



Planning and Community Development Department

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Zoning Board of Appeals Meeting of September 9, 2026

Application No. ZBA 2026-013

Applicant: Sam Moore of Continental Energy Solution for DeLong Car Wash LLC

Location: 11629 Main Street (04-28-377-010)

Requested Action: Approval of Design Review for An Accessory Structure

Existing Use: Carwash

Proposed Use: Carwash

Existing Zoning: CG, General Commercial District

Adjacent Zoning: North: CG, General Commercial District

East: CG, General Commercial District

South: CG, General Commercial District

West: CG, General Commercial District

Request: The applicant is requesting Design Review and approval for the installation of a Tesla Megapack Battery Energy Storage System at 11629 Main Street.

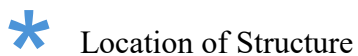
Description: The subject property contains a 2,028-square-foot, four-bay car wash, existing solar panels, and two access points from Ross Lane. The proposed improvements include a Tesla Megapack Battery Energy Storage System to store electricity generated by the existing on-site solar panels.

The primary battery unit measures approximately 29 feet by 5.5 feet. The installation also includes a new concrete pad, transformer, associated electrical upgrades, and removable bollards around the battery unit for protection.

The proposed equipment is located in the southeast portion of the property. The proposed side-yard setback is approximately +/- 6 feet 11 3/4 inches, which does not meet the required 10-foot minimum setback. The equipment will need to be adjusted to comply with the applicable setback requirement. The proposed installation meets the required 20-foot front and rear yard setbacks.

Standards	CG, General Commercial	Proposed
Accessory Building Height	25 feet	9 feet 2 inches
Accessory Building Side Yard Setback	10 feet	+/- 6 feet 11 3/4 inches
Accessory Building Rear Yard Setback	10 feet	+/- 38 feet

As the proposed structure is ground-mounted and expected to be visible from an adjacent public thoroughfare, it must meet the 20 percent visibility standard under Section 15-661(b).





Looking South from Ross Lane



Site Layout



Example of Structure being installed

Engineering Comments: The Village Engineer was provided with a copy of the proposed development and has the following comments:

- **Side Yard Setback:** The required side yard setback is 10 feet; however, the plans currently show a setback of 6 feet, 11¾ inches. Please revise the proposed design to comply with the setback requirements established in Section 15-516 of the Village of Roscoe Code of Ordinances.
- **Utility Coordination:** Please coordinate the proposed installation with the serving electric utility. Written documentation of the utility's interconnection approval, or confirmation that interconnection approval is not required, shall be provided to the Village before issuance of a building permit.

Design Review Procedure: Design Review evaluates and approves the design of proposed buildings or development projects to ensure they comply with established design standards and zoning requirements. Under Section 15-776 of the Zoning Ordinance, all land development and construction of nonresidential projects are required to undergo design review approval. The Zoning Board of Appeals (ZBA) is responsible for either approving, disapproving, or requesting revisions to the proposed development. A concurring vote of at least four ZBA members is necessary to grant or deny the application.

Staff Recommendation: Staff recommends **approval** of the Design Review for an accessory structure to the subject property located within the CG, General Commercial Zoning District at 11629 Main Street, PIN: 04-28-377-010, 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 side yard setback requirements established in Sections 15-616 of the Village of Roscoe Code of Ordinances shall be met by the proposed development

3. The applicant shall screen the proposed development in accordance with Section 15-661(b) of the Code. Screening details shall be reviewed and approved by staff prior to issuance of a building permit.
4. Written documentation of the utility's interconnection approval, or confirmation that interconnection approval is not required, shall be provided to Village staff before issuance of a building permit.
5. The Applicant and/or its contractor shall obtain all required permits before the commencement of construction activities.