

**Zoning Board of Appeals Meeting of August 14, 2024**  
**Application No. ZBA 2024-006**

**Applicant:** DJ Properties, LLC – Dave Koch

**Consultants:** Midwest Construction of N.IL, Inc – Rusty M. Puhl

**Location:** 4866 Bluestem (PIN: 04-29-426-010)

**Requested Action:** Design Review for construction of a 640 SF Accessory Structure (Storage Building)

**Existing Use:** Commercial – Restaurant & Banquet Space [Mary’s Market]

**Proposed Use:** Same

**Existing Zoning:** CPD (Commercial Planned Development)

**Adjacent Zoning:** North: CPD – Residential Multifamily Use  
East: CPD – Commercial Use  
South: CPD – Commercial Use  
West: CPD – Commercial Use

**Report:**  
Mary’s Market restaurant will be reopening as a restaurant, and therefore the applicant is asking to build a stand-alone garage structure that will be used to store extra catering tables and equipment that is currently located in the main building.

Applicant is requesting Design Review and Approval for construction of 640 SF Accessory Structure to serve as a storage building for Banquet tables and equipment from the Mary’s Market catering facility. The construction and colors of the materials will match that of the main building.

**Recommendation:** Staff recommends **Approval** of Design Review for construction of an **640 SF** Accessory Structure at 4866 Bluestem, per the specifications set forth in the application and exhibits.