



**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


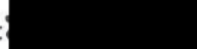

- 1. Project/Owner Name: Chris Rini / CB Main LLC
- 2. Project Location: 11087 Main St, Roscoe, IL 61073
- 3. Brief Project Description:
Deck With ADA Access Ramp

4. Project Property Legal Description:

04 - 33 - 251 - 002
BEG SELY COR CORNWELL TR AT C/L HWY TH NWLY AIG C/L
137.75 FT TH NELY 356.9 FT TH SLY 154.15 FT TH SWLY 287.72
FT TO C/L HWY & POB PT N 1/2 SEC: 33 TWP: 04G RANGE:
002 ACRES: 1.02

5. Project Property Size in Acres and Square Feet: 1.02 Acres 44431.20 Sq Feet

B. Owner Information

- 1. Signature: 
- 2. Name: Chris Rini
- 3. Address: 11087 Main St, Roscoe, IL 61073
- 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: _____
- 3. Address: _____
- 4. Phone Number: _____ Fax: _____ Email: _____

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>	1.5 acres	
<u>Lot Coverage (List as both a square footage and a percentage)</u> This includes all buildings and structures located on a lot.	Total Structures 4,370 Sq. Ft 9.8%	440 sq foot deck 4810 Sq Ft with deck 10.8% Total
<u>Front Yard Setback</u>		
<u>Side Yard Setbacks</u>		
<u>Rear Yard Setback</u>		
<u>Height of Tallest Structure</u>	N/A	N/A
<u>Number of Dwelling (for residential projects)</u>	N/A	N/A
<u>Total Building Area by Floor (for non-residential projects)</u>	N/A	N/A

<u>Total Number of Parking Spaces Enclosed and Surface</u>	No change	
<u>Number of Parking Spaces per Unit (for residential projects)</u>	N/A	
<u>Number of Parking Spaces per 1,000 sq. ft. of Building Area (for non-residential projects)</u>	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?

An ADA accessible ramp and deck are being added.

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

It will be enclosed by an existing 6 foot fence

-
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 existing 6 foot fence is already in place

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

It won't be visible due to existing privacy fence

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 ADA ramp and associated deck will be an aesthetically pleasing addition to the backyard although blocked by an existing privacy fence:

-
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?

N/A

-
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.

N/A



Deck Proposed

+

-





This is a Parcel

+

-

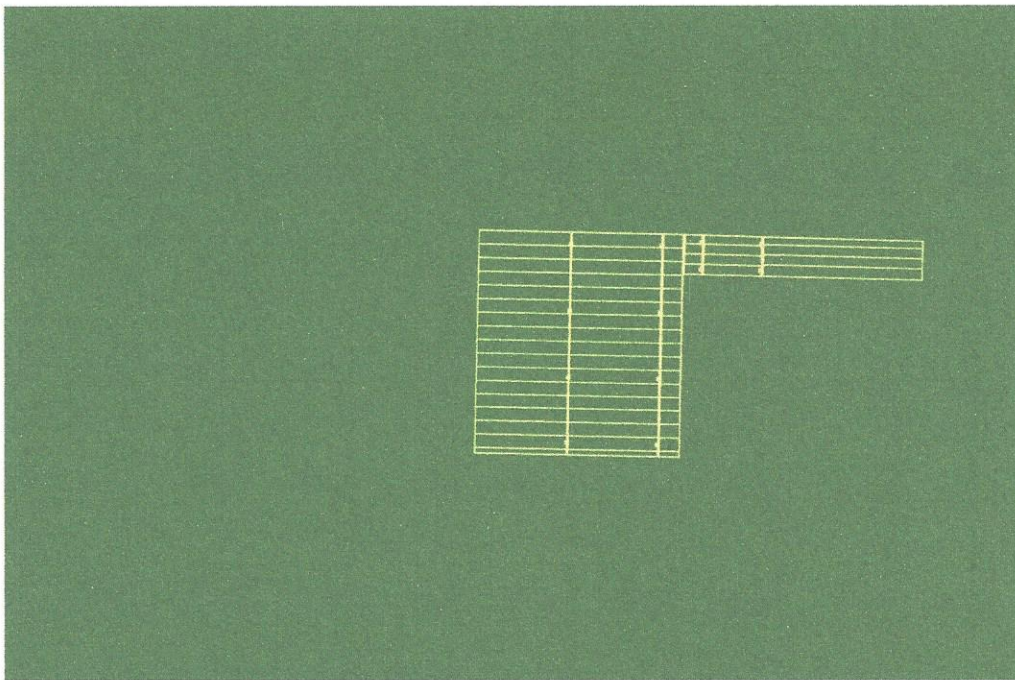
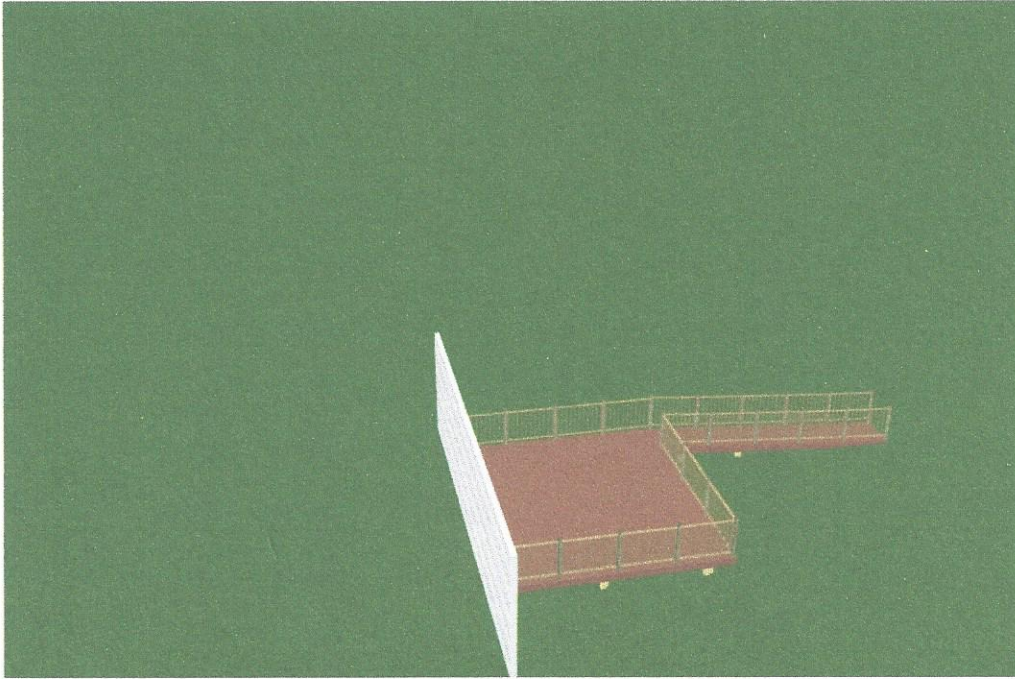




Date: 6/09/2026 - 4:58 PM
Design ID: 324955098261
Estimated Price: \$9,187.74

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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How to recall and purchase your design at home:



- OR**
1. On Menards.com, enter "Design & Buy" in the search bar
 2. Select the Deck Designer
 3. Recall your design by entering Design ID: 324955098261
 4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 324955098261 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

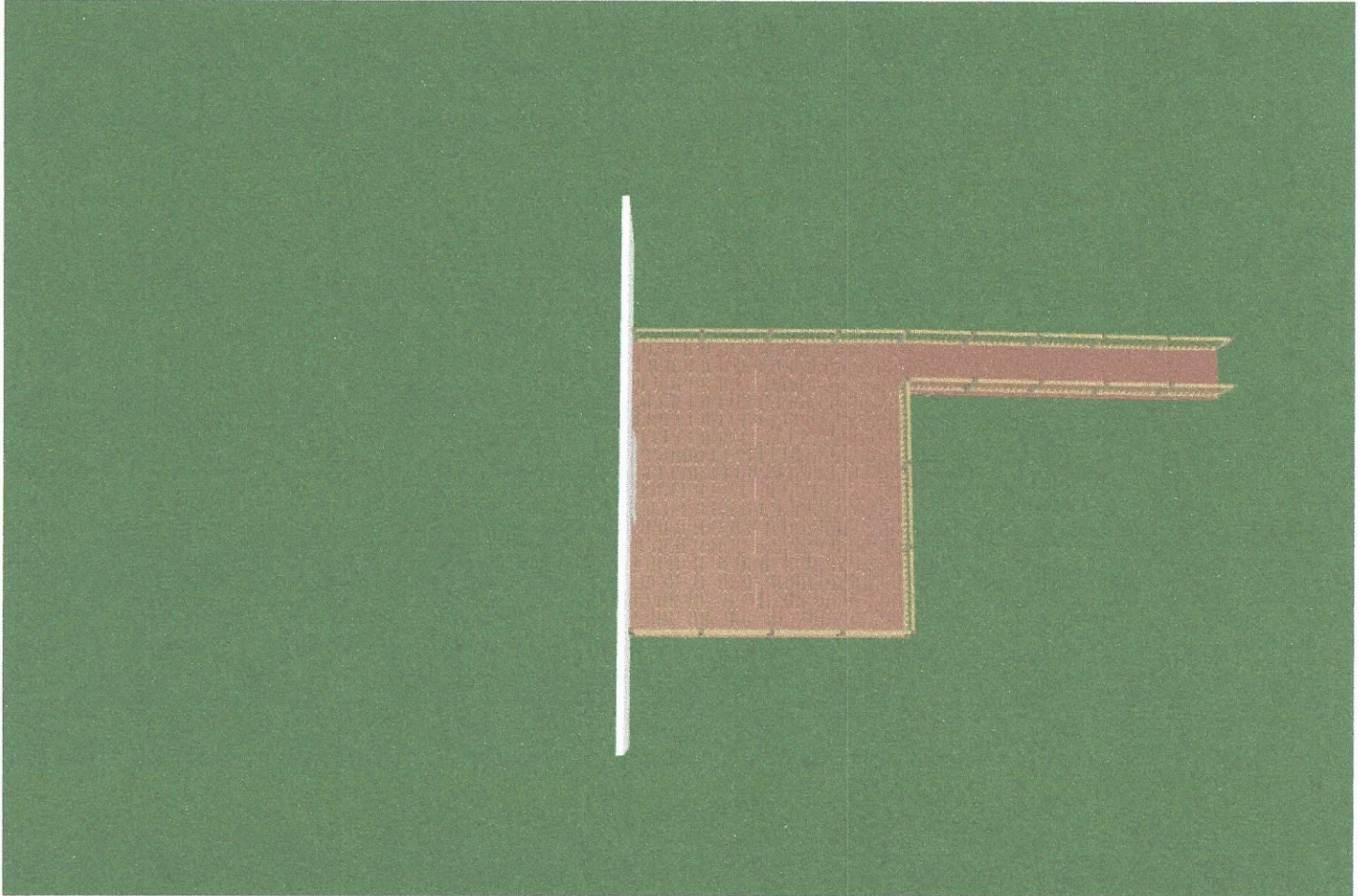


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

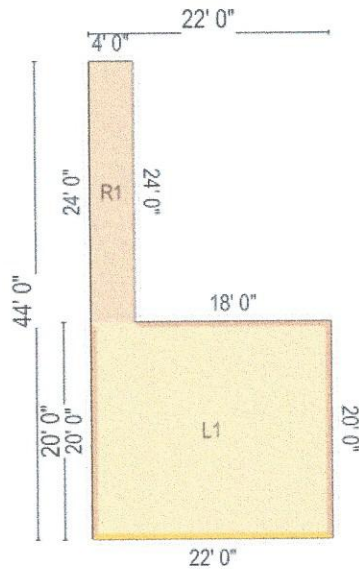
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Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

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Framing

Framing Material Type:	AC2 Green Treated
Joist:	2x8
Beam:	2x8
Framing Post:	6x6 Framing Post
Footing:	16" Poured Footing
Footing Depth:	48" Footing Depth
Incline Footing:	4 x 8 x 16 Solid Construction Block
Ledger Board Fastener Type:	FastenMaster® LedgerLOK®
Deck Tension Kit:	Yes
Structural Hardware:	Galvanized
Structural Hardware Fastener Type:	Joist Hanger Fastener Nail
Cladding Material Type:	Triumph Cladding
Cladding:	Pecan Cladding

Railing

Railing Material Type:	AC2 Railing
Railing Style:	Traditional Railing
Spindle:	2x2x36 Square
Handrail:	2 x 4 Handrail
Railing Post:	4 x 4 x 54 AC2 Treated Chamfered Deck Post
Mounting Hardware:	FastenMaster® ThruLOK®

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Level 1

Height off the ground: 2' 1"
Width: 22' 0"
Length: 20' 0"
Joist Spacing: 16" On Center
Load Rating: 40 lbs
Cladding Placement: Cladding Covers Deck Board Edge

Ramp 1

Height off the ground: 2' 1"
Width: 4' 0"
Length: 24' 0"
Slope: 1/12

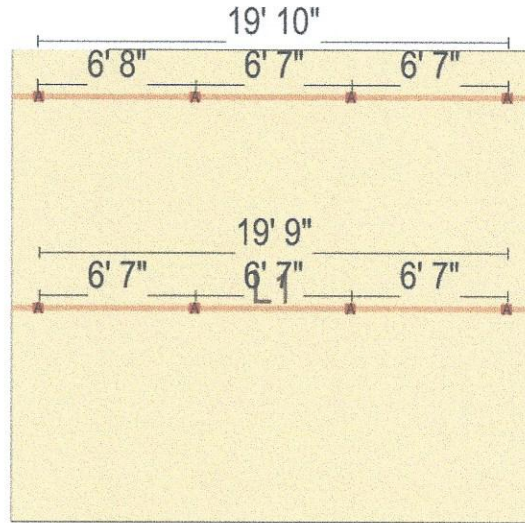
Decking

Deck Board Material Type: UltraDeck Triumph®
Deck Board: Pecan
Deck Board Fastener: UltraClip Hidden Fastener Deck Clip

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L1 - Posts and Footings



Dimensions displayed are from center of post to center of post.

L1 - Framing Posts

Label	Post Size	Count
A	6 x 6	8

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R1 - Posts and Footings



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R1 - Framing Posts

Label	Post Size	Count
A	6 x 6	4

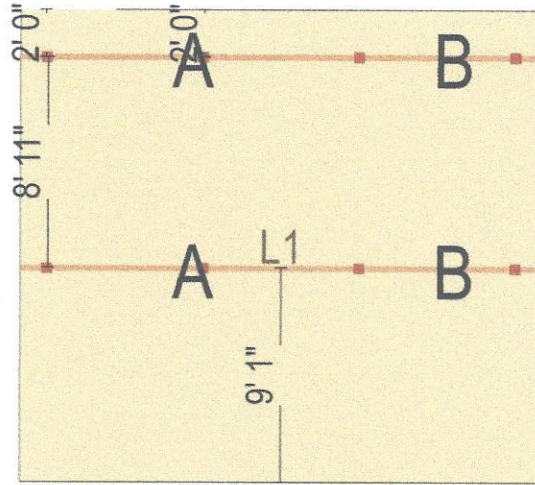
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L1 - Beams



2 boards nailed together is 2 ply

L1 - Lumber: 2 ply - 2 x 8 AC2

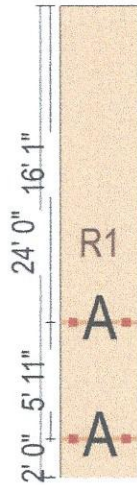
Label	Length	Count
A	14' 4"	2
B	7' 9"	2

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R1 - Beams



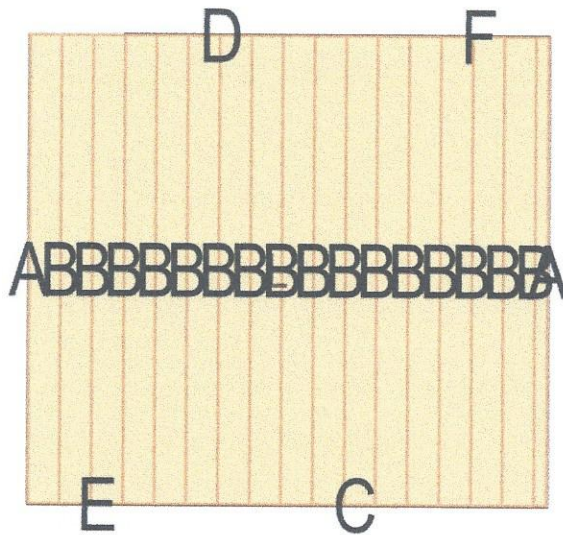
R1 - Lumber: 2 ply - 2 x 8 AC2

Label	Length	Count
A	4' 0"	2

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L1 - Joists



Lumber: 2 x 8 AC2

Joist Spacing: 16" on center

Label	Length	Count	Usage
A	20' 0"	2	Rim Joist
B	19' 9"	16	Internal Joist
C	16' 0"	1	Ledger Joist
D	16' 0"	1	Rim Joist
E	5' 9"	1	Ledger Joist
F	5' 9"	1	Rim Joist

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R1 - Joists



Lumber: 2 x 8 AC2
Joist Spacing: 12" on center

Label	Length	Count	Usage
A	16' 2"	3	Internal Joist
B	16' 0"	2	Rim Joist
C	7' 11"	3	Internal Joist
D	7' 10"	2	Rim Joist
E	4' 0"	2	Ledger Joist

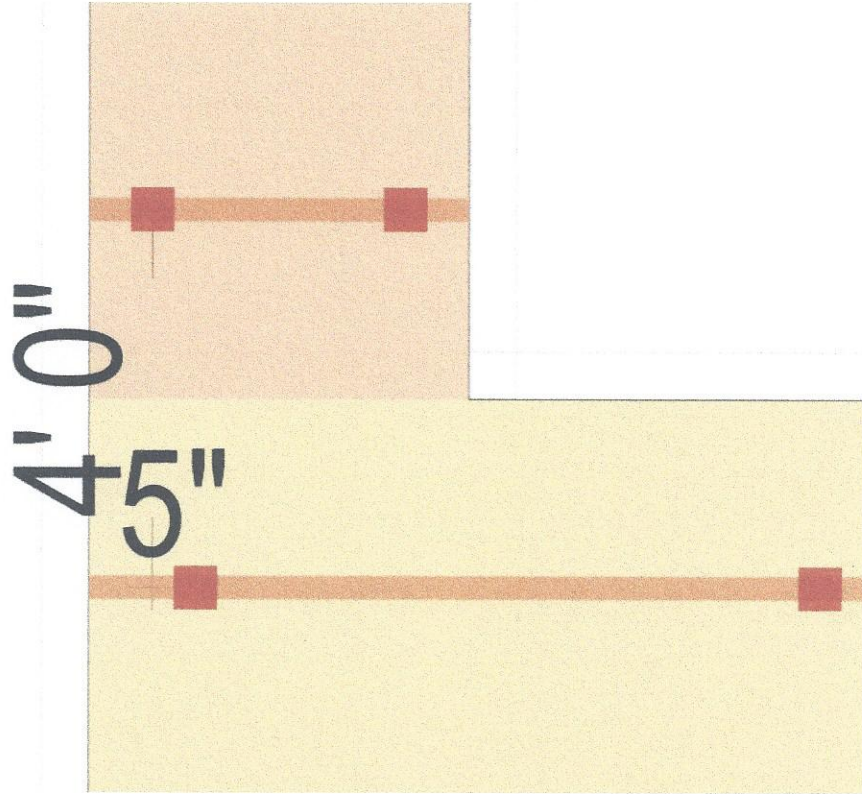
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L1 Post To R1 Post



Dimensions displayed are from center of post to center of post.

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L1 - Railing Posts

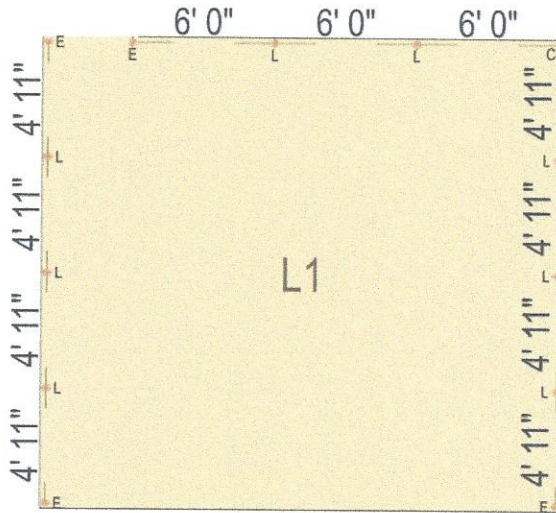


Illustration does not represent all available railing post placement options. Railing post dimensions are on center.

L1

Label	Count
E - End Post	2
E - End Post	2
L - Line Post	8
C - Corner Post	1

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R1 - Railing Posts

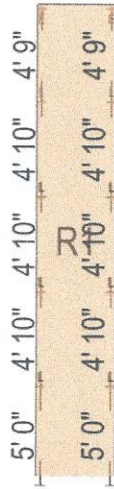


Illustration does not represent all available railing post placement options. Railing post dimensions are on center.

R1

Label	Count
E - End Post	2
L - Line Post	8

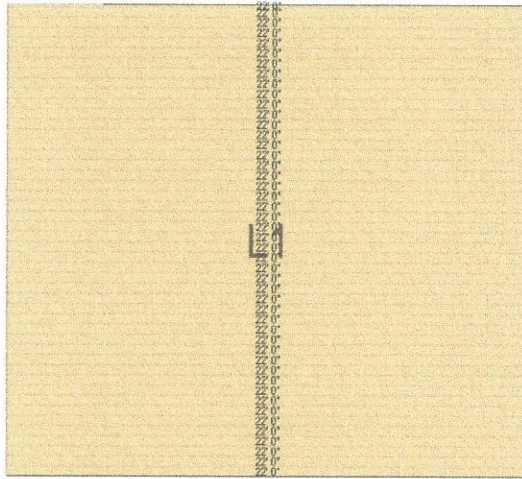
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L1 - Deck Boards



Decking over 240" is shown as one length and decking must be spliced - multiple lengths of decking may be estimated. The deck board lengths and/or quantities may need to be adjusted based on framing or the deck board splice pattern you prefer. Please review the deck board lengths and quantities prior to the start of your project. A divider board may be added to improve the look and eliminate splices. To add dividers, recall the design and add a divider on the Design>Decking tab in the program.

Deck Board

Length	Count
22' 0"	47

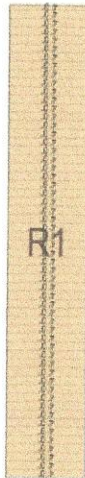
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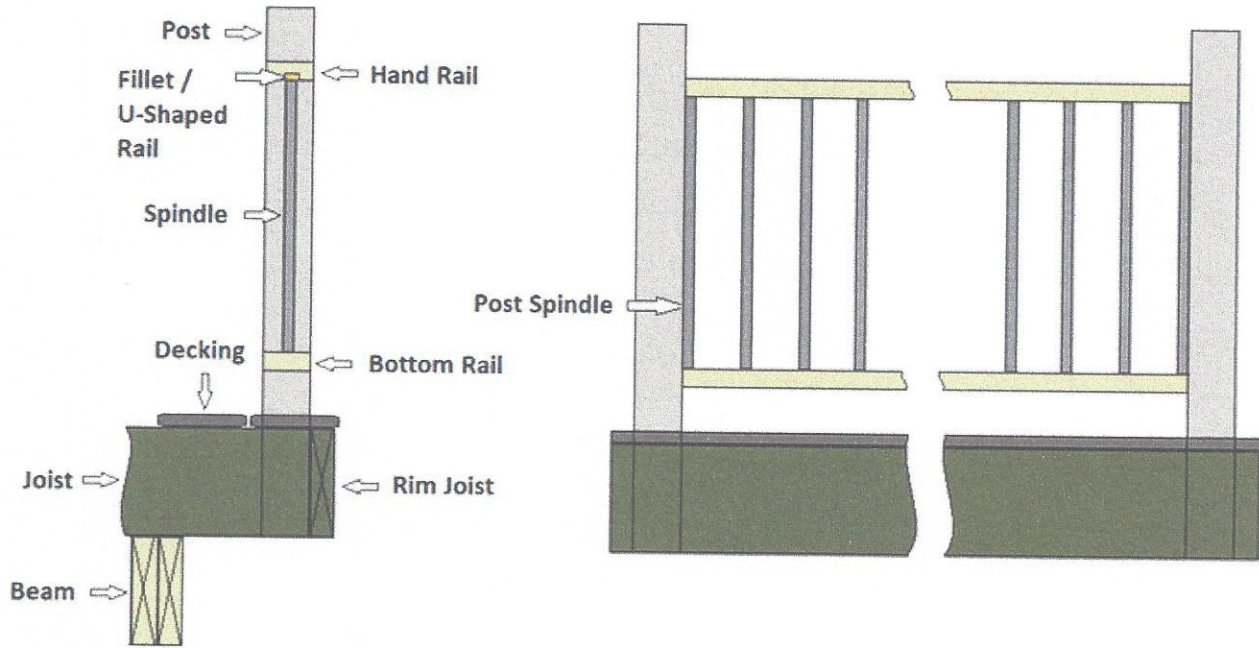
Deck Board

Length	Count
4' 0"	56

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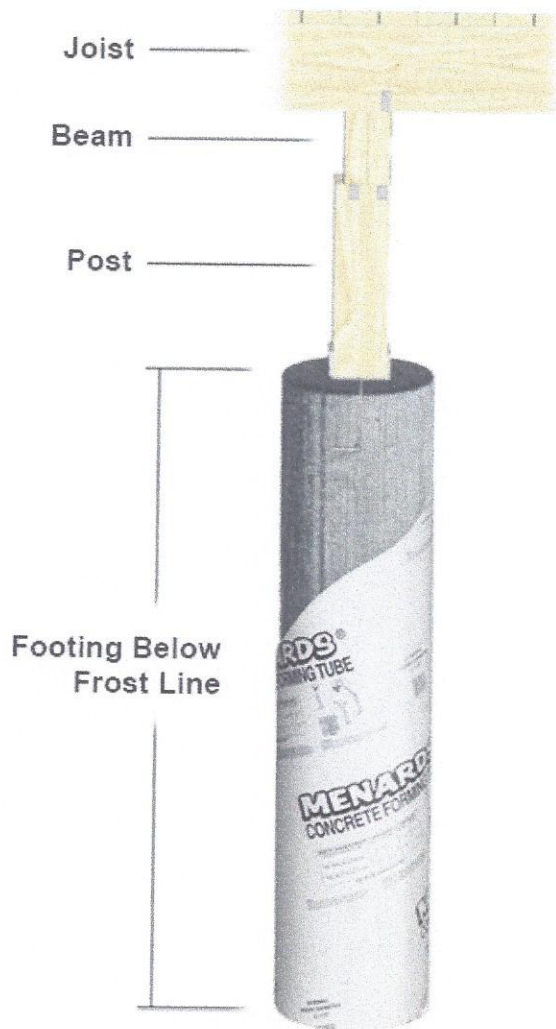
Traditional Railing



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Typical Framing and Footing



20' x 22' DECK WITH RAILING
AND 24' x 4' RAMP

TREATED LUMBER, 2x8 JOISTS 2' o.c.
WITH 5/4' x 6" DECKING, RAILING WITH
3/4" ROUND SPINDLES, TREATED LUMBER
TOP & BOTTOM.

MATERIAL APPROX COSTS 3000⁰⁰
+ 200⁰⁰ IF 20' 5/4x6 USED

LABOR APPROX 1500⁰⁰

IF MAN-MADE MATERIAL USED

COSTS WOULD BE 35% or 50% MORE -
APPROXIMATE 4000⁰⁰ IN MATERIAL
AND 250⁰⁰ IN LABOR