



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 2024-013

Applicant: Ambassador Homes

Location: Lot 031 Malott Farm (PIN # 08-04-251-010)

Requested Action: Design Review for Approval of a 5,354 SF Four Family Residential Structure located at Lot 031 Malott Farm (PIN: 08-04-251-010).

[Applicant: Ambassador Homes]

Existing Use: Vacant

Proposed Use: Multifamily

Existing Zoning: Residential - Multifamily

Adjacent Zoning:

North: R-1 (contiguous)

East: RM (contiguous)

South: RM (contiguous)

West: RM (contiguous)

Report:

The applicant is requesting design review approval for the construction of one 4-family building at Lot 31 of the Malott Farm subdivision. There is currently no address number on file for the parcel.

	Area per Dwelling Unit	Front Setback	Side Setback	Rear Setback	Maximum Height	Lot Coverage
RM Standard	3,300 sqft per unit, 13,200 in total.	30 feet	15 feet	30 feet	35 feet	30% max

Proposal	31,847 sqft	30 feet	15 feet each side	>250 ft	30 feet, 8 inches	10.5% proposed
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The proposal meets all RM district's bulk requirements, as stated in the above table.

The building is to be constructed of black asphalt shingles, dark blue board and batten siding, and white aluminum garage doors. The materials and overall appearance of the structure does not create a monotony in the neighborhood, but does resemble the overall character of other multi-unit buildings in the area. The garage of the home will be front-loaded so that cars may park in the garage and outdoors in tandem. This is consistent with other 4-unit buildings in the area.

The building will have 2 units on each floor. The units on the first floor are both 2-bedroom 2-bathroom units with an office space. The units on the second floor are both 3-bedroom 2-bathroom units. All units include in-unit laundry facilities. The first floor units come with covered patio spaces on the west and east sides of the building, and the second floor units come with balcony spaces on the north side of the building, facing the rear.

Recommendation: Staff recommends **approval** of the design review request, subject to the following conditions:

1. The subject property receives an address number from Winnebago County.