



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, November 13, 2024
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 **October 9, 2024**.

NEW BUSINESS

- 2. ZBA 2024-012: Public Hearing** for a **Map Amendment from the UT: Urban Transition District to the IL: Light Industrial District** for a property commonly known as **13000 & 13019 N. 2nd Street** (PIN: 04-21-151-004 & 04-21-151-005).
[Applicant: Rogue Event Rentals LLC]
- 3. ZBA 2024-013: 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]
- 4. ZBA 2024-014: Design Review** for Approval of an **ADA Accessible Ramp** located at **10915 Main Street** (PIN: 04-33-404-001).
[Applicant: Matt Nichols]
- 5. ZBA 2024-015: Public Hearing** for a **Text Amendment** revising the Village of Roscoe Zoning Ordinance **Sections 15-516, 15-517 and 15-752** relating to **Accessory Buildings and Accessory Structures**.
- 6. ZBA 2024-016: Public Hearing** for a **Text Amendment** revising the Village of Roscoe Zoning Ordinance **Section 15-555 and 15-409** relating to **Solar Energy Collection Systems**.

OLD BUSINESS

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, October 09, 2024
5:30 PM

CALL TO ORDER

The meeting was called to order at 5:30pm by Chair Durstock.

ROLL CALL

PRESENT

Chairman Jay Durstock
Member Laura Baluch
Member Dayne Mead
Member Ryan Swanson
Member George Wagaman

ABSENT

Member Brad Hogland
Member Melissa Smith
Village Clerk Stephanie Johnston

STAFF

Josef Kurlinkus - Village Administrator
Evan Hoier - Zoning Administrator (Vandewalle & Associates)

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **September 11, 2024**.

Motion: A motion was made to approve the Minutes of the **September 11, 2024 ZBA Meeting**.

Motion made by Member Baluch, Seconded by Member Wagaman.

There were no additions or corrections.

Voting Yea: Chairman Durstock, Member Baluch, Member Mead, Member Swanson, Member Wagaman

Minutes approved 5-0-0.

NEW BUSINESS

2. ZBA 2024-009: **Design Review** for Approval of a **5,616 SF Storage Building** located at **5313 Ross Lane** (PIN: 04-28-377-006).

[Property Owner: Forest City Gear Co. (Fearless Fred LLC)]

Applicant Jared Lyford, Director of Operations for Forest City Gear and Dwight Bond from Morton Buildings introduced the project, explaining construction of the 5,616 square foot building is needed due to space constraints at the Forest City Gear manufacturing facility. They stated that they need a climate controlled building for storage of materials, and that there will be no employees at building.

Mr. Hoier presented the staff report , noting that the building would be permitted under light industrial use and meets most of the bulk requirements for the district. He explained that the Forest City Gear property has multiple parcels, which has caused some confusion and complications in the development process. However, Forest City Gear does own all of the surrounding parcels, and intends to consolidate the parcels in the near future.

The only issue is the landscaping plan the landscaping plan, which does not meet the technical sections of the landscape sections of the code. Mr. Hoier suggested that the ZBA may wish to consider being more lenient on this requirement, and making its compliance a condition of the approval.

MOTION: A motion was made by Member Mead, Seconded by Member Baluch to approve of a **5,616 SF Storage Building** located at **5313 Ross Lane** (PIN: 04-28-377-006) subject to the two conditions identified in the staff report.

Voting Yea: Chairman Durstock, Member Baluch, Member Mead, Member Swanson, Member Wagaman

Motion Approved: 5-0-0

3. ZBA 2024-010: **Design Review** for Approval of a **160 SF Accessory Storage Structure** located at **4767 Bluestem Road** (PIN: 04-29-428-004).
[Property Owner: Tony Pipitone (Little Mariano Inc.)]

The Application was presented by Applicant John Beeman - representing property owner Tony Pipitone. Mr. Beeman explained that the request is to build a 160 square foot accessory storage structure at 4767 Blue Stem Road. The structure will be a steel shed built on 10 inch piers, with a total height of 14 feet.

Mr. Hoier presented the staff report, and stated that this projects meets all requirements of the Village's Zoning Code. He recommends approval with the following conditions: 1) the siding color matches the principal building, 2) no curb cut shall be allowed for access into the shed, and 3) the shed shall only be used for storage of maintenance equipment.

MOTION: A motion was made to approve Design Review for Approval of a 160 SF Accessory Storage Structure located at 4767 Bluestem Road (PIN: 04-29-428-004), subject to the conditions set forth in the staff report.

Motion made by Chairman Durstock, Seconded by Member Baluch.

Voting Yea: Chairman Durstock, Member Baluch, Member Mead, Member Swanson, Member Wagaman

4. ZBA 2024-011: **Public Hearing for a Variance** request to waive the requirement for installation of a **fence surrounding ground-mounted solar panels** located at **11380 Main Street** (PIN: 04-33-127-002).
[Property Owner: Michael Miller]

Chairman Durstock opened the public hearing.

The Application was presented by Applicant Michael Miller who discussed his plans to install solar panels on his wooded property, opting for a ground mount due to the impracticality of a roof mount.

Mr. Miller explained that he wants to put in solar due to the rising cost of energy. He says he cannot do roof mount because of the size of his roof, and he is in a heavily wooded lot. He stated that the solar incentives are going away at the end of the year, so needs to install them before December 31, 2024. He will be installing 26 panels for a total of 500 square feet. The total height of the panels will be 13 -14 feet high, and will be installed on an umbrella like system at 30 degree angle. Mr. Miller further argued that the fence would be an eyesore and would obstruct the view of the sun for the solar panels. He also mentioned that the fence would need to be 65 feet long and would not obstruct the view from the road or their house.

The Board also heard testimony from Brian Black, the owner of the neighboring parcel, who stated that the solar panel will be way at the back, and he rather have that than a fence along his property line.

Mr. Hoier presented the staff report stating that the Village Code requires a fence around ground mounted solar systems, because the maximum fence height in a back yard is 6 feet, ground mounted solar panels are capped at 5 feet high for the maximum allowable height. He explained that village staff initially considered this as an extra accessory structure, but now it's being treated as a variance request. Evan explained the theory of variances in zoning, emphasizing that they are more restrictive rather than permissive, and recommended denial of the application, but the final decision lies with the Zoning Board of Appeals (ZBA).

The Public Hearing was closed.

The Board then discussed if it was desirable to have ground mounted solar panels in residential yards. With a particular focus on the desirability of a 15-foot high solar panel system on a property. The Board acknowledged that there are valid reasons that the current code restricts residential solar panels due to height limits, but agreed that for cases with larger lots, and where

there are natural visual barriers, it may be desirable to amend the code to allow taller panels when appropriate.

In this specific case, involving tall trees and their visibility from the road, the Board acknowledged that the tall trees may be a hardship, but wanted to ensure that if the hardship (the trees) no longer exists, suggesting that of the conditions should be that the property owner maintain the screen related to the trees.

MOTION: A motion was made to approve a **Variance** from the requirement for installation of a **fence surrounding ground-mounted solar panels** located at **11380 Main Street** (PIN: 04-33-127-002) with the conditions as stated.

Motion made by Chairman Durstock, Seconded by Member Baluch.

Voting Yea: Chairman Durstock, Member Baluch, Member Mead, Member Swanson, Member Wagaman

OLD BUSINESS

Chairman Durstock requested that staff look at the number of recreational vehicles that can be parked in a residential drive.

Mr. Hoier stated that there will be several text amendments being presented in upcoming meetings, including retail sales in out lot buildings, and better defining accessory structures.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

There was no interested party wishing to participate in public comment.

ADJOURNMENT

A motion to adjourn was made by Member Baluch, Seconded by Member Mead.

Voting Yea: Chairman Durstock, Member Baluch, Member Mead, Member Swanson, Member Wagaman

The meeting was adjourned at 6:54 PM.

Zoning Board of Appeals Meeting of November 13th, 2024**Application No. ZBA 2024-012****Applicant:** Rogue Event Rentals LLC**Location:** 13000 and 13019 N 2nd Street (Parcel #s 04-21-151-004 and 04-21-151-005)**Requested Action:** Public Hearing for a Map Amendment from the UT: Urban Transition District to the IL: Light Industrial District for a property commonly known as 13000 & 13019 N. 2nd Street (PIN: 04-21-151-004 & 04-21-151-005).

[Applicant: Rogue Event Rentals LLC]

Existing Use: Vacant**Proposed Use:** Light Industrial**Existing Zoning:** None**Adjacent Zoning:**

North: CH (contiguous)

East: IG (contiguous)

South: IH (contiguous)

West: UT (Across Highway 251)

Report:

The applicant is requesting a rezoning of two parcels located at 13000 and 13019 N 2nd Street. The parcels are approximately 8.3 acres in size (2.92 and 5.38 acres individually). There is an existing industrial office building on the southernmost parcel that is approximately 8,100 square feet in area. The southernmost parcel also has an existing outbuilding/shed at the edge of its parking lot that is approximately 600 square feet in size. The northernmost parcel is currently vacant except for a billboard near the right of way.

The parcels are currently not annexed into the Village, but are seeking an annexation petition to file with Winnebago County to officially join within the Village's borders. Under Section 15-389, newly annexed land into the Village is automatically designated as an Urban Transition (UT) zoning district. This is a relatively limiting zoning district and is meant more as a holding place for parcels of land that have not yet seen development.

The applicant is anticipating combining the two lots and considering renovating the existing buildings on-site to allow for offices and construction of a storage building on the northernmost lot. These buildings will house the applicant's bounce-house rental business. Staff believes that the Industrial-Light zoning district is the most applicable for the applicant's building and development plans. Similar to the recent submission for a storage building for Forest City Gear, the applicant's building will not involve distribution or heavy traffic, but simply storage of equipment.

Assuming the lots are combined, below are the district standards for Industrial-Light and the proposed annexed parcels. Existing lot coverage has been included to illustrate how much flexibility the applicant has in development of their storage building.

	Area	Width	Depth	Lot Coverage
IL Standard	40,000 sqft	120 feet	150 feet	60% max
Proposal	361,548 sqft	320 feet	898 feet	2.4% (extg)

The proposal meets all IL district's bulk requirements, as stated in the above table.

The surrounding zoning districts of Highway Commercial, General Industrial, Heavy Industrial, and Urban Transition indicate that this area is primarily used by heavier commercial and industrial activity than what is seen in more densely populated residential districts further into the Village. Being so close to Highway 251 and other major thoroughfares makes this area more valuable as commercial and industrial transportation hub. Allowing these parcels to be rezoned to Industrial-Light will not be a wholesale or significant change to the character of the area and the change is aligned with the long-term goals for this part of the community.

Recommendation: Staff recommends approval of the rezoning recommendation of 13000 and 13019 N 2nd Street (Parcel #s 04-21-151-004 and 04-21-151-005), subject to the following condition:

1. Approval of the Annexation Petition by the Village Board

**TO: The President and Board of Trustees
Village of Roscoe,
Winnebago County, Illinois**

PETITION FOR ANNEXATION

The Property Owner, **William J. Schwebke**, and Petitioner, **Alex Blondin, Manager of Rogue Event Rentals, LLC**, respectfully state under oath:

- 1) Petitioner is the purchaser of and Property Owner is the owner of the real estate commonly known as 13000 & 13019 North 2nd Street, Roscoe, Illinois 61073 and legally described on Exhibit "A", attached hereto and incorporated herein by reference (hereinafter referred to as the "Annexation Property").
- 2) The Annexation Property is not situated within the limits of any municipality but is contiguous to the Village of Roscoe.
- 3) That all owners of record of the Annexation Property are party to this Petition.
- 4) There are no electors residing on the Annexation Property.
- 5) The foregoing statements of fact are true to the best of Petitioner's knowledge and information.

PETITIONERS RESPECTFULLY REQUEST:

- 1) That the above-described Tract be annexed to the Village of Roscoe by ordinance of the President and Board of Trustees of the Village of Roscoe pursuant to §7-1-8 of the Illinois Municipal Code, as amended, subject to the parties' execution of the Annexation Agreement in substantially the form attached hereto.
- 2) The Annexation shall be contingent upon the purchase of the Property by the Petitioner. If the Property is not purchased by the Petitioner, the Annexation shall terminate and the Property shall revert to unincorporated Winnebago County.
- 3) That such other action be taken as is appropriate in the premises.

Dated: October 29, 2024

PETITIONER: Rogue Event Rentals, LLC

By: _____

Alex Blondin, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

I, the undersigned, a Notary Public, in and for said County and state aforesaid, DO HEREBY CERTIFY THAT: Alexander Blondin Who is personally known to me to be a Member of _____ (the "Petitioner") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same in her capacity as a Member of Petitioner, appeared before me this day in person and acknowledged that as such Member she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act and deed of said Petitioner for the purposes therein set forth.

Given under my hand an official seal this 29 day of October, 2024.



Notary Public

Dated: October 31, 2024

PROPERTY OWNER:

[REDACTED]

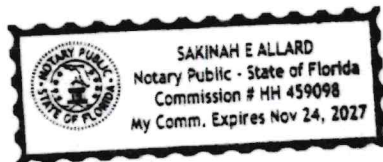
William J. Schwebke

Being all of the owners of the property seeking to be annexed.

FLORIDA
STATE OF ~~ILLINOIS~~)
PINELLAS) SS
COUNTY OF ~~WINNEBAGO~~)

I, the undersigned, a Notary Public, in and for said County and state aforesaid, DO HEREBY CERTIFY THAT: William Schwebke, who is personally known to me to be a Member of _____ (the "Petitioner") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same in her capacity as a Member of Petitioner, appeared before me this day in person and acknowledged that as such Member she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act and deed of said Petitioner for the purposes therein set forth.

Given under my hand an official seal this 31st day of October, 2024.



[REDACTED]

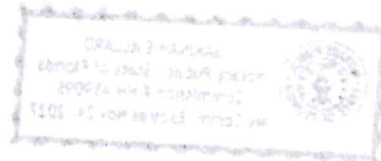
Notary Public

EXHIBIT "A"**Annexation Property
Legal Description**

Lot Fifteen (15) as designated upon the Plat of Highway Heights, being a part of the Northwest Quarter (1/4) of Section 21, Township 46 North, Range 2 East of the Third (3rd) Principal Meridian, the Plat of which is recorded in Book 22 of Plat Records on Page 162 in the Recorder's Office of Winnebago County, Illinois; EXCEPTING that part Deeded to the State of Illinois for roadway purposes as shown in Book 1168 on Page 569; situated in the County of Winnebago and State of Illinois;

AND

Lot Sixteen (16) as designated upon the Plat of Highway Heights, being a part of the Northwest Quarter (1/4) of Section 21, Township 46 North, Range 2 East of the Third (3rd) Principal Meridian, the Plat of which is recorded in Book 22 of Plat Records on Page 162 in the Recorder's Office of Winnebago County, Illinois; EXCEPTING that part Deeded to the State of Illinois for roadway purposes as shown in Book 937 on Page 19; situated in the County of Winnebago and State of Illinois.



Affidavit - Proof of Publication**STATE OF WISCONSIN****Rock County**

} SS.

LEGAL NOTICE: ZONING BOARD OF APPEALS, ROSCOE, IL
 Public notice is hereby given pursuant to a petition on file in the Village Clerk's office of the Village of Roscoe, that a public hearing will be held on November 13, 2024 at 5:30 PM relative to a requested Map Amendment at a property commonly known as 13000 and 13019 N. 2nd Street (PINs 04-21-151-004 and 04-21-151-005) to change from the UT District (Urban Transitional) to the IL District (Industrial-Light). All interested persons are invited to attend said hearing and be heard.
 Respectfully submitted, Evan Holer,
 Consultant Zoning Administrator, Village of Roscoe, IL.
 Dated this 9th day of October
 October 18, 23, 2024

WNAXLP

Michele Richardson being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of **Beloit Daily News**, **BeloitDailyNews.com**, a newspaper published in Rock County, and that a notice, printed copy of which taken from said newspaper, is hereunto attached, was published in said newspaper on the following dates:

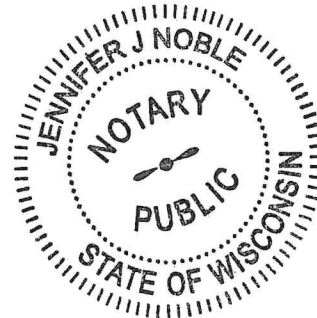
10/18/24, 10/23/24Publishing Fees: **\$32.11**

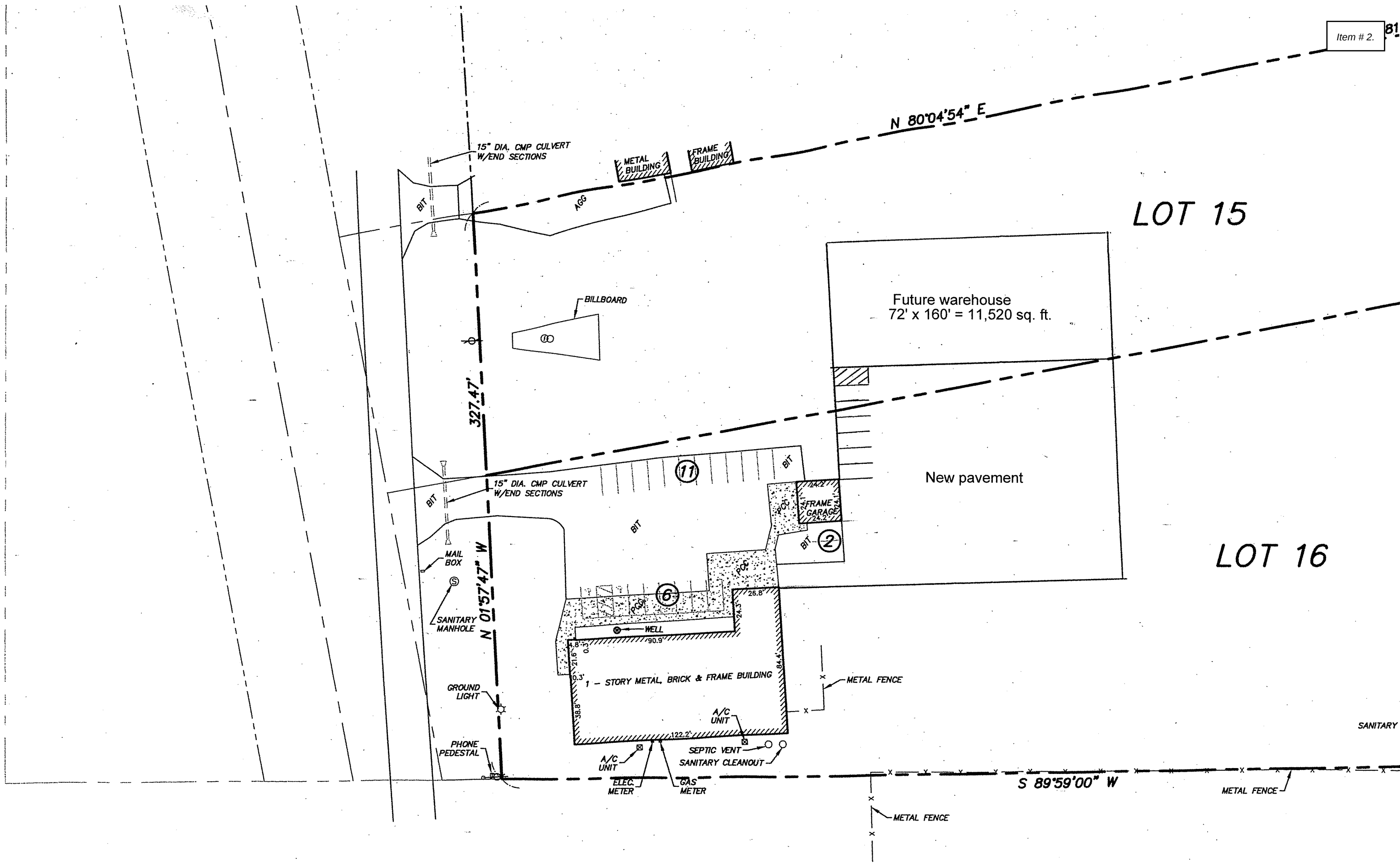
Signature:

Subscribed and sworn to before me
 this **23rd day of October, A.D. 2024**

Notary Public

My Commission Expires.

3/9/27



Approx. scale 1" = 50'

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.

EROSION CONTROL NOTES:

1. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDEING GARBAGE, CLEANING WASTES, WASTEWATER,TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE DISPOSED OF FOLLOWING ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. STABILIZED CONSTRUCTION ENTRANCE. EACH SITE SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS.
3. CULVERT AND INLET PROTECTION. ALL ON-SITE STORM CULVERTS AND INLETS, AND THE IMPACTED OFF-SITE DOWNSTREAM CULVERTS AND INLETS SHALL BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES.
4. RUNNOFF CONTROL. RUNOFF FROM THE ENTIRE DISTURBED AREA ON THE SITE SHALL BE CONTROLLED BY ALL APPROPRIATE BEST MANAGEMENT PRACTICES. IF A CHANNEL OR AREA OF CONCENTRATED RUNOFF PASSES THROUGH OR ADJACENT TO THE SITE, SILT FENCES SHALL BE PLACED ALONG THE CHANNEL EDGES. ATTENTION SHALL BE GIVEN TO THE LAND AREA AND SLOPES TO BE CONTROLLED BEFORE CHOOSING AN APPROPRIATE BEST MANAGEMENT PRACTICES
5. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURING AS A RESULT OF LAND DISTURBING ACTIVITIES SHALL BE CLEANED UP BY THE APPLICANT BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED AS A CLEANUP METHOD.
6. DISTURBANCE TIMING. REMOVAL OF EXISTING VEGETATION SHALL BE AT A MINIMUM. EXISTING VEGETATION SHALL BE MAINTAINED UNTIL REMOVAL IS NECESSARY BASED UPON EACH PHASE OF CONSTRUCTION. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED PRIOR TO ANY LAND DISTRUCANCE. PERMAMENT VEGETATION SHALL BE ESTABLISHED AS SOON AS PRACTICAL AFTER THE COMPLETION OF EACH PHASE OFWORK ON THE SITE
7. TEMPORARY STABILIZATION. DISTURBED SOIL TO BE LEFT INACTIVE FOR MORE THEN 14 CALENDAR DAYS SHALL BE STABILIZED BY MULCHING, TEMPORARY SEEDING, SODDING, COVERING WITH TARPS, OR EQUIVALENT CONTROL MEASURES.
8. SOIL AND MATERIAL STORAGE PILE(S). SOIL AND MATERIAL STORAGE PILE(S) CONTAINING MORE THAN TEN CUBIC YARDS OF MATERIAL SHALL NOT BE LOCATED IN A 100-YEAR FLOODPLAIN AND MUST BE AT LEAST 25 FEET FROM A ROADWAY DITCH OR DRAINAGE CHANNEL. IF THE STORAGE PILE(S) REMAIN(S) 14 OR MORE CALENDAR DAYS, THE PERIMETER SHALL BE STABILIZED UTILIZING APPROPRIATE BEST MANAGEMENT PRACTICES. THE 25-FOOT SETBACK REQUIREMENT FROM A ROADWAY DITCH OR DRAINAGE CHANNEL SHALL NOT APPLY TO AREAS UNDER ONE ACRE.
9. CHANNELIZED AND SHEET FLOW DRAINAGE. CHANNELIZED AND SHEET FLOW RUNOFF FROM ADJACENT AREAS PASSING THOUGH THE SITE SHALL BE DIVERTED AROUND DISTRUBED AREAS, IF PRACTICAL, AND THE CHANNEL SHALL BE PROTECTED. DIVERTED RUNOFF SHALL BE CONVEYED IN A MANNER THAT WILL NOT ERODE THE CONVEYANCE AND RECEIVING CHANNELS. IF DIVERSION OF CHANNELIZED FLOW AND/OR SHEET FLOW IS IMPRACTICAL, THE FLOW SHALL BE CONTROLLED THROUGH APPROPRIATE BEST MANAGEMENT PRACTICES TO PREVENT EROSION AND CARRYING OFF OF SEDIMENT AND POLLUTANTS.
10. STEEP SLOPE CONDITION. SITES WITH SLOPES OF 12 PERCENT OR MORE SHALL REQUIRE USE OF ADDITIONAL BEST MANAGEMENT PRACTICES.
11. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL FLOW TO A TEMPORARY SEDIMENT BASIN OR OTHER APPROPRIATE CONTROL DESIGNED FOR THE HIGHEST DEWATERING PUMPING RATE TO PREVENT SEDIMENT FROM LEAVING THE SITE. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS AND
12. FINAL STABILIZATION. THE METHODS OF FINAL STABILIZATION SHALL BE IDENTIFIED. IF SEEDING IS TO BE USED, THE TYPE OF SEED, RATES AND AMOUNT OF SEED SHALL BE PROVIDED.



OVERALL SITE PLAN
NOT TO SCALE

SITE PLAN NOTES:

- DRIVEWAY TO BE SPLIT WITH LANDSCAPING
- GUEST PARKING IS IN FRONT OF UNIT'S GARAGE DOORS
- SIDEWALK ON EACH SIDE OF BUILDING TO UNIT DOORS
- LANDSCAPING ALONG SIDEWALK
- LANDSCAPING TO INCLUDE COMMON LOW HEIGHT BUSHES AND PLANTS
- 5 EXTERIOR LIGHTS ON THE FRONT OF THE BUILDING
- 2 EXTERIOR LIGHTS ON EACH SIDE OF THE BUILDING NEAR THE UNITS DOOR
- TREES IN BACK OF LOT TO REMAIN

SITE PLAN INCLUDES
EROSION CONTROL.

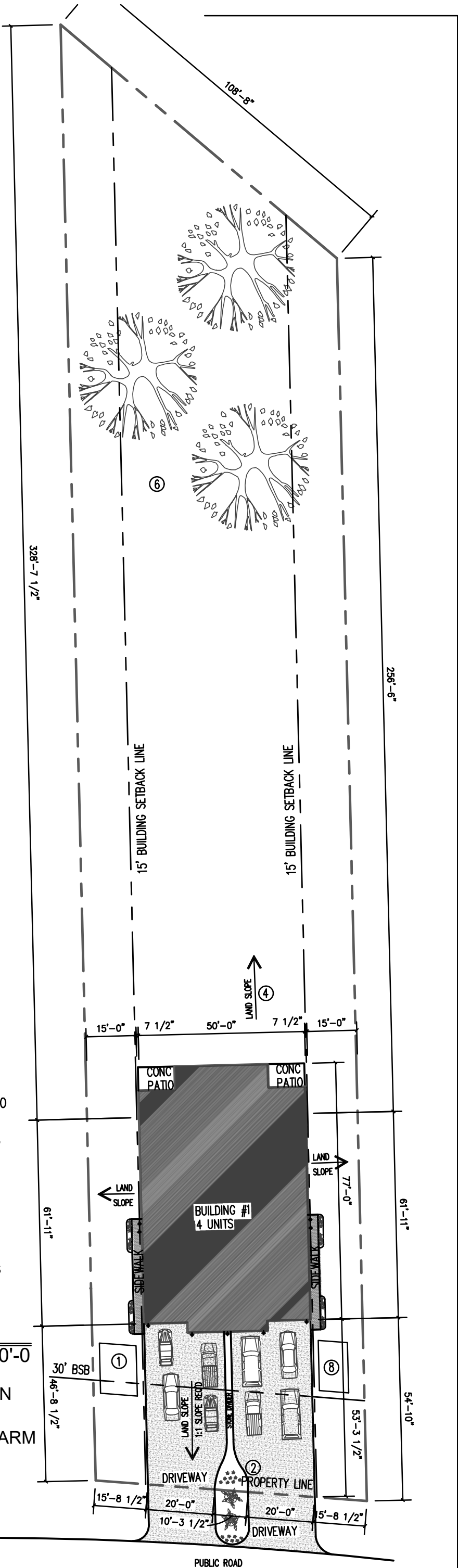


SITE PLAN
SCALE = 1"=30'-0"

THIS DRAWING AND ALL REPRODUCTIONS THEREOF ARE THE PROPERTY OF
AMBASSADOR HOMES, LLC AND MAY NOT BE REPRODUCED, PUBLISHED,
CHANGED, OR USED IN ANYWAY WITHOUT WRITTEN CONSENT.

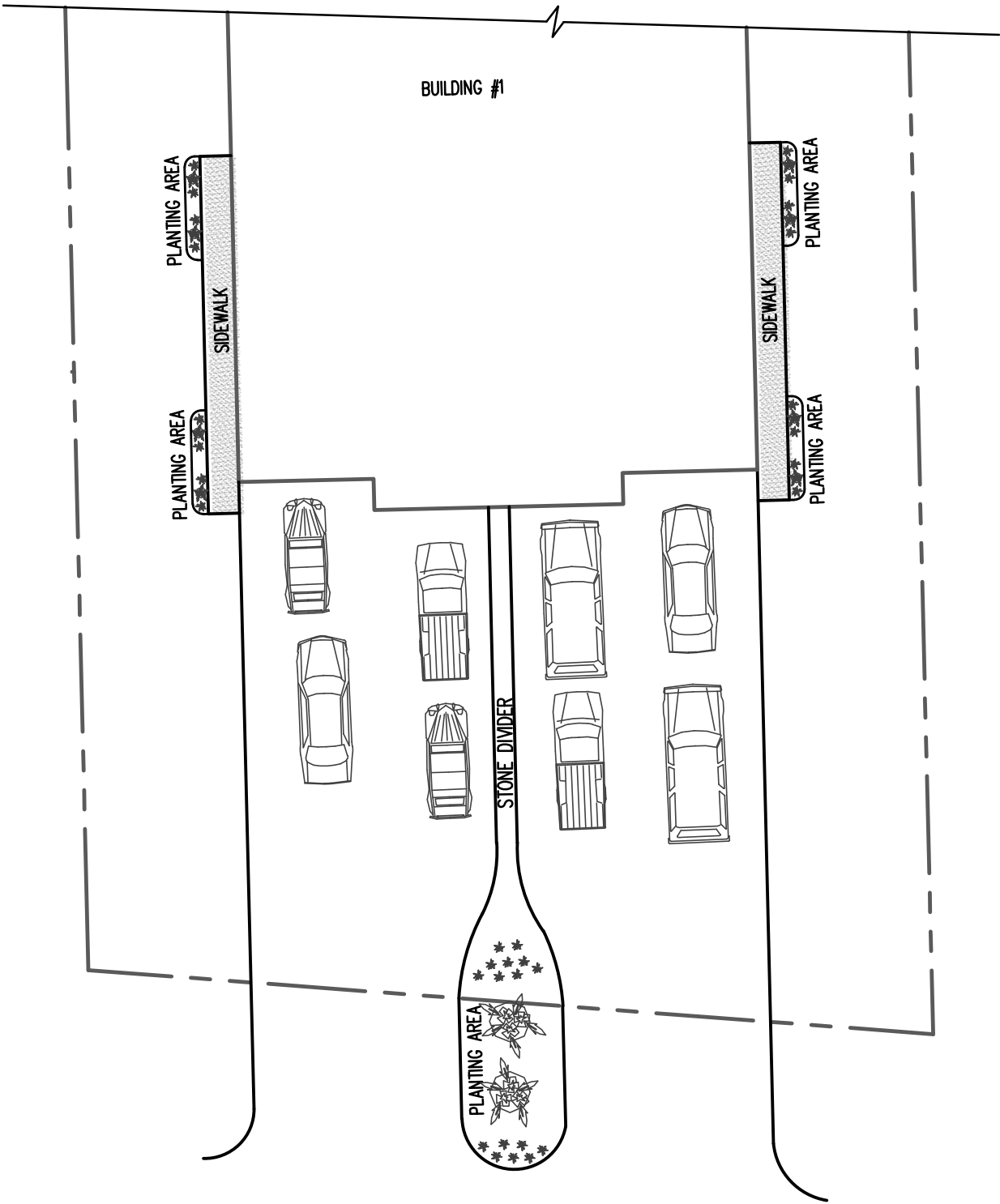


4 UNIT BUILDING ON
FLATWILLOW DR
LOT 031 MALOTT FARM
PIN: 08-04-251-010
ROSCOE, IL 61073



- PARKING NOTES:
- PARKING IN FRONT OF SINGLE CAR GARAGE DOOR

- LANDSCAPE NOTES:
- SIDEWALK ON EACH SIDE OF BUILDING TO UNIT DOORS
 - LANDSCAPING ALONG SIDEWALK
 - LANDSCAPING TO INCLUDE COMMON LOW HEIGHT BUSHES AND PLANTS IN MULCHED AREA
 - TREES IN BACK OF LOT TO REMAIN
 - LANDSCAPE DRIVEWAY PLANTER WITH LOW HEIGHT BUSHES AND PLANTS ON MULCHED AREA.
 - STONE DIVIDER IN CENTER OF DRIVEWAY



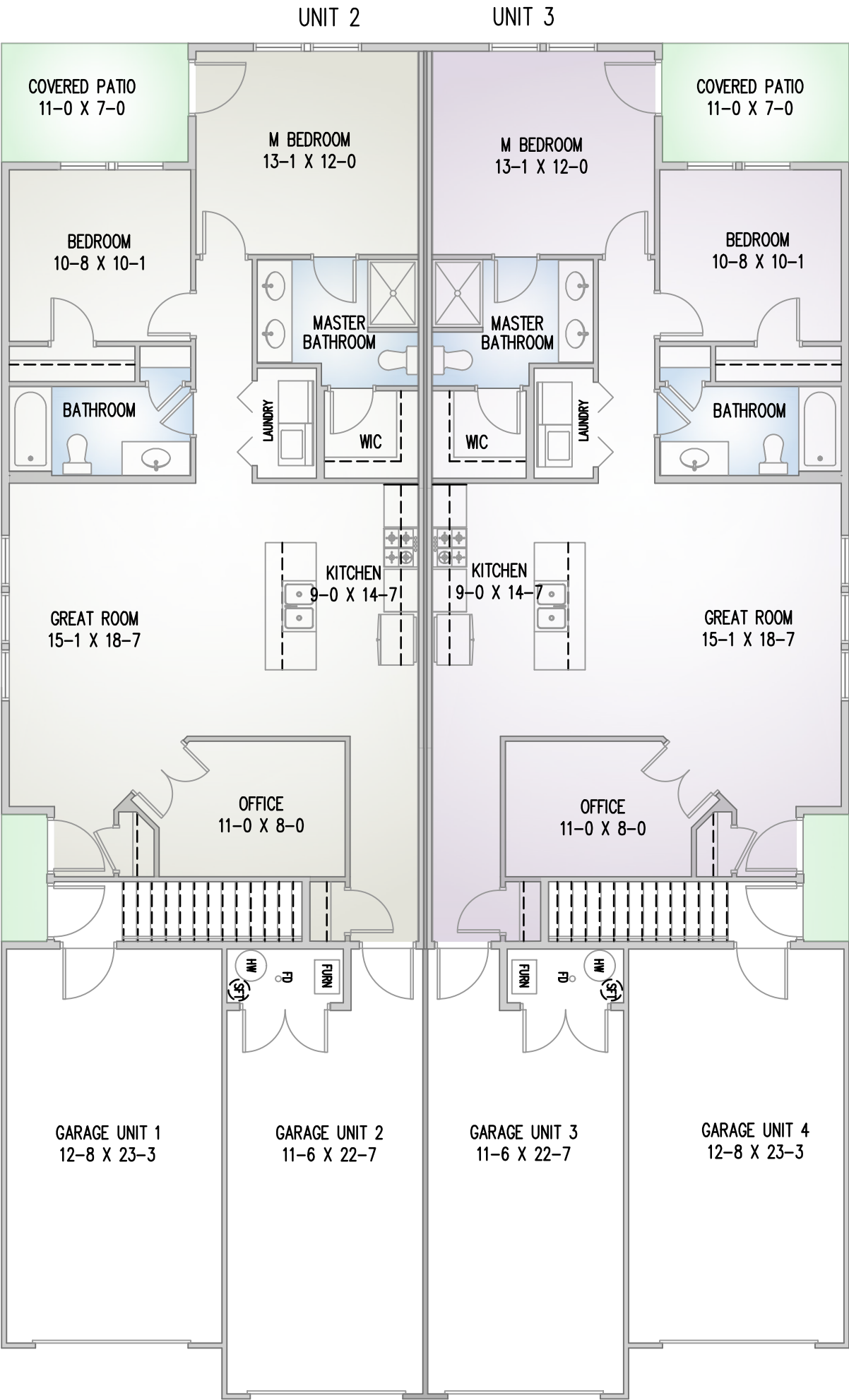
LANDSCAPING & PARKING PLAN
SCALE: 1/8" = 1'-0"

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4 UNIT BUILDING ON FLATWILLOW DR
LOT 031 MALOTT FARM
PIN: 08-04-251-010
ROSCOE, IL 61073

11/4/2024



2 UNITS
1177 SQ FT (EACH)

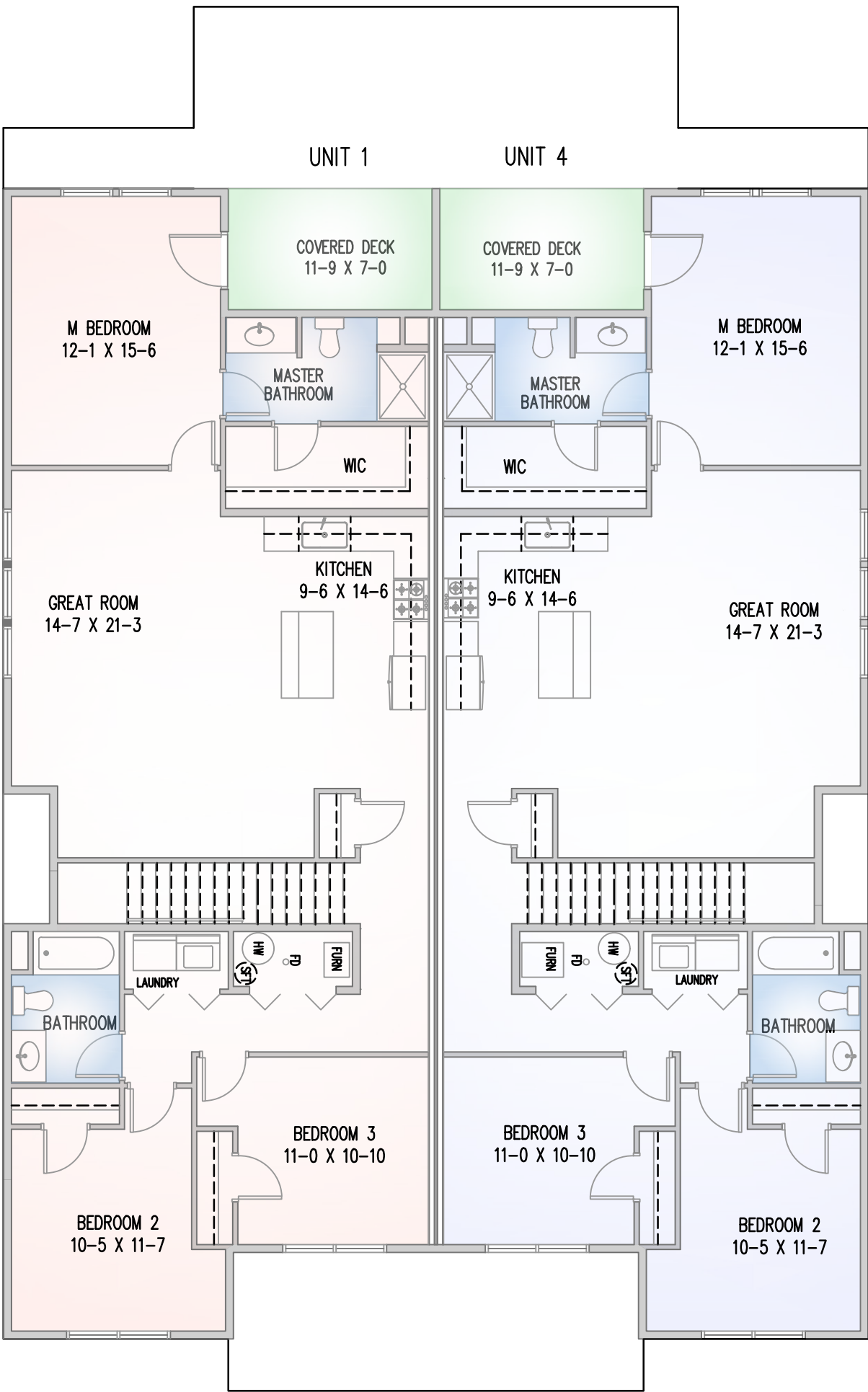
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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4 UNIT BUILDING ON FLATWILLOW DR
LOT 031 MALOTT FARM
PIN: 08-04-251-010
ROSCOE, IL 61073

11/4/2024



2 UNITS
1500 SQ FT (EACH)

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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4 UNIT BUILDING ON FLATWILLOW DR
LOT 031 MALOTT FARM
PIN: 08-04-251-010
ROSCOE, IL 61073

11/4/2024



RIGHT ELEVATION



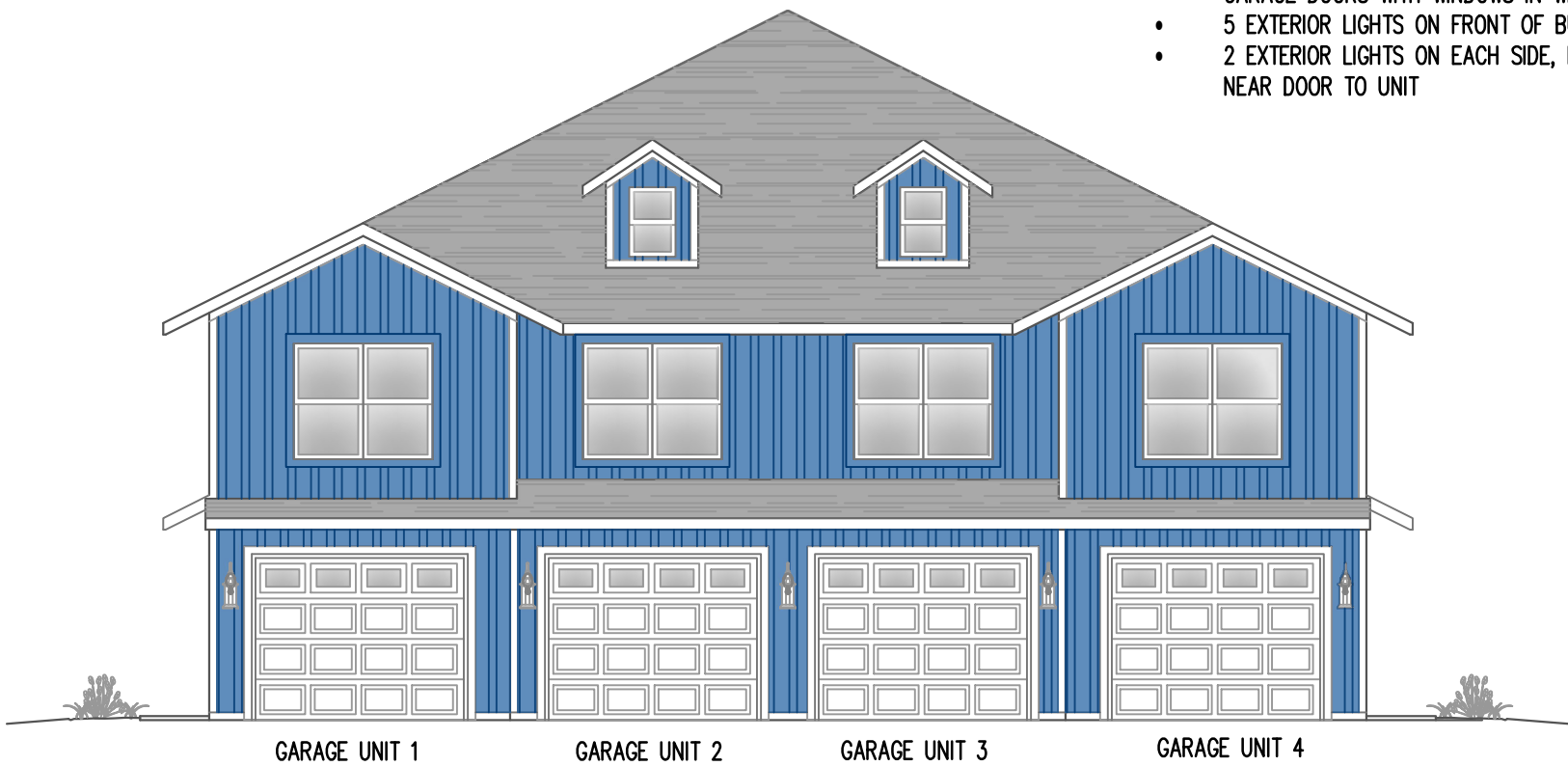
REAR ELEVATION



LEFT ELEVATION

EXTERIOR MATERIALS

- ASPHALT SHINGLES IN BLACK
- SOFFIT AND GUTTERS IN WHITE
- VINYL BOARD N BATTEN SIDING IN DARK BLUE
- HORIZONTAL VINYL SIDING IN DARK BLUE (ON SIDES/REAR)
- SINGLE HUNG WINDOWS IN WHITE
- GARAGE DOORS WITH WINDOWS IN WHITE
- 5 EXTERIOR LIGHTS ON FRONT OF BUILDING
- 2 EXTERIOR LIGHTS ON EACH SIDE, LOCATED NEAR DOOR TO UNIT



FRONT ELEVATION

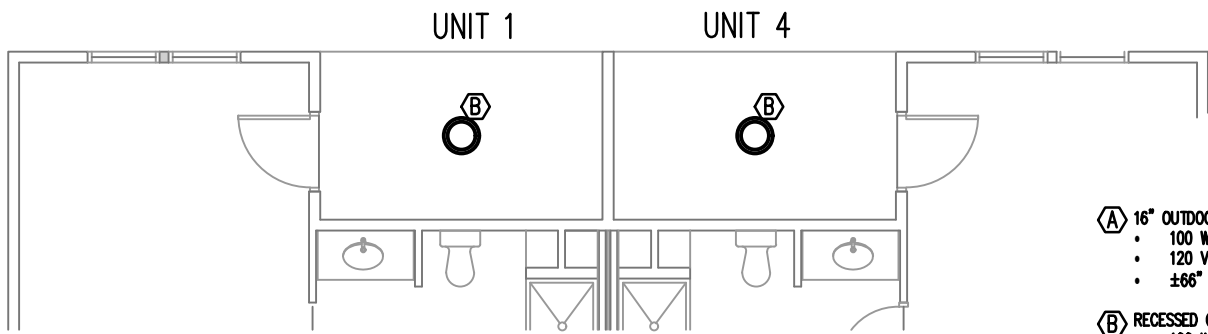
ELEVATIONS
SCALE: 1/8" = 1'-0"

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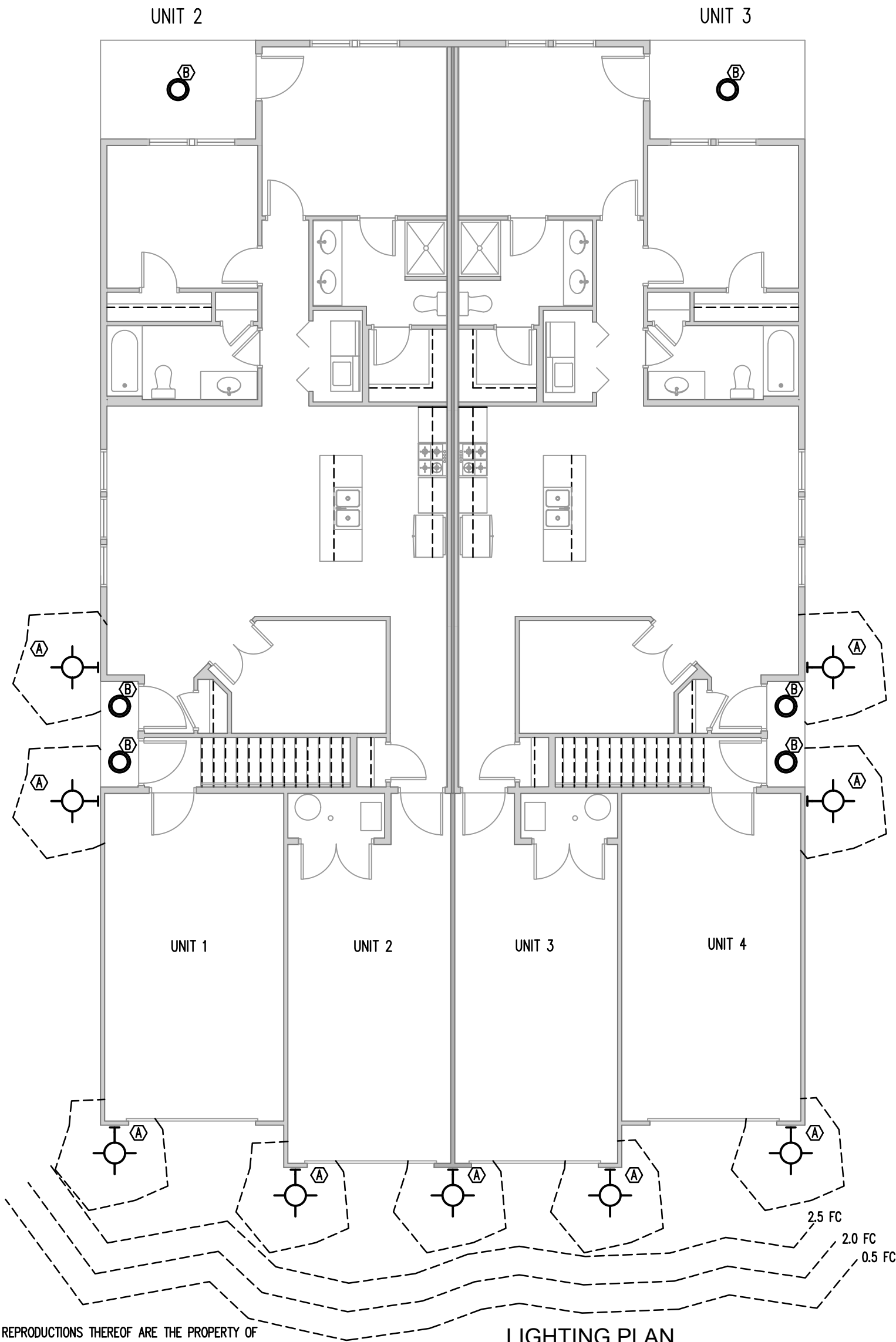


4 UNIT BUILDING ON FLATWILLOW DR
LOT 031 MALOTT FARM
PIN: 08-04-251-010
ROSCOE, IL 61073

11/4/2024



- (A) 16" OUTDOOR WALL LANTERN
- 100 WATTS
 - 120 VOLTAGE
 - ±66" MOUNTING HEIGHT FROM GROUND
- (B) RECESSED CAN LIGHT - WATERPROOF
- 100 WATTS
 - 120 VOLTAGE
 - SWITCHED TO EACH UNIT



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LIGHTING PLAN
SCALE: 1/8" = 1'-0"



4 UNIT BUILDING ON FLATWILLOW DR
LOT 031 MALOTT FARM
PIN: 08-04-251-010
ROSCOE, IL 61073

11/4/2024

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.

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.

PLACE
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DESIGN

PLACE FOUNDRY DESIGN, LLC.
ARCHITECTURE & ENGINEERING
728 N PROSPECT ST, STE 101
ROCKFORD, IL
p. 815-871-9612
WWW.THEPLACEFOUNDRY.COM

IL DESIGN FIRM REGISTRATION #: 184.008986

CONSULTANTS:

OWNER:

M. NICHOLS & ASSOCIATES, INC.

PROJECT:

NICHOLS PARKING
& RAMP

ADDRESS:

10915 MAIN ST.
ROSCOE, IL 61073

REVISIONS:

MARK	DATE	DESCRIPTION

DATE: 10-8-2024

DRAWN BY: BA

CHECKED BY: JA

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(C) 2024

PROJECT NUMBER:

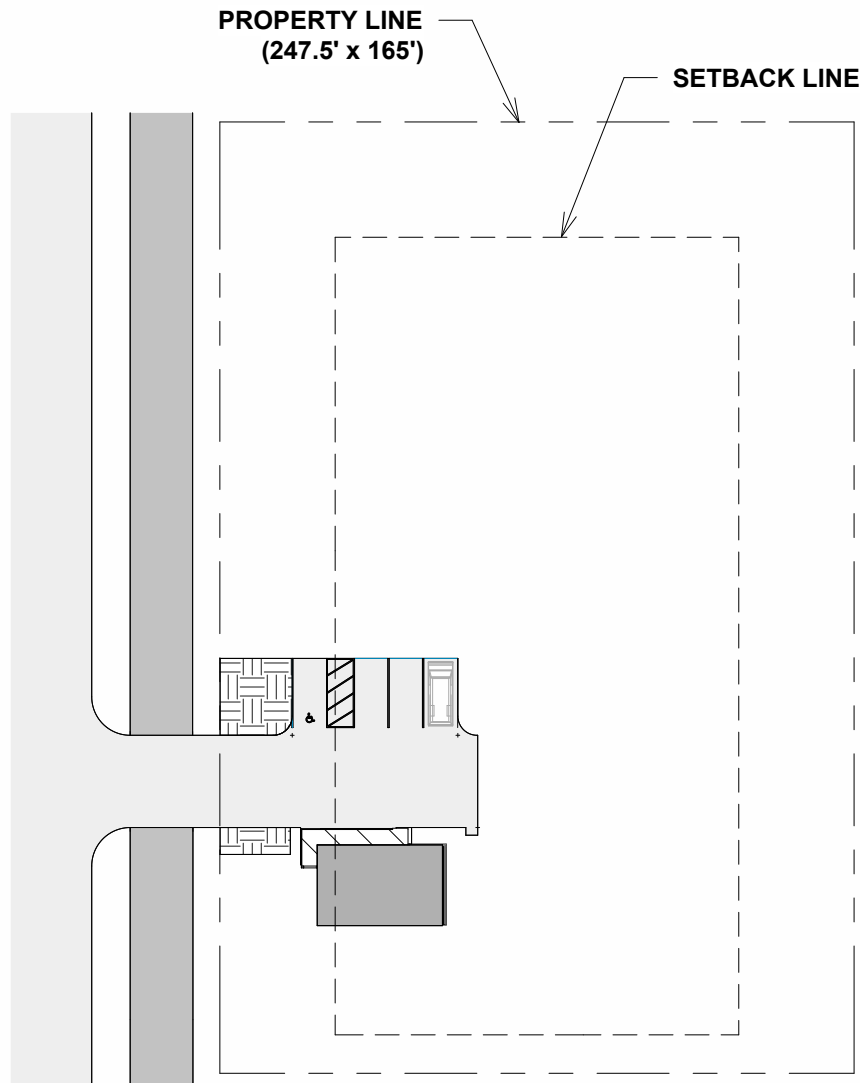
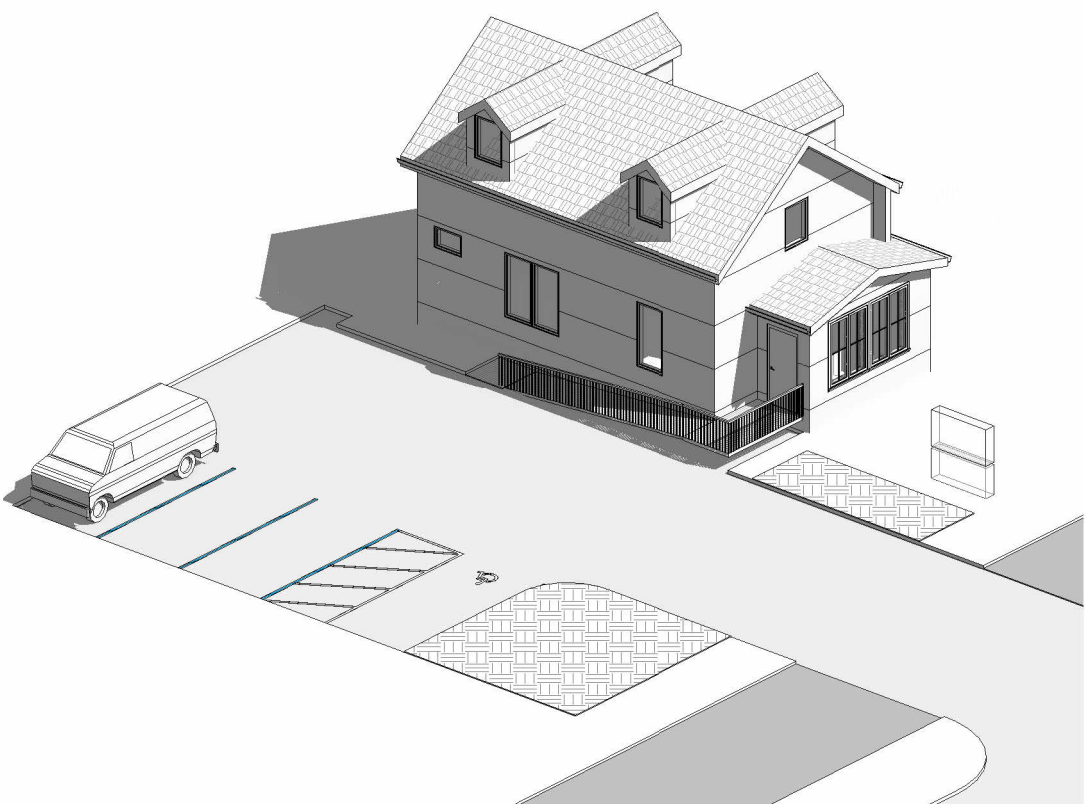
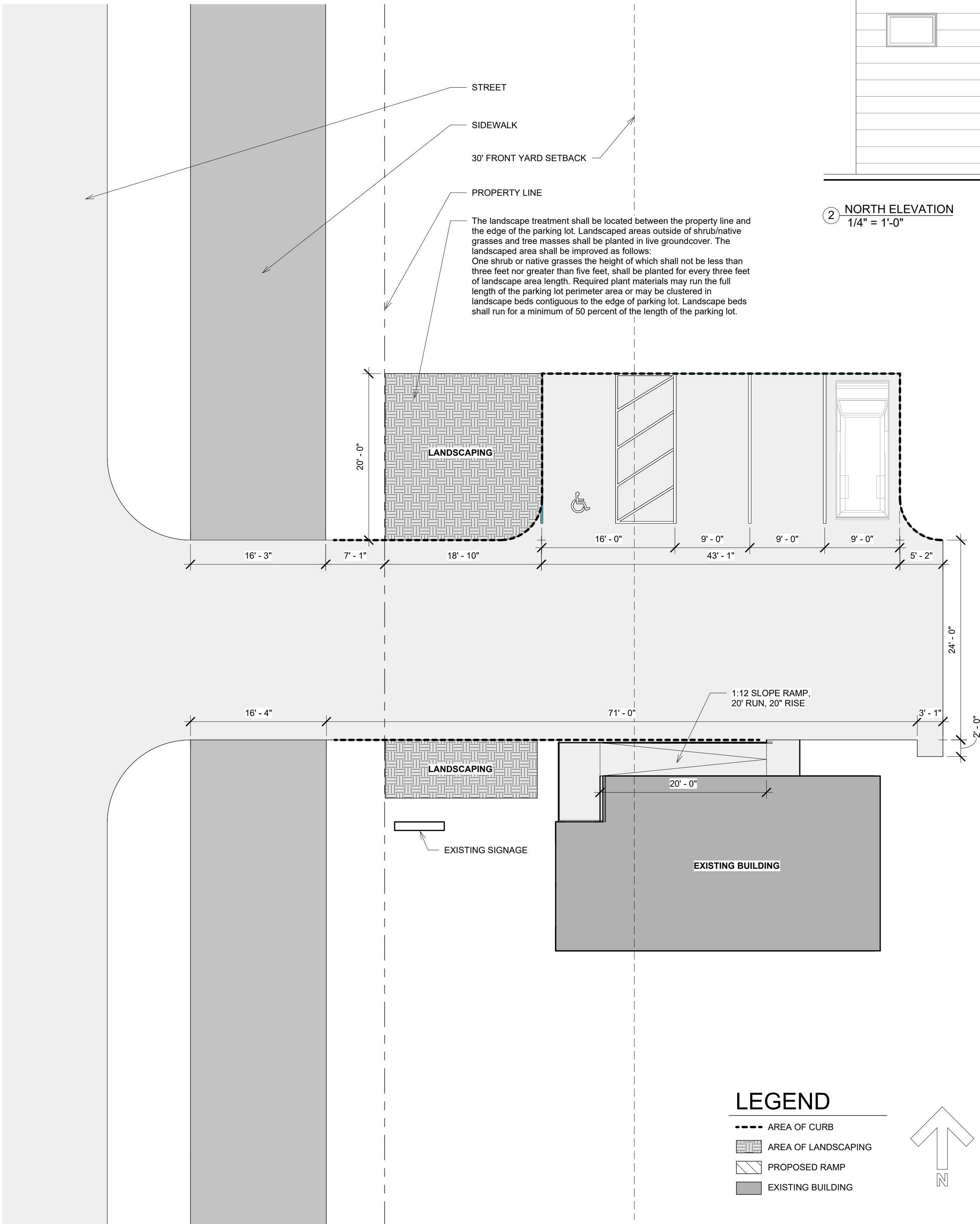
2024-0249

SHEET TITLE:

ZONING EXHIBIT

SHEET NUMBER:

A101



Zoning Board of Appeals Meeting of November 13th, 2024**Application No. ZBA 2024-015****Applicant:** Village of Roscoe**Location:** N/A**Requested Action:** Public Hearing for a Text Amendment revising the Village of Roscoe Zoning Ordinance Sections 15-516, 15-517 and 15-752 relating to Accessory Buildings and Accessory Structures.**Existing Use:** N/A**Proposed Use:** N/A**Existing Zoning:** N/A**Adjacent Zoning:** N/A

Background: This request is related to two ‘clean-up’ items in the Village’s municipal code regarding zoning and development. The Village’s code may have several places where the regulations and standards are not especially clear or where information may be absent where it’s needed. To address this, Village staff and the planning/zoning consultant (Vandewalle and Associates) have been working to analyze and begin drafting language to fill gaps in, or clarify, existing elements of the code.

The two requests for the November 13th meeting are to address the construction of accessory buildings and structures and to address the construction of private ground-mount solar energy collection systems in the Village. Village staff has experienced several instances where the information lacking in these code sections has led to a more stringent interpretation of the code than perhaps intended.

Accessory Building/Structure Changes:

Regarding the accessory building and structure topic, the sections to be changed are listed below:

- Section 15-752 – *Definitions*
- Section 15-516 – *Accessory Buildings*
- Section 15-517 – *Accessory Structures*

In the *Definitions* section, the amendment would include adding a definition for “accessory structure”, of which there is none at this point. This would explain that accessory structures are

anything that is constructed or erected, the use of which requires a more or less permanent location on the ground or being affixed in some way to the ground. This could include things like playsets, decks, pergolas, gazebos, or the like.

In the *Accessory Buildings* section, the amendment would better define the number of accessory buildings allowed, streamline the number of accessory buildings requiring a zoning permit from the Village, and differentiate between properties with and without a detached garage for the purposes of allowing additional accessory buildings.

In the *Accessory Structures* section, the amendment better defines the number of accessory structures permitted per parcel and creates a standard for compliance with zoning district setbacks.

These changes better reflect the spirit and intent of the existing municipal code without the gaps and clarification issues in the current iteration. With these changes, the public will have a more comprehensible version of the code to read and understand and Village staff will have a more workable code to enforce and administer on a daily basis.

Staff Recommendation:

Staff recommends approval of the proposed zoning text amendments as shown in the attached Zoning Board of Appeals packet.

Accessory Structure Text Amend.

Section 15-752 – Definitions

Accessory building means a building which:

- (1) Is subordinate to and serves a principal building or principal use served;
- (2) Is subordinate in area, extent, or purpose to the principal building or principal use served;
- (3) Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and

~~— Is located on the same zoning lot as the principal building or principal use served, with the single exception of those accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building or use served.~~

Accessory structure means a structure which:

- (1) Is subordinate to and serves a principal building or principal use on a property;
- (2) Includes, but is not limited to: pergolas, gazebos, recreational structures, above-ground swimming pools, and similar structures as determined by the Zoning Administrator.
- (3) Accessory structures do not include:
 - a. Fences – regulated in Section 15-522;
 - b. Pavement or parking lots - regulated in Section 15-619;
 - c. Private solar energy collection systems - regulated in Section 15-555;
 - a-d. Landscape features such as garden ponds, mailboxes, statuary/art objects, little free libraries and similar uses, clotheslines, seasonal decorations, arbors, trellises, fountains, birdhouses, birdbaths, birdfeeders, lawn furniture, raised garden beds, and similar landscaping containment materials, retaining walls, and similar manmade lawn and landscaping elements as determined by the Zoning Administrator.

Commented [JM1]: In my opinion, a parking lot would not meet the Village's definition of building. Let's discuss how to handle parking lots. I think parking lots should be exempt from the area requirements for accessory buildings or structures (maybe they are already?)

Accessory **structures** are regulated in Section 15-517 (as you have above). Accessory **buildings** are regulated in Section 15-517. Since there is a different set of rules for each, then we need to have different definitions for an accessory building and an accessory structure.

Sec. 15-516. - Accessory buildings.

- (a) No accessory building shall be located in a required front yard.
- (b) ~~On properties without a detached garage, a~~ total of **one** accessory building may be permitted on any parcel, unless otherwise authorized through a provision of this Code.

(~~ie~~) On lots less than or equal to one acre, an accessory building shall not exceed **700 square feet in area.**

(~~iid~~) On lots greater than one acre, an accessory building shall not exceed **1,200 square feet in area.**

(c) On properties with a detached garage, a total of **one** additional accessory building, limited to 200 square feet in area, may be permitted on any parcel, unless otherwise authorized through provision of this Code.

(d) Accessory buildings totaling 100 square feet or less may be constructed without the need of a zoning permit, but must be at least 5 feet from any property line and may not be placed in the front or side yards.

(e) On a reverse street corner lot, a lone accessory structure shall not be located closer to the rear property line than the required side yard of the adjoining key lot and not closer to the street than the required front yard of the adjoining key lot.

(f) Swimming pools used solely by persons resident on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or less than ten feet from a property line.

(g) Accessory buildings shall meet the following height and setback requirements:

- Table 15-516. Accessory Buildings -- *establishes maximum height (20 or 35 ft), side setback (10-50 ft), rear setback (10-10 ft) for accessory buildings*

Section 15-517 – Accessory Structures

(a) No accessory structure shall be located in a required front yard nor closer to the front property line than the front or corner side elevation of the primary building.

(b) Each accessory structure shall be limited to **200 square feet in area.**

i. No more than **two** accessory structures may be permitted per parcel.

(c) Accessory structures less than three feet in height shall be located a minimum of five feet from side and/or rear property lines.

(d) Accessory structures **three feet in height or taller** shall meet the zoning district's required setbacks for accessory buildings, as referenced in Section 15-516.

Accessory Structure (V&A suggested definition)

Accessory structure means anything constructed or erected, the use of which requires a more or less permanent location on the ground or attached to something having a permanent location on the ground, which:

- (1) Is subordinate to and serves a principal building or principal use served;
- (2) Is subordinate in area, extent, or purpose to the principal building or principal use served;

- (3) Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and
- (4) Is located on the same zoning lot as the principal building or principal use served, with the single exception of those accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building or use served.

Accessory structure include

Accessory Building (Roscoe's current definition)

See Section 15-752 above

Building (Roscoe's current definition)

Building means any structure having a roof supported by columns or walls for the sheltering or enclosure of persons, animals, chattels, or property of any kind; any structures with interior areas not normally accessible for human use, such as gas holders, oil tanks, water tanks, grain elevators, coal bunkers, oil cracking towers; and other similar structures are not considered as buildings.

Affidavit - Proof of Publication**STATE OF WISCONSIN****Rock County**} **SS.**

Michele Richardson being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of **Beloit Daily News**, **BeloitDailyNews.com**, a newspaper published in Rock County, and that a notice, printed copy of which taken from said newspaper, is hereunto attached, was published in said newspaper on the following dates:

10/18/24, 10/23/24

Publishing Fees: **\$52.75**

Signature:

Subscribed and sworn to before me
this **23rd day of October, A.D. 2024**

Notary Public

My Commission Expires:

3/9/27

LEGAL NOTICE: ZONING BOARD OF APPEALS, ROSCOE, IL
Public notice is hereby given pursuant to a petition on file in the Village Clerk's office of the Village of Roscoe, that a public hearing will be held on November 13, 2024 at 5:30 PM relative to amendments to the text in two areas of the Municipal Code, listed below:

- Amendments relating to Accessory Buildings and Structures, including:
 - o Section 15-572 – Definitions
 - o Section 15-516 – Accessory Buildings
 - o Section 15-517 – Accessory Structures
- Amendments relating to solar energy collection systems, including:
 - o Section 15-555 – Private solar energy collection systems
 - o Section 15-409 – Residential Districts Permitted and Special Uses

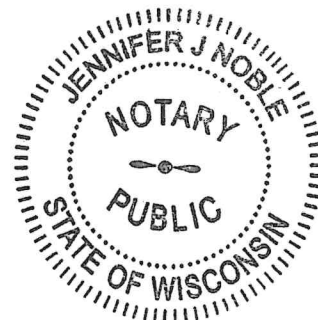
All Interested persons are invited to attend said hearing and be heard.

Respectfully submitted, Evan Holer,
Consultant Zoning Administrator, Village of Roscoe, IL.

Dated this 9th day of October

October 18, 23, 2024

WNAXLP



Zoning Board of Appeals Meeting of November 13th, 2024**Application No. ZBA 2024-016****Applicant:** Village of Roscoe**Location:** N/A**Requested Action:** Public Hearing for a Text Amendment revising the Village of Roscoe Zoning Ordinance Section 15-555 and 15-409 relating to Solar Energy Collection Systems.**Existing Use:** N/A**Proposed Use:** N/A**Existing Zoning:** N/A**Adjacent Zoning:** N/A

Background: This request is related to two ‘clean-up’ items in the Village’s municipal code regarding zoning and development. The Village’s code may have several places where the regulations and standards are not especially clear or where information may be absent where it’s needed. To address this, Village staff and the planning/zoning consultant (Vandewalle and Associates) have been working to analyze and begin drafting language to fill gaps in, or clarify, existing elements of the code.

The two requests for the November 13th meeting are to address the construction of accessory buildings and structures and to address the construction of private ground-mount solar energy collection systems in the Village. Village staff has experienced several instances where the information lacking in these code sections has led to a more stringent interpretation of the code than perhaps intended.

Solar Ground-Mount System Changes:

Regarding the solar ground-mount system topic, the sections to be changed are listed below:

- Section 15-555 – *Private Solar Energy Collection Systems*
- Section 15-409 – *Residential Districts-Permitted and Special Uses*

In the *Private Solar Energy Collection Systems* section, the amendment would better define private solar ground-mount systems as a special use in residential districts. This would allow the ZBA to have more oversight of ground-mount systems in the Village. At the same time, the amendment provides more flexibility to the property owner by allowing parcels greater than 2.5

acres and systems setback 35 feet or more to be exempt from the fencing standards in the code and have a maximum height of 12 feet at maximum tilt.

This amendment was brought about by the recent variance application for a property in the Village that meets these standards, but still had to receive a variance to be a worthwhile project for the owner to undertake due to the unique layout and topography of the property. This amendment provides flexibility to owners on larger lots where a ground-mount system would have minimal impacts on neighboring properties.

These changes will provide the ZBA and Village staff with more oversight on potential residential ground-mount systems in traditional residential neighborhoods while providing flexibility for properties that are more removed and secluded from public view, lessening the need for a variance, which could open up challenging precedents for similar structures in traditional neighborhoods.

Staff Recommendation:

Staff recommends approval of the proposed zoning text amendments as shown in the attached Zoning Board of Appeals packet.

Solar Revisions

Section 15-555 – Private solar energy collection systems

(2) Ground-mounted systems.

a. Use. Ground-mounted solar energy collection systems require a Special Use Permit.

ba. Location. Ground mounted systems shall not be located within any required setback and shall not be located within the front or corner side yard.

cb. Fencing. Any yard containing a ground mounted solar energy production system shall provide a fence along adjacent properties. The fence shall comply with article VII of this chapter. Systems on parcels larger than 2.5 acres and set back further than 35 feet from all lot lines are exempt from this standard.

de. Maximum height. The maximum height of a ground mounted solar energy production system, including any structural elements or energy producing elements, shall not exceed a height that is one foot less than the height of the fence provided in accordance with subsection (2)b of this section. Systems on parcels larger than 2.5 acres and set back further than 35 feet from all lot lines shall be limited to 12 feet in height at maximum tilt.

Table 15-409. Residential Districts-Permitted and Special Uses

	RE	R1	R2	RM
Residential				
Single-family dwellings	P	P	P	P
Two-family dwellings			P	P
Multifamily dwellings				P
Community-based housing, fewer than 8 occupants			P	P
Community-based housing, equal to or more than 8 occupants			S	S
Senior housing and community-based housing projects				P
RV residences, tents, and other structures not requiring an occupancy permit				
Commercial				

Home occupations conducted in accordance with the regulations prescribed in section 15-550	P	P	P	P
Daycare facilities and nursery schools	S	S	S	
Bed and breakfast		S	S	S
Boardinghouses, hotel, motel and lodginghouses				S
Institutional				
Place of worship	S	S	S	S
Hospitals, sanitariums not for mental, drug addict, or liquor addict cases			S	S
Nursing homes	S	S	S	S
Public and parochial schools and colleges	S	S	S	S
Community service organizations				S
Community Facilities (Public Service)				
Public utility, public facility, and public services, pumping stations, power stations, equipment buildings and installations, water storage tanks found by the village board of trustees to be necessary for the public health, safety, or welfare	S	S	S	S
Civic uses				P
Recreational				
Golf courses, public parks, and playgrounds	S	S	S	S
Private recreation parks and swim clubs	S	S	S	
Private recreation parks and swim clubs open to membership outside				S

the homeowner or condominium owners' association				
Other				
Apiary/bee keeping	P	P	P	
Chicken keeping	P	P	P	
Raising of fruit and nut trees, vegetables, and horticultural specialties	P	P		
Temporary outdoor portable storage unit	P	P	P	
<u>Private solar energy collection systems – Ground-mounted</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>

Affidavit - Proof of Publication

STATE OF WISCONSIN
Rock County

} SS.

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Respectfully submitted, Evan Holer,
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Dated this 9th day of October

October 18, 23, 2024

WNAXLP

