



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, July 08, 2026
5:30 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- 1. Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **June 10, 2026**.

NEW BUSINESS

- 2. ZBA 2026-011: Design Review for a 440 SF Deck Addition with ADA Accessible Ramp located at 11087 Main Street** (PIN: 04-33-251-002).

Applicant CB Main LLC (Chris Rini)

OLD BUSINESS

- 3. ZBA 2026-010: Withdrawal of Application** Notification that the applicant, Capo Construction LLC (Ken Salah), and owner, Jon Chapman have withdrawn the request for a Planned Unit Development (PUD) General Development Plan (GDP) for property located at 5745 McDonald Road. - **No further action required.**

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, June 10, 2026
5:30 PM

CALL TO ORDER

Chairman Butera called the meeting to order at 5:31 pm.

ROLL CALL

PRESENT

- Chairman Richard Butera
- Member Laura Baluch
- Member Carla Jorgenson
- Member Brooke Schlichting
- Member Teresa Skridla
- Member Melissa Smith
- Member Daniel Spinazzola

Tom Green Village Attorney

Hillary Rottman Zoning Consultant Vandewalle

Jay Alms Chief of fire

Kimberly Garza Village Clerk

APPROVAL OF MINUTES

- 1. Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **May 13, 2026.**

Chairman Butera entertained a motion for the approval of minutes.

Motion was made by ZBA Member Baluch, second by ZBA Member Skridla. Voting yes: ZBA Members Spinnazola, Baluch, Butera, Schlichting, Smith, Skridla, Jorgenson 7-0-0.

NEW BUSINESS

2. ZBA 2026-010: Public Hearing and Recommendation for approval of a **Planned Unit Development (PUD) General Development Plan (GDP)** for a portion of the property commonly known as **5745 McDonald Road (PIN: 08-04-451-003)**

Applicant Capo Construction LLC (Ken Salah)

Hillary Rottman Zoning Consultant presented a report recommending approval of a General Development Plan (GDP) for a Planned Unit Development (PUD) at 5745 McDonald Road. The proposal would develop approximately 6.65 acres of the 10-acre property into a 57-unit residential community consisting of duplexes and three- and four-unit townhomes, while the remaining 3.59 acres containing the existing single-family home would be separated from the development. The property is already zoned RM (Multifamily Residential), meaning multifamily housing is already a permitted use, and the request is primarily to establish a customized PUD zoning district that allows flexibility from certain zoning standards, including smaller lots, reduced setbacks, and modified lot dimensions. The development would include two access points from McDonald Road, private internal streets, stormwater detention facilities, and would require a future subdivision to create individual lots for each dwelling unit.

Hillary explained that the PUD process occurs in three stages: the concept plan, which has already been completed; the current General Development Plan stage, which establishes the zoning framework; and a future Specific Implementation Plan (SIP), which will review detailed engineering, architecture, landscaping, utilities, traffic, and site design before construction can proceed. She emphasized that approval of the GDP does not constitute final approval of the project but instead establishes the overall development concept, with substantial technical review still required.

Hillary concluded that the proposal is consistent with the Village Comprehensive Plan, which designates the property for high-density residential use, and that it is not expected to negatively affect surrounding properties or public infrastructure. Staff noted that the proposed density of approximately 8.6 dwelling units per acre is considered moderate density and would help expand housing choices within the village while addressing ongoing housing demand and improving the financial feasibility of residential development in light of rising land, infrastructure, and construction costs. Hillary also stated that additional residents would support local businesses and strengthen the village's tax base. Staff recommended approval of both the General Development Plan and the zoning map amendment from RM Multifamily Residential to PUD, subject to numerous conditions, including preparation of a final subdivision plat, submission of a Specific Implementation Plan, completion of traffic and engineering studies, coordination with the fire department, installation of pedestrian connections, landscaping and architectural review, provision of patios or decks for each dwelling, and compliance with all applicable village ordinances unless specifically modified through the PUD process.

OLD BUSINESS

No Old Business.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Ken Salah and Nicholas Becker presented plans to rezone the property for a 57-unit, owner-occupied luxury townhome development, arguing it would be a lower-density alternative to the apartment complex currently allowed under RM zoning. The proposal includes high-quality homes priced between

\$275,000 and \$325,000, private roads maintained by an HOA, and existing utility access. After answering questions about the project, construction quality, and rental restrictions, the board opened the hearing for public comment.

During the public comment portion of the hearing, the overwhelming majority of speakers voiced opposition to the proposed 57-unit townhome development. John Chapman, the property owner and seller, explained that the project had evolved from an initial proposal of 68 units to 54 units and now 57 units, stating that while he believed the developer would build a quality project, he regretted the situation and apologized to concerned neighbors. Jimmy Sornells raised concerns about increased traffic, particularly near McDonald Road, Culver's, and Illinois Route 251, arguing that the area is already heavily congested and that additional development would worsen existing problems. Rebecca Carlson echoed those concerns, urging the board to delay any decision until the traffic study was completed and suggesting that fewer single-family homes would be more appropriate for the site. Angela Nelson, who lives across from the property, also cited traffic, pedestrian safety along the nearby bike path, parking, and the overall density of the proposal as major concerns.

Additional speakers continued to express concerns about the project's compatibility with the surrounding neighborhood. Marie Abel opposed the number of units proposed behind her property and questioned whether additional traffic would be directed onto Country Court. Jean Edie emphasized the already difficult traffic conditions at McDonald Road and Illinois Route 251 and expressed concerns about the safety of children and cyclists using the bike path. Jim Powers questioned whether local schools had sufficient capacity to accommodate additional residents and stated that he had not heard enough positive information to support the project. Donna Cummins raised concerns about the compact layout, dead-end streets, emergency access, and the amount of development on the site. Rob Baxter acknowledged the professionalism of the developer's presentation but argued that 57 units on 6.65 acres was too dense and urged the board to complete the traffic study before making a decision. Finally, AnnMarie Cox questioned who would bear the cost of any roadway improvements needed to accommodate the increased traffic and emphasized the need for more detailed transportation planning before the project proceeds.

The Chairman Butera opens this section of the meeting by closing public comment and inviting the applicants back to respond to questions raised. ZBA Member Baulch immediately asks for clarification on when the traffic study will be completed. Mr. Sala responds that the traffic study is expected "by next week." Nicholas Becker clarifies that the Traffic Impact Analysis (TIA) will focus on access points to the property off McDonald Road, including ingress/egress design and potential improvements such as turn lanes and restricted access points. ZBA Member Smith expresses concern that the study may be too limited because the nearby intersection is already dangerous. Tom Green Village Attorney explains that the TIA is required and will guide final access design and safety-related improvements during the site improvement phase.

The discussion then moves to density and zoning interpretation. A ZBA Member Spinazola questions how the proposed unit count compares to what zoning allows. Mr. Becker explains that the zoning district could theoretically support a much higher number of units based on lot area calculations, but the current proposal is significantly reduced in density. He adds that they are not pursuing maximum allowable density and have instead shifted toward duplexes and for-sale townhomes rather than apartments, largely due to infrastructure costs and project feasibility. Hillary Rottman Zoning Consultant further explains how density is calculated using square footage per unit rather than bedroom counts or occupancy limits.

Later, Chairman Butera raise concerns about parking, especially guest parking. Nicholas Becker explains that each unit would include a two-car garage and driveway parking, with additional guest parking being considered during the Site Improvement Plan (SIP) phase. Chairman Butera pushes back, saying the development needs a more complete visitor parking plan given the number of units. The Mr. Becker acknowledges this concern and agrees it will be addressed in later design stages.

Finally, ZBA Member Jorgenson asks whether the developer would consider a single-family alternative if the traffic study does not support the current proposal. The Mr. Sala responds that it would depend on infrastructure costs and whether the project remains economically viable. Hillary Rottman notes that alternative zoning approaches could be considered but would change the structure of the proposal. The Chair/Board and members discuss process steps, and ZBA Member Baluch motions to (lay over) the item and extend the public hearing pending completion and review of the traffic impact study. second by ZBA Member Spinnazola. Voting yes: ZBA Members Skridla, Schlichting, Butera, Jorgenson, Smith, Spinnazola, Baluch 7-0-0.

ADJOURNMENT

Chairman Butera asked for a motion to Adjourn the meeting.

Motion was made by ZBA Member Spinnazola, second by ZBA Member Baluch. Voting yes: ZBA Members Baluch, Butera, Smith, Jorgenson, Schlichting, Skridla, Spinnazola 7-0-0.

Meeting Adjourned at 6:55 pm.

Zoning Board of Appeals Meeting of July 8, 2026**Application No. ZBA 2026-011**

Applicant: Chris Rini, CB Main LLC (Roscoe Chiropractic Centre)

Location: 11087 Main Street (04-33-251-002)

Requested Action: Approval of Design Review for Exterior Alterations

Existing Use: Personal Service

Proposed Use: Personal Service

Existing Zoning: MS-C, Main Street-Core, Commercial District

Adjacent Zoning: North: MS-C, Main Street-Core, Commercial District
East: R1, One-Family Residential
South: MS-C, Main Street-Core, Commercial District
West: MS-C, Main Street-Core, Commercial District

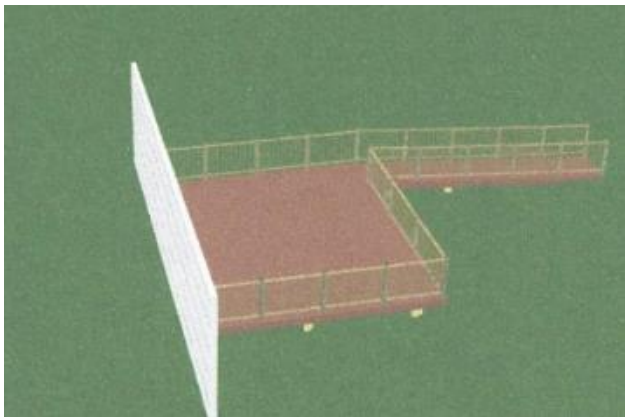
Description: The applicant is requesting Design Review approval to construct a new deck and ADA-compliant access ramp on the rear elevation of the building. The proposed improvements will provide an accessible route to the building and enhance the functionality of the existing rear access area.

Building Design: The subject property is 1.02 acres in size and is developed with an existing one-story principal building and an accessory structure. The proposed project includes the construction of a 22-foot by 20-foot deck and a 24-foot by 4-foot wood access ramp at the rear of the building. The property contains an established use, and the proposed improvements are limited to modifications at the rear of the existing structure. The MS-C District does not require minimum side or rear setbacks; however, the proposed improvements exceed any applicable setback requirements. The Main Street District design standards are focused on new uses, new principal structures, and front-facing building facades. Based on the submitted plans, the proposed improvements are consistent with applicable code requirements and design standards.

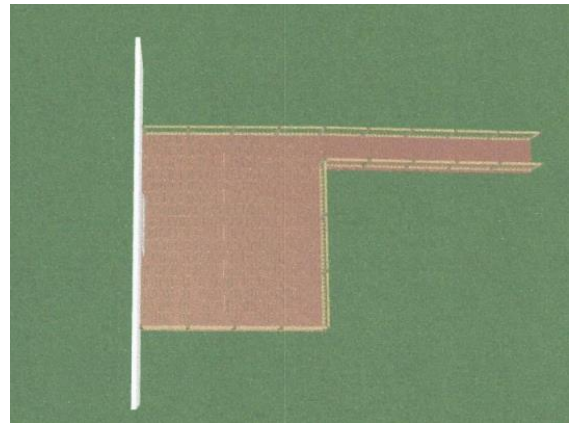
Site Plan



 = Deck and Ramp Location

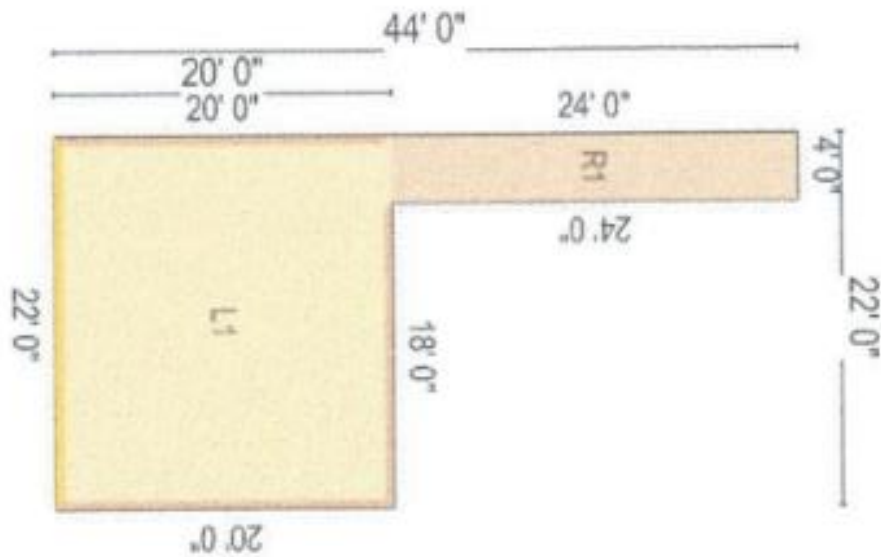


Side View



Aerial View

Deck and Ramp Dimensions



Engineering Comments: Engineering has no concerns with the proposed project but requests that the applicant incorporate pavement striping into the project.

Design Review Procedure: Design Review evaluates and approves the design of proposed buildings or development projects to ensure they comply with established design standards and zoning requirements. Under Section 15-776 of the Zoning Ordinance, all land development and construction of nonresidential projects are required to undergo design review approval. The Zoning Board of Appeals (ZBA) is responsible for either approving, disapproving, or requesting revisions to the proposed development. A concurring vote of at least four ZBA members is necessary to grant or deny the application.

Staff Recommendation: Staff recommends approval of the Design Review for exterior alterations to the existing building within the MS-C, Main Street Core zoning district at 11087 Main Street, subject to the following conditions:

1. The applicant shall install the materials that have been reviewed and approved by the Zoning Board of Appeals.
2. The applicant shall obtain all necessary building permits.
3. The applicant shall install pavement striping within the parking lot in accordance with all applicable City ordinances (Sec. 15-617. - Design standards, access aisle, and space requirements).

**APPLICATION FOR DEVELOPMENT APPROVAL:
DESIGN REVIEW AND APPROVAL**

This form is to be used for all Design Review applications to be heard by the Village of Roscoe. Failure to complete this form properly will delay its consideration.

PART I. GENERAL INFORMATION

A. Project Information




- Project/Owner Name: Chris Rini / CB Main LLC
- Project Location: 11087 Main St, Roscoe, IL 61073
- Brief Project Description:
Deck With ADA Access Ramp

4. Project Property Legal Description:

04 - 33 - 251 - 002
BEG SELY COR CORNWELL TR AT C/L HWY TH NWLY AIG C/L
137.75 FT TH NELY 356.9 FT TH SLY 154.15 FT TH SWLY 287.72
FT TO C/L HWY & POB PT N 1/2 SEC: 33 TWP: 046 RANGE:
002 ACRES: 1.02

5. Project Property Size in Acres and Square Feet: 1.02 Acres 44431.20 Sq Feet

B. Owner Information

- Signature: 
- Name: Chris Rini
- Address: 11087 Main St, Roscoe, IL 61073
- Phone Number:  Fax: _____ Email: 

C. Agent Information (Designation of an agent to act on behalf of the owner is optional.)

- Signature: _____
- Name: _____
- Address: _____
- Phone Number: _____ Fax: _____ Email: _____

Official Use Only					
ZBA Pre-App Date _____	ZBA Date(s) _____	Zoning District _____			
App Date _____	CA Date(s) _____	Com Date(s) _____	Comp Plan _____		
ZBA Approved _____	Approved with conditions _____	Denied _____			
CA Approved _____	Approved with conditions _____	Denied _____			

PART II. APPLICATION REQUIREMENTS

The materials required to be included with an application for a Design Review are the minimum necessary to submit a complete application. Village staff, consultants, review agencies, commissions, and boards may require additional materials as necessary to fully evaluate the proposed project. A pre-application conference with Village staff is required. At the meeting, the ZBA may add or delete items from this list as they deem appropriate. All information, including this application form, must be submitted electronically in either a PDF or Word format to the email address noted below the table. If the combined file size exceeds 10MB, a Dropbox or zip file must be used.

Official Use Only

Item # ^(a)	Application Material	Initial Application		Revisions		Second Set of Revisions	
		Required Materials	# Copies Received	# Copies Required	# Copies Received	# Copies Required	# Copies Received
1.	Completed Development Application	X					
2.	Project Narrative	X					
3.	Basic Application Fee	X					
4.	Agreement for Reimbursement of Professional Consulting Fees	X					
5.	Proof of Ownership	X					
6.	Agent Affidavit	X					
7.	Property Owners within 250 feet	X					
8.	General Location Map	X					
9.	Survey / Legal Description (To include: easements, covenants, and any other restrictions on property)	X					
10.	Site Plan (To include: landscape plan, parking plan, common spaces, etc.)	X					
11.	Building Elevations	X					
12.	Floor Plans	X					
13.	Roof Plan	X					
14.	Color Rendering	X					
15.	Photographs of Existing Property and Area	X					
16.	Village Utility Impact Calculations and Report*	*					
17.	Preliminary Utility Improvement Plans*	*					
18.	Utility Letters*	*					
19.	Traffic Study*	*					
20.	IDOT Permit for Work*	*					
21.	Professional economic analysis*	*					

*= if Village staff deems necessary for analysis and approval.

Submit all of the above electronically to: permits@villageofroscoe.com.

If you have any questions, please contact the Village Hall at 815-623-2829.

PART III. SITE DATA TABLE

Please fill in the following table with information about the site.

	<u>Existing</u>	<u>Proposed</u>
<u>Lot Size</u>	1.5 acres	
<u>Lot Coverage (List as both a square footage and a percentage)</u> This includes all buildings and structures located on a lot.	Total Structures 4,370 Sq. Ft 9.8%	440 sq foot deck 4810 Sq Ft with deck 10.8% Total
<u>Front Yard Setback</u>		
<u>Side Yard Setbacks</u>		
<u>Rear Yard Setback</u>		
<u>Height of Tallest Structure</u>	N/A	N/A
<u>Number of Dwelling (for residential projects)</u>	N/A	N/A
<u>Total Building Area by Floor (for non-residential projects)</u>	N/A	N/A

<u>Total Number of Parking Spaces Enclosed and Surface</u>	No change	
<u>Number of Parking Spaces per Unit (for residential projects)</u>	N/A	
<u>Number of Parking Spaces per 1,000 sq. ft. of Building Area (for non-residential projects)</u>	N/A	

PART IV. JUSTIFICATION OF THE PROPOSED DESIGN REVIEW

Please answer all questions, but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers.

1. How are the plans, designs, and/or proposals for the proposed Design Review in harmony with the purposes, goals, objectives, policies and standards of the Village of Roscoe Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

An ADA accessible ramp and deck are being added.

-
2. How does the proposed Design Review provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site?

It will be enclosed by an existing 6 foot fence

-
3. How are fences, walls, barriers and/or landscaping arranged in the proposed Design Review to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants?

The existing 6 foot fence is already in place

-
4. How is the proposed Design Review designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property?

It won't be visible due to existing privacy fence

5. How are all of the elements of the proposed Design Review designed and arranged so that they exist harmoniously with nearby existing and anticipated development? Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors.

The ADA ramp and associated deck will be an aesthetically pleasing addition to the backyard although blocked by an existing privacy fence:

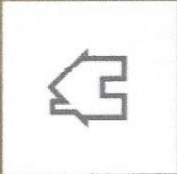
-
6. How are noxious emissions or conditions not typical of land uses in the underlying zoning district associated with the proposed Design Review effectively confined so as not to be injurious or detrimental to nearby properties?

N/A

-
7. Are there any uses that need to be permitted by exception? Are they necessary or desirable and appropriate with respect to the primary purpose of the development and not of such a nature, or so located, as to exercise a detrimental influence on the surrounding neighborhood? Explain.

N/A

Deck
Proposed



Item # 2.



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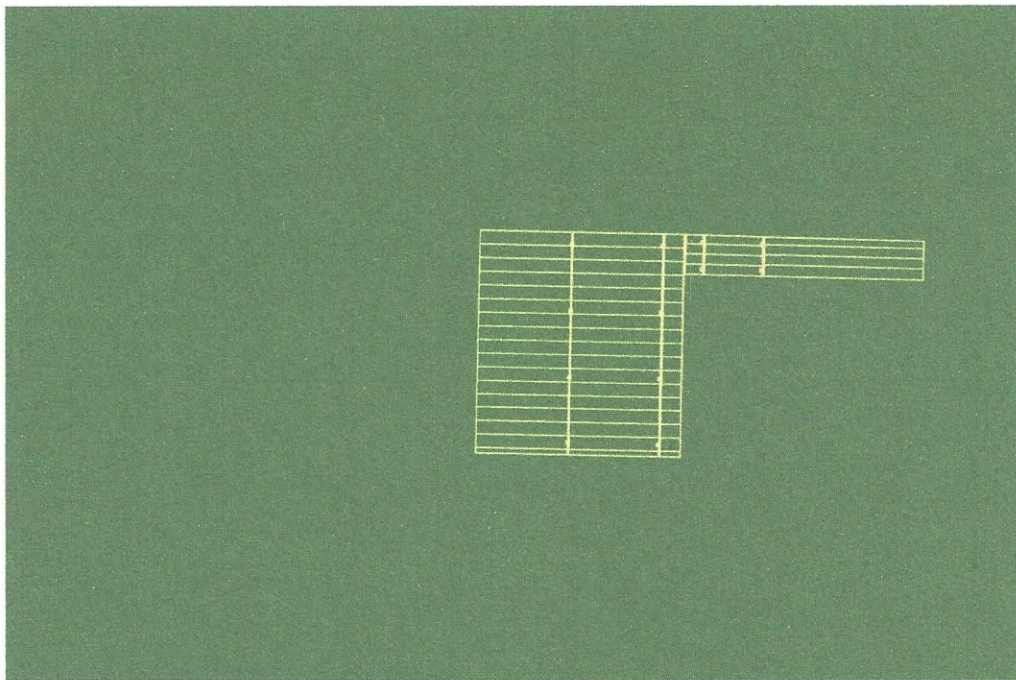
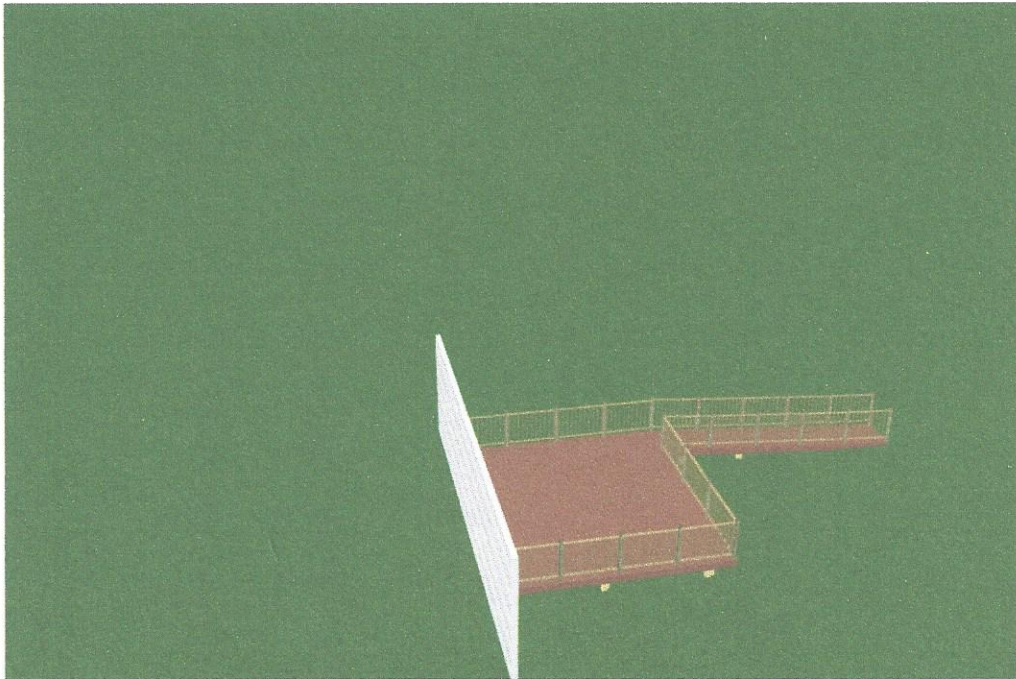
Date: 6/09/2026 - 4:58 PM
Design ID: 324955098261
Estimated Price: \$9,187.74

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

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How to recall and purchase your design at home:



- OR
1. On Menards.com, enter "Design & Buy" in the search bar
 2. Select the Deck Designer
 3. Recall your design by entering Design ID: 324955098261
 4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 324955098261 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

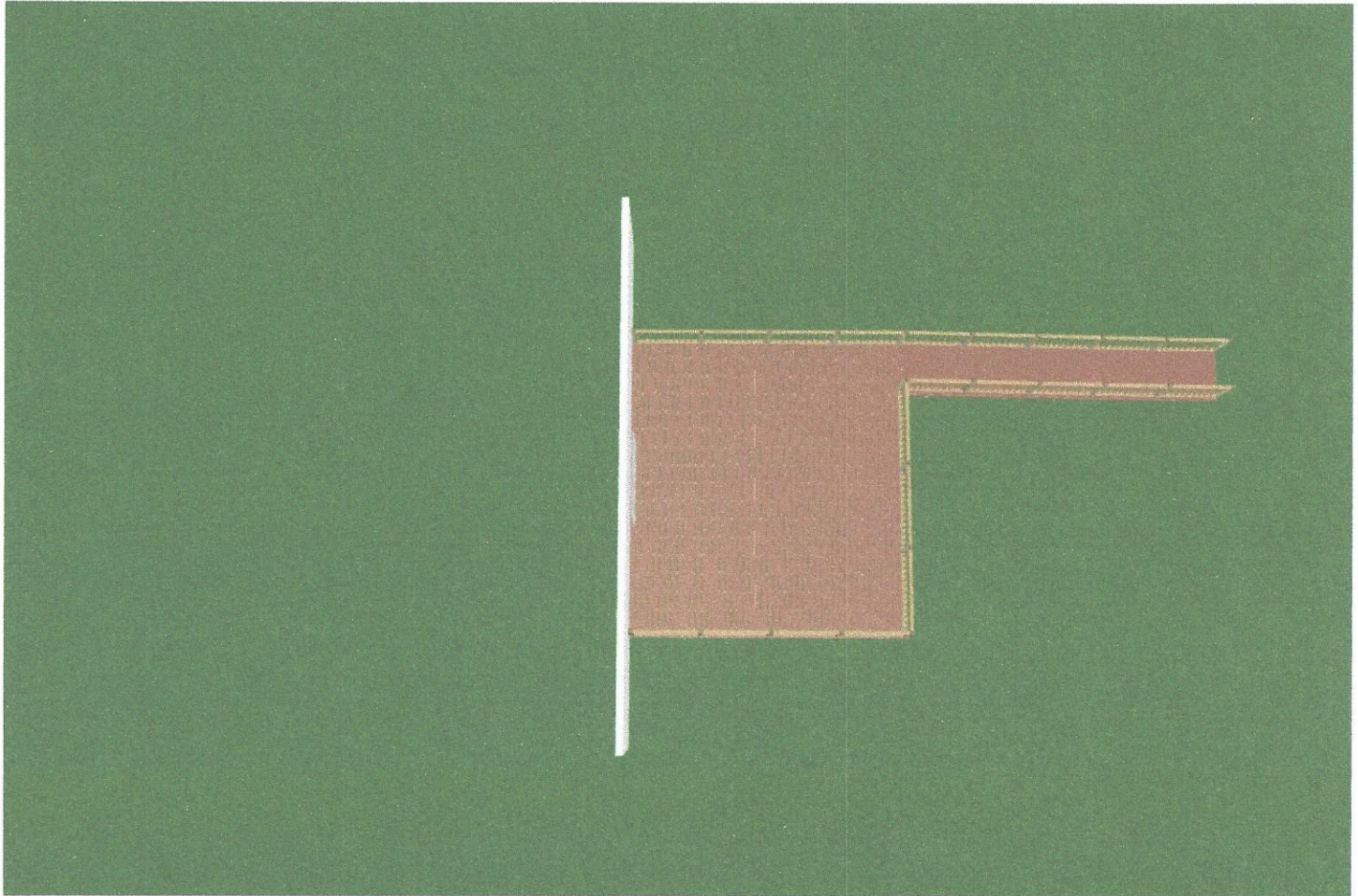


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

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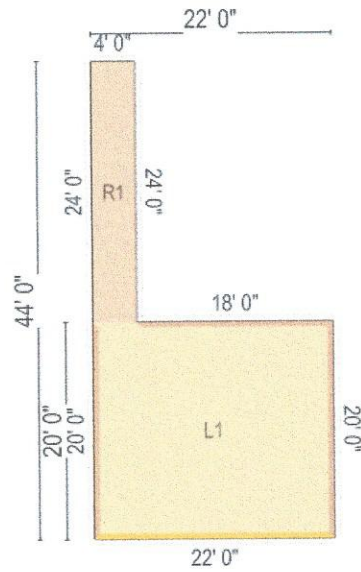
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Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

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Framing

Framing Material Type:	AC2 Green Treated
Joist:	2x8
Beam:	2x8
Framing Post:	6x6 Framing Post
Footing:	16" Poured Footing
Footing Depth:	48" Footing Depth
Incline Footing:	4 x 8 x 16 Solid Construction Block
Ledger Board Fastener Type:	FastenMaster® LedgerLOK®
Deck Tension Kit:	Yes
Structural Hardware:	Galvanized
Structural Hardware Fastener Type:	Joist Hanger Fastener Nail
Cladding Material Type:	Triumph Cladding
Cladding:	Pecan Cladding

Railing

Railing Material Type:	AC2 Railing
Railing Style:	Traditional Railing
Spindle:	2x2x36 Square
Handrail:	2 x 4 Handrail
Railing Post:	4 x 4 x 54 AC2 Treated Chamfered Deck Post
Mounting Hardware:	FastenMaster® ThruLOK®

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Level 1

Height off the ground: 2' 1"
Width: 22' 0"
Length: 20' 0"
Joist Spacing: 16" On Center
Load Rating: 40 lbs
Cladding Placement: Cladding Covers Deck Board Edge

Ramp 1

Height off the ground: 2' 1"
Width: 4' 0"
Length: 24' 0"
Slope: 1/12

Decking

Deck Board Material Type: UltraDeck Triumph®
Deck Board: Pecan
Deck Board Fastener: UltraClip Hidden Fastener Deck Clip

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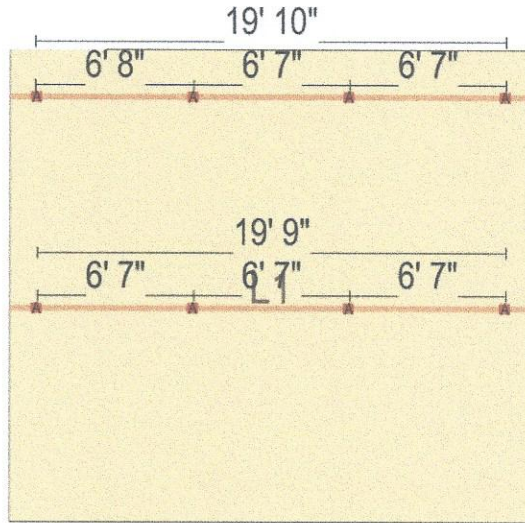
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L1 - Posts and Footings



Dimensions displayed are from center of post to center of post.

L1 - Framing Posts

Label	Post Size	Count
A	6 x 6	8

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R1 - Posts and Footings



Dimensions displayed are from center of post to center of post.

R1 - Framing Posts

Label	Post Size	Count
A	6 x 6	4

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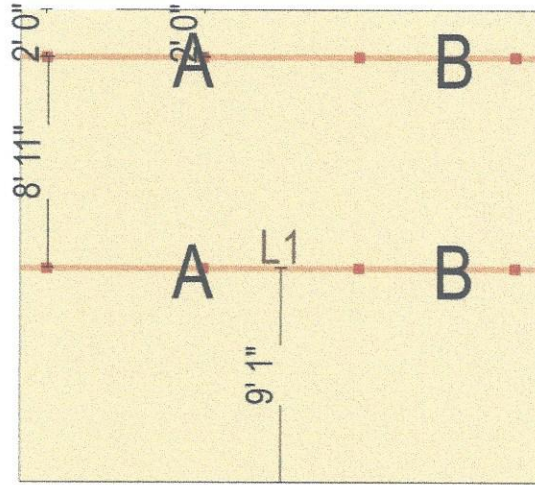
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Design & Buy™
 DECK

L1 - Beams



2 boards nailed together is 2 ply

L1 - Lumber: 2 ply - 2 x 8 AC2

Label	Length	Count
A	14' 4"	2
B	7' 9"	2

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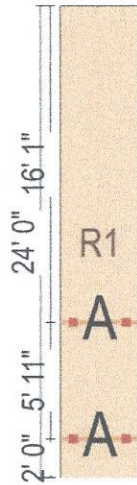
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Design & Buy™
DECK

R1 - Beams



2 boards nailed together is 2 ply

R1 - Lumber: 2 ply - 2 x 8 AC2

Label	Length	Count
A	4' 0"	2

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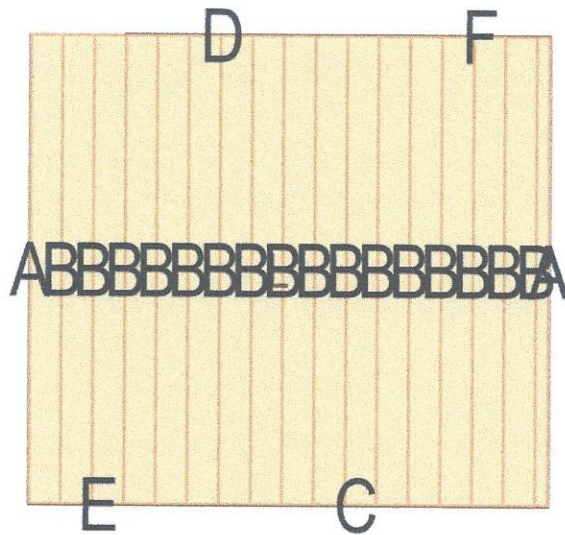
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Design & Buy™
 DECK

L1 - Joists



Lumber: 2 x 8 AC2
Joist Spacing: 16" on center

Label	Length	Count	Usage
A	20' 0"	2	Rim Joist
B	19' 9"	16	Internal Joist
C	16' 0"	1	Ledger Joist
D	16' 0"	1	Rim Joist
E	5' 9"	1	Ledger Joist
F	5' 9"	1	Rim Joist

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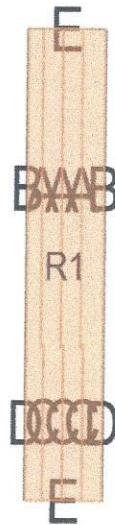
Date: 6/09/2026 - 4:58 PM
 Design ID: 324955098261
 Estimated Price: \$9,187.74

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Item # 2.

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 DECK

R1 - Joists



Lumber: 2 x 8 AC2
Joist Spacing: 12" on center

Label	Length	Count	Usage
A	16' 2"	3	Internal Joist
B	16' 0"	2	Rim Joist
C	7' 11"	3	Internal Joist
D	7' 10"	2	Rim Joist
E	4' 0"	2	Ledger Joist

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Date: 6/09/2026 - 4:58 PM
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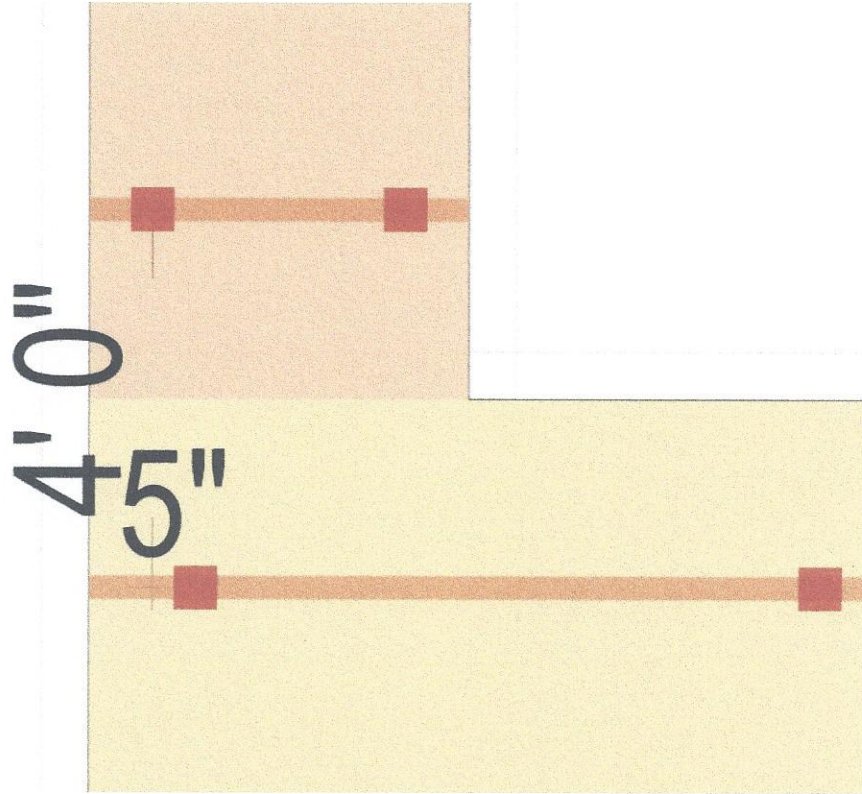
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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L1 Post To R1 Post



Dimensions displayed are from center of post to center of post.

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L1 - Railing Posts

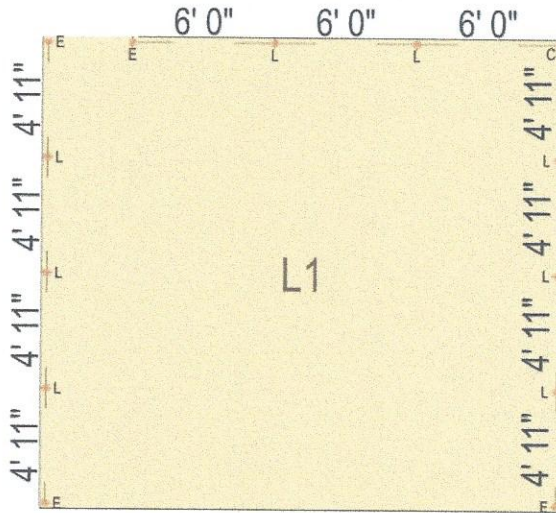


Illustration does not represent all available railing post placement options. Railing post dimensions are on center.

L1

Label	Count
E - End Post	2
E - End Post	2
L - Line Post	8
C - Corner Post	1

Date: 6/09/2026 - 4:58 PM
Design ID: 324955098261
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R1 - Railing Posts

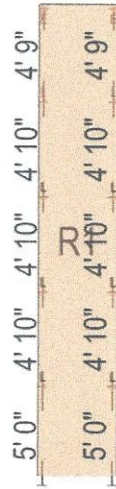


Illustration does not represent all available railing post placement options. Railing post dimensions are on center.

R1

Label	Count
E - End Post	2
L - Line Post	8

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Date: 6/09/2026 - 4:58 PM
Design ID: 324955098261
Estimated Price: \$9,187.74

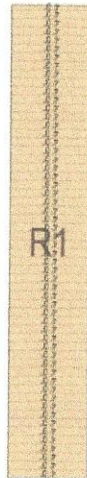
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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R1 - Deck Boards



Decking over 240" is shown as one length and decking must be spliced - multiple lengths of decking may be estimated. The deck board lengths and/or quantities may need to be adjusted based on framing or the deck board splice pattern you prefer. Please review the deck board lengths and quantities prior to the start of your project. A divider board may be added to improve the look and eliminate splices. To add dividers, recall the design and add a divider on the Design>Decking tab in the program.

Deck Board

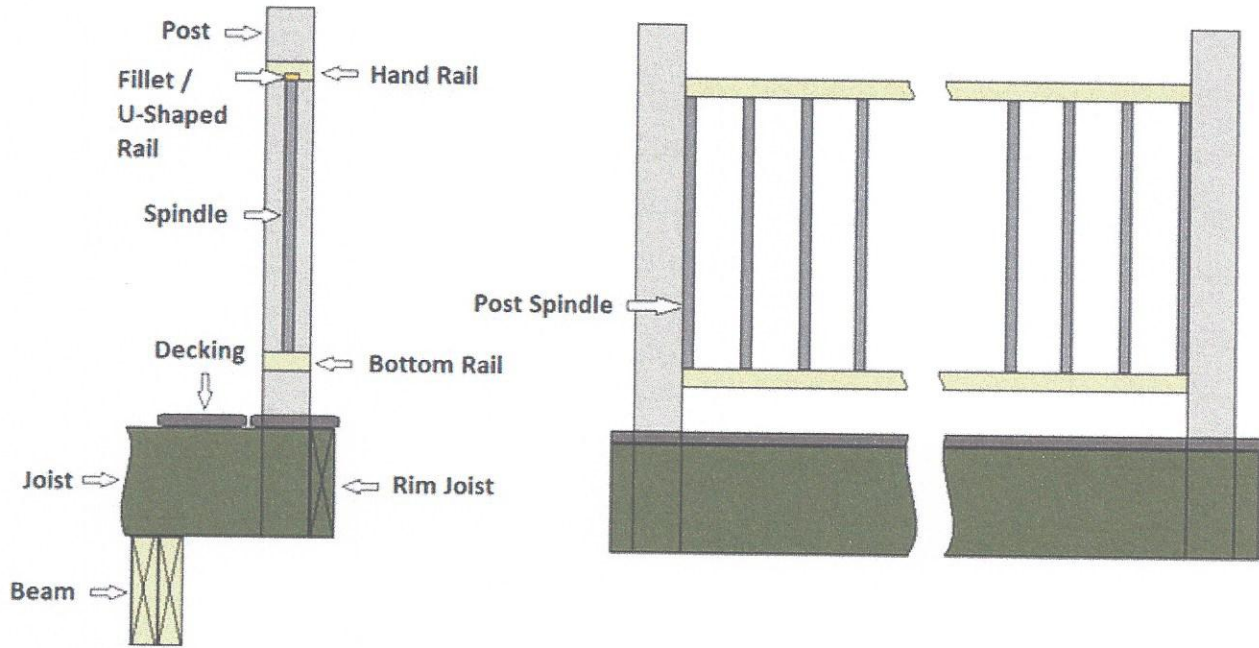
Length	Count
4' 0"	56

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**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Traditional Railing



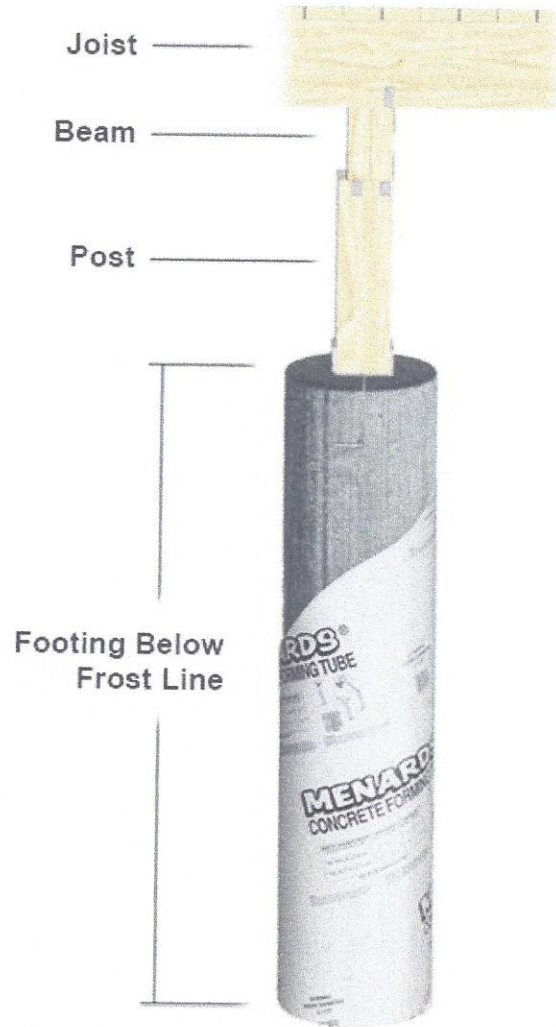
Date: 6/09/2026 - 4:58 PM
Design ID: 324955098261
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Item # 2.

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DECK

Typical Framing and Footing



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20' x 22' DECK WITH RAILING
AND 24' x 4' RAMP

TREATED LUMBER, 2x8 JOISTS 2' o.c.
WITH 5/4' x 6" DECKING, RAILING WITH
3/4" ROUND SPINDLES, TREATED LUMBER
TOP & BOTTOM.

MATERIAL APPROX COSTS 3000⁰⁰
+ 200⁰⁰ IF 20' 5/4x6 USED

LABOR APPROX 1500⁰⁰

IF MAN-MADE MATERIAL USED

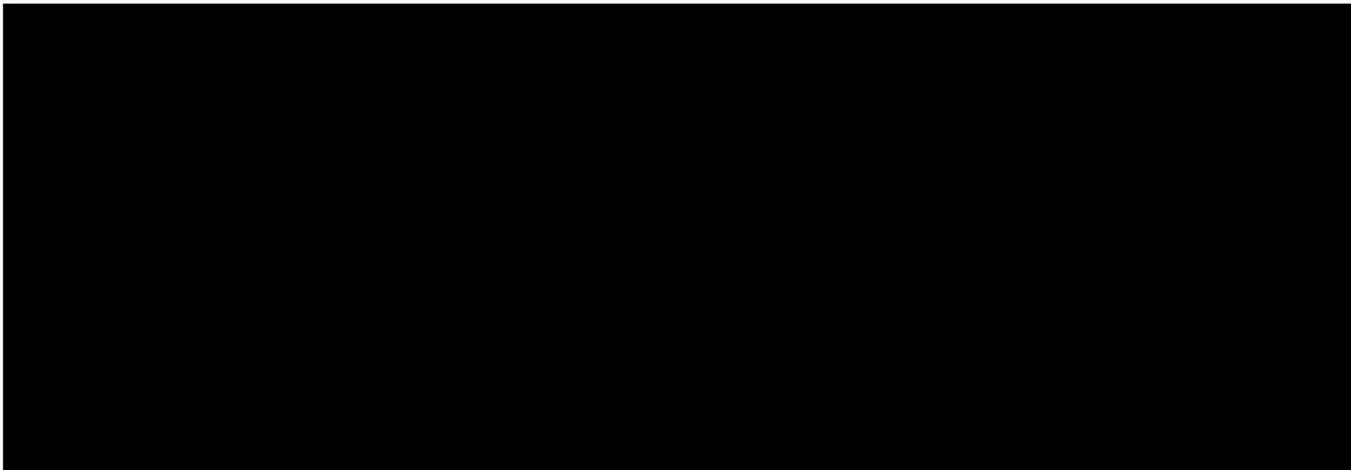
COSTS WOULD BE 35% or 50% MORE -
APPROXIMATE 4000⁰⁰ IN MATERIAL
AND 250⁰⁰ IN LABOR

To the Village of Roscoe,

I, Ken Salah, aka Capo Construction LLC, withdraw the application for a Planned Unit Development (PUD) General Development Plan (GDP) for a portion of the property commonly known as 5745 McDonald Road (PIN: 08-04-451-003).

Best regards,

Ken Salah
Capo Construction LLC



To the Village of Roscoe,

I, Jon P. Chapman, withdraw the application for a Planned Unit Development (PUD) General Development Plan (GDP) for a portion of the property commonly known as 5745 McDonald Road (PIN: 08-04-451-003).

Please feel free to contact me at [REDACTED] should you have any questions or require further information.

Best regards,

[REDACTED]

Jon P. Chapman

[REDACTED]
[REDACTED]