



V I L L A G E of  
**ROS COE**

10631 MAIN STREET  
PHONE: 815-623-2829 FAX: 815-623-1360

## DESIGN REVIEW APPLICATION

ADDRESS OF PROPERTY: 4866 Bluestem Road  
PIN: 0429426010 TOWNSHIP Roscoe  
EXISTING USE: Mary's Market Restaurant  
PROPOSED USE: Same  
APPLICANT(S) NAME: Midwest Construction of N. IL, Inc. - Rusty M. Puhl  
ADDRESS: 11039 Main Street - Unit #1  
CITY: Roscoe STATE: IL ZIP: 61073  
EMAIL: rpuhl@midwestconst.com PHONE: 815-623-5552 CELL: 815-299-4097  
OWNER(S) NAME: DJ Properties, LLC - Dave Koch  
ADDRESS: 4343 East State Street  
CITY: Roscoe STATE: IL ZIP: 61073

### ATTACHED THE FOLLOWING TO THIS APPLICATION:

- ☐ PROOF OF OWNERSHIP ATTACHED.
- ☐ POWER OF ATTORNEY LETTER
- ☐ METES AND BOUNDS LEGAL DESCRIPTION
- ☐ SCALE DRAWING SITE PLAN
- ☐ LANDSCAPING PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ PARKING & LOADING PLAN
- ☐ DRAINAGE REPORT PLANS (2 COPIES)
- ☐ EROSION CONTROL PLANS (2 COPIES)
- ☐ STORM WATER POLLUTION (2 COPIES)
- ☐ 10 COPIES OF ALL THE DOCUMENTS
- ☐ DIGITAL COPY OF ALL DOCUMENTS & CAD DRAWINGS

SCHEDULE PRE-APPLICATION CONFERENCE WITH THE ZONING ADMINISTRATOR 815-623-2829.  
RETURN DOCUMENTS AND FORM TO ZONING ADMINISTRATOR.

APPLICANT(S) SIGNATURE

FOR OFFICE USE ONLY:

DATE FILED: \_\_\_\_\_

ZBA DATE: \_\_\_\_\_

APPROVED/DENIED


\_\_\_\_\_  
ZONING ADMINISTRATOR

## FW: Shed located at 4866 Blue Stem Road for Mary's Market

Josef Kurlinkus <josef@villageofroscoe.com>

Fri 7/26/2024 1:49 PM

To: Village Permitting <permits@villageofroscoe.com>

 5 attachments (1 MB)

design review application.pdf; Mary's Market Roscoe site plan showing proposed shed 2024.pdf; picture with dimensions.pdf; brochure page.pdf; colors.pdf;

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**From:** Rusty Puhl <rpuhl@midwestconst.com>

**Date:** Friday, July 26, 2024 at 1:47 PM

**To:** Josef Kurlinkus <josef@villageofroscoe.com>

**Cc:** Dave Koch <DKoch@djpropertiesllc.com>

**Subject:** Shed located at 4866 Blue Stem Road for Mary's Market

Joe.

Please review the attachments and my comments below and let me know if you need anything else from me😊

### Some items/questions to note are:

1. Dimensions should be included on the drawings identifying setbacks and any easements.  
[Setback to Side Lot Line = 10ft min Setback to Rear Lot Line = 10ft.]  
**See attached site plan – Only one set back line to be concerned with is a 10'-0" rear set back and the shed will be approx. 16'6" away from that lot line.**
2. We need to know the height of the building [max height = 20 ft]  
**Max height is +/- 11'-0".**
3. We need to know the materials of the building. [i.e. Materials should create a unified architectural façade.]  
**The exterior walls will be wood grain textured "Smartside" attached in a "horizontal" standard "lap" siding fashion. Painted SW 7570 "Egret White" to match existing E.F.I.S. on the main building.**  
**Siding and trim to be the same color.**  
**The roofing material will be corrugated steel panels " Rustic Red" in color. The "Rustic Red" is close to one of the colors used in the Mary's Market sign on the front of the building.**  
**The shed will have only (1) overhead roll up door facing "southeast", white in color.**
4. We need to see that the "Commercial structures shall be separated from parking areas through the use of landscaping and/or walkways."  
**See attached site plan**  
**This shed will be approx. 40'-0" from the existing building.**  
**This shed will be placed on and a nice level "stone" pad and the shed has its own heavy duty wood floor with 4"x 6" runners.**  
**This shed will be set within an existing "grass" landscape area which all surrounding landscaping will remain "grass" with no additional improvements.**  
**This shed will be set near the existing dumpster enclosure and is not blocked by any existing parking spaces.**
5. Will there be lighting on or around the building.  
**See attached site plan – No additional exterior lighting will be required since there is a parking lot light pole just to the "right" of the shed.**
6. Will there be power coming into the building?

**We will be running very minimal power under ground for basic interior lighting.**

7. Will there be a concrete slab or some other type of foundation for the building.

**No concrete slab required, we will install a level “stone” pad to set the shed on, It comes with a heavy duty wood floor with 4”x6” runners.**

8. Is this being built on the existing paved parking lot, or on the unpaved grassy area in the back of the property.

**This structure will be place just off of the existing pavement in an existing “grass” area.**

9. Will this have an effect on or impede the flow of water or drainage in that location. Where is the current flow of water at that location.

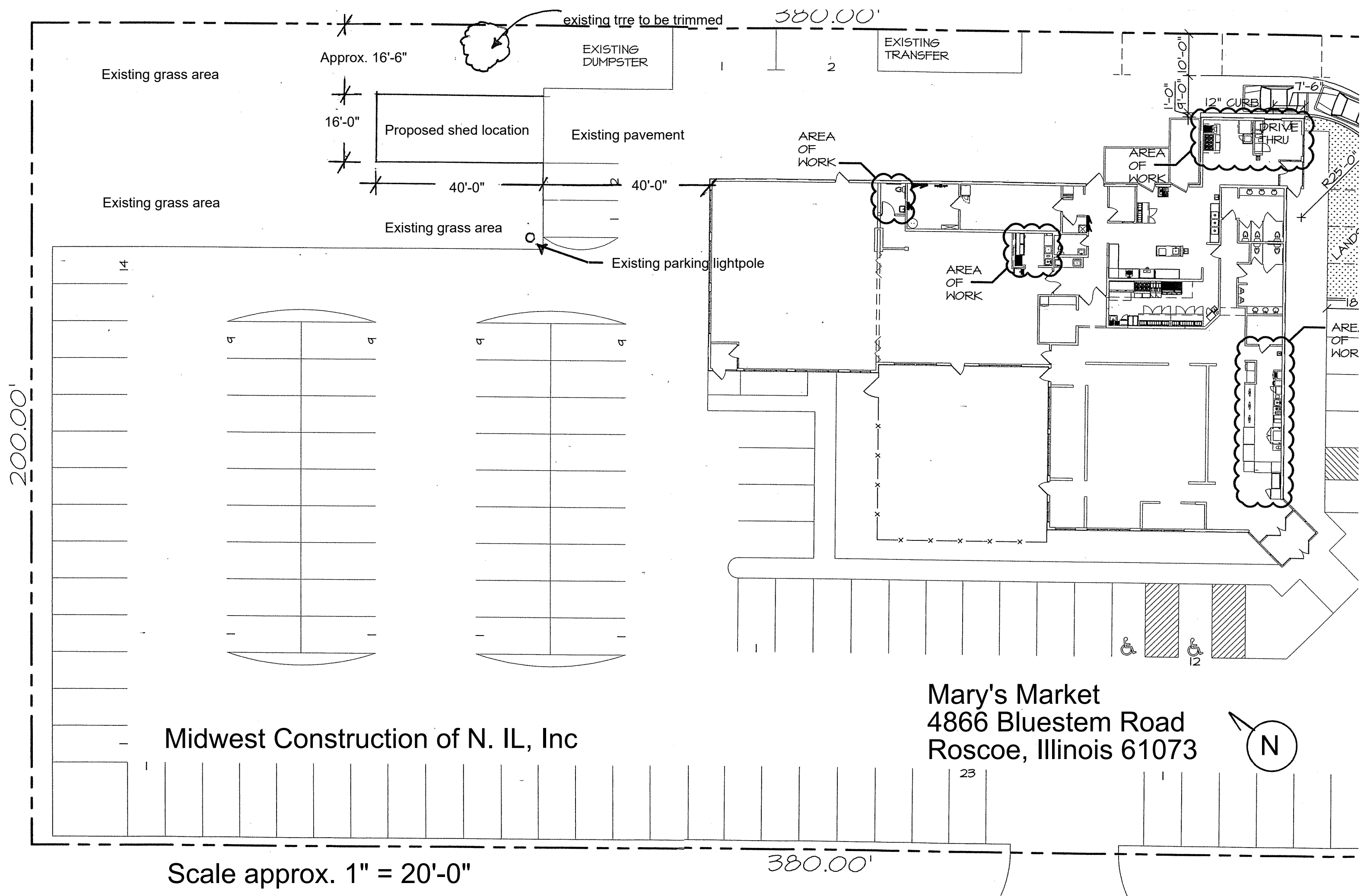
This structure does not impede nor redirect the flow of any storm water.

**I consulted RK Johnson and Associates and from the documents “plats” that we had access to it didn’t seem the shed was going to be placed in any existing easement.  
(The Village of Roscoe my want to do a little research as well.)**

Thanks

Rusty

Midwest Construction of N. IL. Inc.  
11039 Main Street – Unit #1  
Roscoe, Illinois 61073  
Phone: 815-623-5552  
Cell: 815-299-4097





# GARAGE



## STANDARD FEATURES

- 93.5" Sidewall Height
- (1) 9x7 Insulated Panel Door
- (1) 3' Wood Transom Door
- (2) 2x3 Single Pane Windows
- Heavy Duty Floor

## LP & METAL SIDING PRICES

SIZE	PRICE	36 Month RTO	60 Month RTO
12x16	7297	337.82	268.27
12x20	8496	393.33	312.35
12x24	9452	437.59	347.50
12x28	10635	492.36	390.99
12x32	11774	545.09	432.87
14x20	9374	433.98	344.63
14x24	10600	490.74	389.71
14x28	11678	540.65	429.34
14x32	12865	595.60	472.98
14x36	14181	656.53	521.36
14x40	15378	711.94	565.37
16x32	14817	685.97	544.71
16x36	16385	758.56	602.39
16x40	17993	833.01	661.51
16x44	19577	906.34	719.74
16x48	21265	984.49	781.80

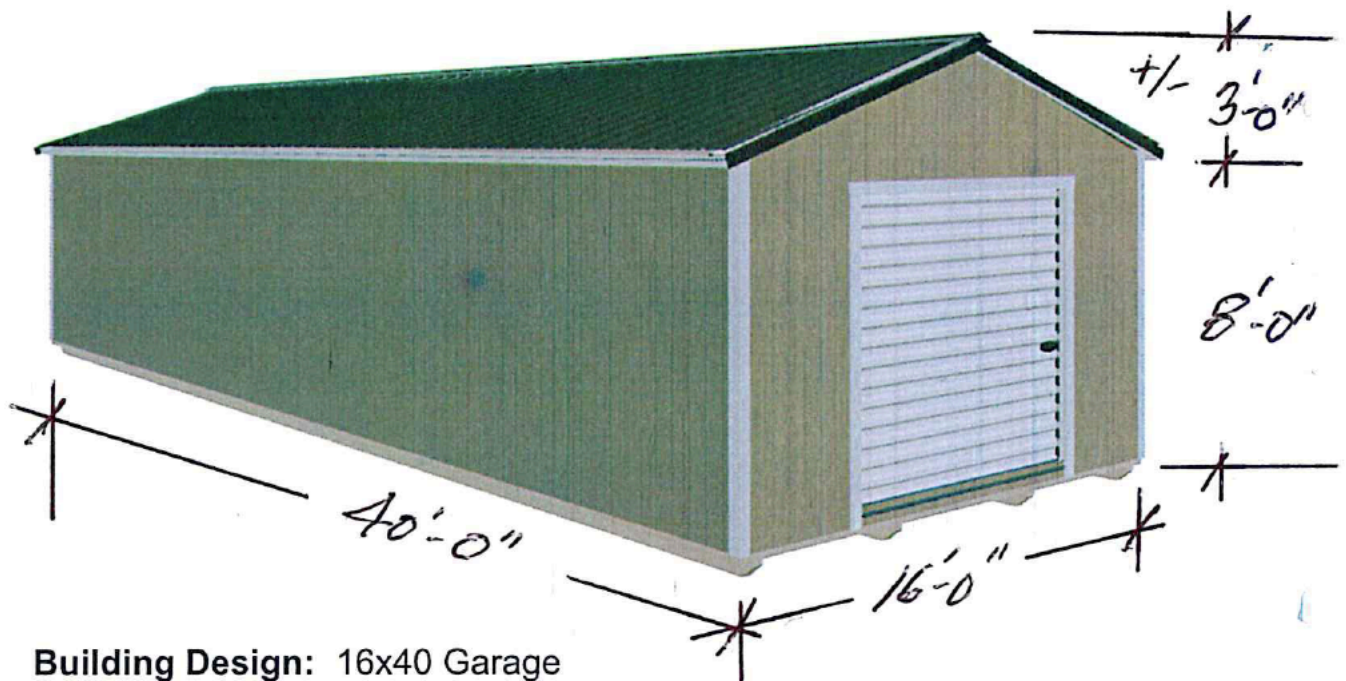
## LP SIDING

## METAL SIDING

## VINYL SIDING



See Dealer For Vinyl Pricing



**Building Design:** 16x40 Garage

**Model:** 16x40x8 A-Frame

**Total Building Price:**

**Sales Tax:**

**Order Total:**



RUSTIC RED



SW 7570  
Egret White

255-C4