



Planning and Community Development Department

10631 Main Street, Roscoe, IL 61073

tel: 815-623-2829 fax: 815-623-1360

permits@villageofroscoe.com

Zoning Board of Appeals Meeting of November 13th, 2024

Application No. ZBA 2024-014

Applicant: Matthew Nichols

Location: 10915 Main Street

Requested Action: Design Review for Approval of an ADA Accessible Ramp located at 10915 Main Street (PIN: 04-33-404-001).

[Applicant: Matt Nichols]

Existing Use: Professional Office

Proposed Use: Professional Office

Existing Zoning: CR (Retail and Service Commercial)

Adjacent Zoning:

North: CR (contiguous)

East: R-1 (contiguous)

South: CR (contiguous)

West: R-1 (Across Main Street)

Background: The applicant is seeking Design Review approval for the installation of an access ramp for the insurance agency use at 10915 Main Street. The parking lot for the property was recently paved and had landscaping installed to comply with Village standards. The installation of this ramp would make the building more ADA-accessible to visitors. This property was subject to a map amendment request in 2023 that changed it from an R-1 Residential District to CR Retail and Service Commercial District. This was for the purpose of creating the insurance office use at the property.



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Zoning Analysis: The following table details the requirements for buildings and structures in the Retail Commercial (CR) district:

	District Standard	Proposal
Lot Coverage	60% Maximum	Approx. 1546 sf (3.7%)
Front Setback	10 foot minimum	22+ feet
Side Setback	10 foot minimum	35 feet; 180+ feet
Rear Setback	10 foot minimum	100+ feet
Height	45 foot maximum	1'8" from grade to deck.

The proposal does intrude further in either the front, rear, or south side setbacks. The north side setbacks are still very comfortably met with this proposal.

Staff Recommendation: Staff recommends **approval** of the Design Review proposal for an ADA accessible ramp at 10915 Main Street, subject to the following conditions:

1. The applicant must provide staff with the necessary application materials and fees.