



Planning and Community Development Department

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Zoning Board of Appeals Meeting of October 9th, 2024

Application No. ZBA 2024-010

Applicant: Tony Pipitone

Location: 4767 Bluestem Road

Requested Action: Approval of Design Review for an accessory storage structure at 4767 Bluestem Road.

Existing Use: Multi-Tenant Commercial

Proposed Use: Multi-Tenant Commercial

Existing Zoning: Commercial – Planned (CPD)

Adjacent Zoning:

North: CPD (contiguous)

East: CPD (contiguous)

South: CPD (contiguous)

West: CPD (contiguous)

Report:

The applicant is requesting design review for the installation of an accessory storage structure at 4767 Bluestem Road. The address is home to a multi-tenant commercial building that shares a parking lot with the Pizza Ranch at 4797 Bluestem Road. The proposed accessory storage structure will house additional materials for everyday operations and upkeep of the commercial center. The location of the proposed shed is between the existing dumpster enclosure and the parking lot.

The proposed accessory building is comprised of steel paneling for all siding and roof materials. The front of the building includes an overhead door to make storage of equipment and materials more accessible. To ensure the storage building will not be used to store any type of vehicle, no curb cut in front of the storage building will be allowed as a condition of approval. The design of

the storage building includes a gambrel roof, which makes the building look more rural or agricultural in appearance.

The property is zoned Commercial-Planned (CPD), with no underlying base district shown. Without an underlying district, staff does not have a base standard to compare this proposal against. Under direction from the Village Administrator, a base district of General Commercial (CG). Also, we can refer to the Village's process for amending planned developments.

	Setback (Front)	Setback (Sides)	Setback (Rear)	Lot Coverage	Height
CG Standard	20 feet min	10 feet min	10 feet min	60% max	45 feet max
Proposal	No change	30 feet	28 feet	17% cover	12 feet

The proposal meets all CG district's bulk requirements, as stated in the above table.

Section 17-726 – *Amendments and alterations to approved planned developments* details such standards and rules. Under this section, “minor changes” to the site plan can be approved by the zoning administrator without obtaining separate approval by the village board. However, these changes must not:

- 1) Increase the development's density
- 2) Increase the height of buildings
- 3) Reduce open space
- 4) Modify the proportion of housing types
- 5) Change or add new parking areas
- 6) Alter alignment of roads, utilities, or drainage
- 7) Amend final development agreements, provisions, or covenants
- 8) Provide any other change inconsistent with any standard or condition imposed by the Village Board in approving the planned development

The proposed change meets all of the above criteria. Because the proposed accessory storage building is situated between an existing dumpster enclosure and the existing parking lot, the location of the proposed structure can be considered part of the parking lot area, and the addition should not be considered to be a reduction in usable open space. While the zoning administrator can approve this as a minor change, the Zoning Board of Appeals must approve the design and location of the proposed accessory building through the Design Review process.

Recommendation: Staff recommends approval of Design Review for a 160 square foot accessory storage building in a CPD Commercial-Planned District subject to the following conditions:

- 1) The color of siding matches the color of the principal building.
- 2) No curb cut in front of the accessory storage building is allowed.