



Planning and Community Development Department

10631 Main Street, Roscoe, IL 61073

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Zoning Board of Appeals Meeting of October 9th, 2024

Application No. ZBA 2024-009

Applicant: Forest City Gear Co.

Location: 5313 Ross Lane

Requested Action: Approval of Design Review for a 5,616 square foot storage building at 5313 Ross Lane.

Existing Use: Vacant

Proposed Use: Light Industrial

Existing Zoning: IL

Adjacent Zoning: North: IL (contiguous)
East: P (woodland)
South: IL (contiguous)
West: IL (across private drive)

Report:

ZONING ANALYSIS

The applicant is requesting design review approval for the construction of a light industrial storage building at 5313 Ross Lane. This building will act in conjunction with the Forest City Gear main facility across the private cul-de-sac. The applicant has indicated that this building will house extra materials and equipment as Forest City Gear continues to expand. The parcel on which this building is proposed, 5313 Ross Lane, is 1.99 acres in size and is zoned Light Industrial (IL). The applicant has indicated that they're anticipating combining this parcel with the parcel that houses the main manufacturing facility for Forest City Gear directly to the west.

Section 15-249 – INDUSTRIAL BULK STANDARDS

<u>Light Industrial</u>	Min Lot Area	Interior Lot Min Width	Max Building Height	Max Lot Coverage	Min Front Yard Setback	Min Side Yard Setback	Min Rear Yard Setback
Standard	40,000 sf	120 feet	100 feet	60 %	½ of ROW or 50 ft	10% of the lot width	30 feet
Proposed	86,612 sf	179.36 ft	26' 7" at max	6.4 %	70.6 ft (compliant)	10.9' ; 85.9' **	58.5 feet +

** = Elements in bold indicate deviation from the zoning district standards.

The proposed storage building is compliant with, and goes much further than, the vast majority of bulk regulations for the Light Industrial zoning district. However, the minimum side yard setback is not met for the south side lot line. Measured from the west side lot line, the lot width of 179.36 feet would result in a minimum setback of 17.9 feet from the south lot line. However, the applicant and staff have discussed the development at length and the applicant mentioned that the parcels owned by the applicant (5313 Ross Lane and 11715 Main Street) would be combined in the near future. Also, multiple buildings in this industrial area are currently within what would be these required side yard setbacks. In conclusion, Village staff is supportive of waiving the additional 7 feet of setback the applicant would need on the south side of the property.

SECTION 15-460 – INDUSTRIAL PERMITTED USES

The proposed building will act as a separate storage facility for Forest City Gear. Because there won't be significant levels of truck traffic and distribution, this building will not be considered a warehouse under this section. Instead, this building will fall under the Industrial-light use classification. The definition of such is stated below:

Industrial, light, means any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods, or products which conforms to the performance standards established for this section, but not including any of the uses listed as permitted in the IH Heavy Industrial District. (Section 15-752 – Definitions)

ARTICLE X – OFF STREET PARKING REQUIREMENTS

Off-Street Parking Requirements Storage (1 space per 2,000 square feet; 1 space per employee)

Standard	5,576 sq ft of floor space; no employees on-site listed = 3 spaces required.
Proposed	8 spaces provided

The proposed site plan adequately addresses the parking requirements in the Village's zoning code. The applicant did not provide a number of employees on-site since this building will act more as a passive storage space for Forest City Gear's manufacturing center next door. The 5 additional spaces will be able to accommodate 5 employees working at the storage building at one time. Based on aerial photographs on Winnebago County's GIS service, there are additional parking spaces in the private paved space between the manufacturing center and the proposed storage building. These additional parking spaces would accommodate any increased traffic or spill-over from Forest City Gear. Overall, the applicant believes that this parking layout in addition to the existing paved space will be more than enough to accommodate their parking needs.

The design of the parking spaces is consistent with Section 15-617 - Design standards, access aisle, and space requirements.

ARTICLE XI – LANDSCAPING PLAN

The applicant did not provide a landscaping plan for this project. The site in question is already heavily wooded and secluded from public view to a high degree. Adjacent uses to this proposed storage building are also industrial in nature.

The applicant's landscaping plan will need:

- Building foundation plantings
- Transition yard plantings

The Village will not require parking lot perimeter parking lot plantings nor parking lot interior plantings due to the size and nature of their parking plan. With the parking areas in the paved space between the manufacturing center and the proposed storage building, no space would really qualify for the "perimeter" area. With how small the site area is and with the planned parking provided, the area is too small to consider any portion of the site "interior" either. Because of this, building foundation plantings and transition yard standards will provide adequate screening of the parking lot and building from public view.

Recommendation: Staff recommends approval of the design review application for a storage building at 5313 Ross Lane, subject to the following conditions:



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1. The Zoning Board of Appeals grants a waiver, suggested by Village staff, to the side yard setback of 7 additional feet.
2. The applicant provides a landscape plan that is compliant with Section 15-657 and Section 15-660.