office within one year of approval, and a copy shall be provided to the Village of Roscoe Staff.