



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals

Wednesday, May 14, 2025

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 **April 9, 2025**.

NEW BUSINESS

2. Introduction of New Zoning Board Members

Richard Butera

Teresa Skridla

Daniel Spinazzola

- 3. ZBA 2025-009: Public Hearing and Recommendation for Approval of a Planned Unit Development (PUD)** for the properties commonly known as PINs 04-29-251-010, 04-29-251-013, 04-29-251-011, 0429-251-014, 04-29-251-012, 04-29-277-003, 04-29-277-007, 04-29-277-004, 04-29-27-08, 04-29-277-009, 04-29-277-005, and 04-29-277-006

[Applicant: Anthony Pipitone]

- 4. ZBA 2025-010: Approval of a Tentative and Final Plat of Prairie Garden Plat No. 3**

- 5. ZBA 2025-011: Public Hearing for an Annexation and a Map Amendment from the UT: Urban Transition District to the RE: Single Family Residential Estate District for 18.45 acres of a property commonly known as 92XX Sheringham Drive (PIN: 08-11-100-013).**

[Applicant: KG2JGS investments, LLC & Robert S. & Lynne M. Twigg]

- 6. ZBA 2025-012: Discussion and Recommendation for Approval of a Text Amendment** revising the Village of Roscoe Zoning Ordinance **Article XIII** relating to **Planned Unit Developments**.

7. ZBA 2025-013: Discussion on possible amendment to **Article III - Residential District Regulations of Chapter 155 (Zoning Regulations) and Chapter 154 - Subdivision Regulations** of the Village's Code of Ordinances

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, April 09, 2025

5:30 PM

CALL TO ORDER

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

ROLL CALL**PRESENT**

Member Dayne Mead

Member Melissa Smith

Member Ryan Swanson

Member George Wagaman

ABSENT

Chairman Jay Durstock

Member Laura Baluch

Member Brad Hogland

Village Clerk Stephanie Johnston

STAFF

Josef Kurlinkus - Village Administrator

Evan Hoier - Zoning Administrator (Vandewalle & Associates)

APPROVAL OF MINUTES

- Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **February 12, 2025**.

Motion: A motion was made to approve the Minutes for the meeting of the Zoning Board of Appeals from **February 12, 2025**.

There were no changes, additions, or corrections.

Motion made by Member Smith, Seconded by Member Wagaman.

Voting Yea: Member Mead, Member Smith, Member Swanson, Member Wagaman

Minutes approved 4-0-0.

2. Approval of the Minutes for the meeting of the Zoning Board of Appeals from **March 12, 2025**.

Motion: A motion was made to approve the Minutes for the meeting of the Zoning Board of Appeals from **March 12, 2025**.

There were no changes, additions, or corrections.

Motion made by Member Swanson, Seconded by Member Smith.

Voting Yea: Member Mead, Member Smith, Member Swanson, Member Wagaman

Minutes approved 4-0-0.

NEW BUSINESS

3. ZBA 2025-007: Design Review for Approval of a 120 SF Dumpster Enclosure at Dollar General located at 4733 Bluestem Road (PIN: 04-29-428-009). [Property Owner: Hoogland 2006 Family Real Estate, Dollar General]

The Village's Zoning Consultant Evan Hoier presented the staff report on the application. The request is for installation of a 120 square foot dumpster enclosure at Dollar General located at 4733 Blue Step Road. The enclosure is an extension of the existing enclosure and is required to be installed to bring the property into compliance with the village ordinance.

There was discussion of the exact location on the property where it will be installed, and confirmation by Mr. Hoier that it would not reduce the required parking spaces below the number required by Village Code.

MOTION: A motion was made to approve Design of 120 SF Dumpster Enclosure at Dollar General located at 4733 Bluestem Road as submitted.

Motion made by Member Smith, Seconded by Member Mead.

Voting Yea: Member Mead, Member Smith, Member Swanson, Member Wagaman

Minutes approved 4-0-0.

4. ZBA 2025-008: Discussion on future amendment to Article XIII - Planned Unit Development of Chapter 155 (Zoning Regulations) of the Village's Code of Ordinances

Village Zoning Consultant Evan Hoier provided an overview of proposed amendments to the Village's Planned Unit Development (PUD) chapter within the zoning code. He explained that the Village currently uses a one-step approval process for PUDs, requiring applicants to submit site layout, design and landscaping plans, construction documents, and engineering drawings as part of the initial application.

Mr. Hoier noted that the Village previously utilized a two-step process—first approving a general development plan (GDP), followed later by a precise implementation plan (PIP). He recommended reverting to the two-step process to allow developers greater flexibility and to

reduce upfront costs associated with preparing detailed engineering and architectural drawings prior to receiving zoning approval.

It appears the one-step process was introduced during the 2021 zoning code rewrite. At that time, the ZBA and the consulting firm involved may not have fully considered the challenges posed by requiring complete submittals at the outset of the process.

Under the proposed two-step process, a conceptual site plan would be approved initially, with detailed engineering plans to follow prior to construction. Mr. Hoier emphasized that this change could make the Village's PUD process more attractive to developers—particularly smaller-scale applicants—while also streamlining the review process for Village staff.

ZBA Member Swanson inquired about the timing of traffic studies and stormwater management reports. Mr. Hoier explained that staff would conduct an initial review to confirm that key infrastructure issues such as drainage and traffic circulation are adequately addressed during the concept phase. More detailed studies may be required in certain cases before final approval is granted.

Mr. Hoier stressed the importance of early coordination between developers and Village staff to ensure that submittals meet all necessary requirements. He concluded by stating that the proposed process would be presented for formal approval in the coming months, with minor adjustments based on feedback from the ZBA and stakeholders.

MOTION: No action was taken on this matter. The proposed amendments will be placed on a future ZBA agenda for public hearing and formal recommendation.

OLD BUSINESS

Village Administrator Josef Kurlinkus provided an update on the status of the proposed annexation of the Gaspara property. He informed the Board that, in response to public feedback, the property owners have decided to withdraw their original annexation application. Instead, they intend to divide off a portion of the property containing their residence for potential annexation, while allowing the remainder of the land to remain in unincorporated Winnebago County as agricultural zoned land.

Mr. Kurlinkus noted that a revised proposal is expected to come before the Zoning Board of Appeals and the Village Board within the next several months.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

There was no public comment.

ADJOURNMENT

MOTION: A motion was made to adjourn the meeting.

Motion made by Member Smith, Seconded by Member Wagaman.

Voting Yea: Member Mead, Member Smith, Member Swanson, Member Wagaman

The meeting was adjourned at 6:12 PM.

Zoning Board of Appeals Meeting of May 14th, 2025

Application No. ZBA 2025-009

Applicant: Tony Pipitone, Jeff Linkenheld with ARC Design

Location: PINs 04-29-251-010, 04-29-251-013, 04-29-251-011, 04-29-251-014, 04-29-251-012, 04-29-277-003, 04-29-277-007, 04-29-277-004, 04-29-277-008, 04-29-277-009, 04-29-277-005, and 04-29-277-006

Requested Action: Approval of a Planned Unit Development & Tentative and Final Plat

Existing Use: Vacant

Proposed Use: One- and Two-Family Residential

Existing Zoning: Commercial-Planned (CPD)

Adjacent Zoning: Commercial-Planned (All directions)

Description: The applicant is requesting tentative plat approval and a Planned Unit Development (PUD) located within the Prairie Garden subdivision on the western side of the Village. This subdivision is zoned as Commercial – Planned (CPD). This development would create 14 new duplexes and 1 new single-family home, resulting in 29 new dwelling units. These units would be located along two private drives throughout the development, with the majority of units located running west to east along “Private Drive A”. The applicant noted in their application that the buildings would be generally consistent in both design and unit type as other multi-family developments within the subdivision. The tentative and final plat approval is being requested to combine the properties located within the development area and the PUD is being requested to allow for multiple buildings on one parcel.

Site Analysis: The property, if combined, would be 5.474 acres in size. The applicant provided the following measurements and standards for the development:

Standard	Measurement	R-2 Standards	Consistent with Surroundings?
Front Yard Setback	33 feet from ROW.	30-foot minimum.	Yes.
Side Yard Setback	15 feet from property lines.	15-foot minimum.	Yes.
Rear Yard Setback	30 feet from property lines.	30-foot minimum.	Yes.
Impervious Surface Percentage	47%	N/A	Yes.

Height of Buildings	20 feet.	35-foot maximum.	Yes.
Unit Square Footage	1,558 square feet.	N/A	Yes.
Lot Coverage Percentage	26%	30% maximum	Yes.
Parking Spaces	58 garage parking stalls. 58 driveway parking stalls. 5 additional surface parking spaces.	N/A	Yes. Consistent with Section 15-619 <i>Off-Street Parking Requirements</i> as well.

The Village's zoning map designates this area "Commercial-Planned" or CPD. PUDs often act as a negotiation between municipalities and developers, where variances from the zoning ordinance are requested in exchange for projects that represent some sort public benefit like infill development, market-rate housing, etc. Using the Two-Family Residential (R-2) zoning district, staff compared the applicant's project to the base use's bulk standards and found them compliant. The only PUD needs for this project will be the request to have multiple buildings located on one parcel.

However, it should be noted that the Prairie Garden subdivision includes a higher degree of architectural detail than other typical residential neighborhoods. Many of the two- and multi-family buildings in the area include stone or stone veneer on the bottom half of elevations, bay windows with 3 or more sections, cupolas on the top of attached garages, and carriage house-style garage doors. Because the proposed buildings are under 3 units in size, Design Review will not be required for approval, and the applicant will simply need to seek zoning permits from the Village and building permits from Winnebago County to begin construction. With this in mind, as a condition of approval, the applicant will need to work with staff during the zoning permit process to create building elevations that are compatible with the general characteristics of the neighborhood by implementing some of these elements.

Tentative and Final Plat: Because this lot combination would result in such a large parcel, all aspects of the R-2 lot dimension regulations will be met. Based on staff's review, parcels within the subdivision are much smaller than the one being proposed in the applicant's tentative and final plat. This proposal includes combining the following parcel numbers into one parcel:

- NO. 04-29-251-010
- NO. 04-29-251-013
- NO. 04-29-251-011
- NO. 04-29-251-014
- NO. 04-29-251-012
- NO. 04-29-277-003
- NO. 04-29-277-007
- NO. 04-29-277-004
- NO. 04-29-277-008
- NO. 04-29-277-009
- NO. 04-29-277-005
- NO. 04-29-277-006

In addition, there are other parcels that contain multiple buildings as well. This further justifies the proposed tentative and final plat and PUD requested by the applicant. The private roadway proposed by the applicant only includes curb and gutter on one side of the road. For reference, it's currently unclear how strictly the Village can regulate private drives and roadways to the same extent as public streets. Because there are no public improvements and no need for any bonds for such, a combined tentative and final plat approval for this project to streamline the process is sufficient.

Landscaping: The applicant provided staff with a landscaping plan as part of their submittal. While the landscaping standards in the zoning ordinance under Article XI don't apply to two-family or one-family residential development, Section 15-321 *Street Trees* does require plantings along public rights-of-way. Trees must be at least 12 inches in trunk diameter and spaced not less than 30 feet and not more than 75 feet apart. The applicant's landscaping plan both inventories existing trees on the property and illustrates where new plantings will be located. Based on this information, staff finds that the landscaping plan is consistent with the landscaping requirements in the zoning ordinance.

Recommendation: Staff recommends **approval** of the proposed Planned Unit Development and tentative and final plat, subject to the following conditions:

1. The applicant and staff work together to agree on a design that complements and integrates into the surrounding neighborhood, which could possibly include:
 - a. Increasing the number of windows on the side elevations.
 - b. Installation of cupolas above front-loaded garages.
 - c. Additional decorative trim or shutters around doors and windows.
 - d. Installation of stone or brick veneer on different aspects of the façade.
2. Applicant to submit final plat document to staff prior to Village Board approval.

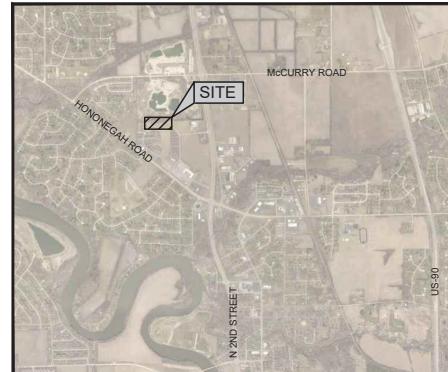
PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE ROSCOE, IL

GENERAL NOTES

- The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as construction related in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
- The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the city, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
- In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for control of the project including safety of the workers and equipment during construction. The engineer shall not apply continuous supervision and be limited to normal working hours. Any continuous observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractors safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other safety measures necessary to protect the safety of the public at all times.
- Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and IDOT standards.
- All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the Village of Roscoe, the State of Illinois, and this plan set.
- The Village of Roscoe must be notified at least two (2) working days prior to the commencement or resumption of any work.
- The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
- All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall not commence until the required warranty period the owner must provide to each local government agency, as a condition of the permit.
- The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
- All structures, interior pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
- Any field tiles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner and village shall be notified immediately upon encountering any tile. Village approval required prior to connection to storm system.
- The contractor shall familiarize the area of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inventories or pavement markings into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
- All elevations are on WindGIS Datum, using monument #38 (WIN 18.1 N, 07.1 E)
- Parking areas designated as A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements.
- Tactile warning plates per IDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
- The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, General Telephone, Commonwealth Edison, Northern Illinois Gas and cable television, if any. The J.U.L.E. number is 1-800-362-0123.
- Private property shall be carefully protected until they have been referenced by a Professional Land Surveyor.
- The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the City with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of his work.
- Any excess dirt or materials shall be placed by the contractor onsite at the owner's direction or as indicated on the plans.
- Notify the owner and Village of Roscoe of any existing wells. Obtain permit from the Illinois Bureau of Minerals and the State Water Survey. Cap and abandon wells in accordance with local, state, and federal regulations.
- Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur. Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.

VICINITY MAP



OWNER:

LITTLE MARIANO, INC.

P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

ENGINEER:



5291 ZENITH PARKWAY
LOVES PARK, IL 61111
(815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com

Illinois Design Firm License No. 184-001334

Sheet List Table

Sheet Number	Sheet Title
C01	COVER
C02	GENERAL NOTES
C03	GENERAL NOTES, TYPICAL SECTION & SUMMARY OF QUANTITIES
C04	PHASING PLAN
C05	SWPPP SITE MAP
C06	SWPPP DETAILS
C07	EXISTING CONDITIONS & REMOVAL PLAN WEST
C08	EXISTING CONDITIONS & REMOVAL PLAN EAST
C09	LAYOUT PLAN WEST
C10	LAYOUT PLAN EAST
C11	GRADING PLAN WEST
C12	GRADING PLAN EAST
C13	PRIVATE DRIVE A PLAN & PROFILE STA. 100+00 TO 105+00
C14	PRIVATE DRIVE A PLAN & PROFILE STA. 05+00 TO 109+57
C15	PRIVATE DRIVE B PLAN & PROFILE STA. 200+00 TO 201+96
C16	UTILITY PLAN & PROFILE
C17	FRTA STANDARD DETAILS
C18	DETAILS
C19	DETAILS
C20	DETAILS
C21	DETAILS
L01	LANDSCAPE PLAN WEST
L02	LANDSCAPE PLAN EAST
L03	LANDSCAPE DETAILS

APPROVAL

CITY
COUNTY
STATE

DATE

PENDING
PENDING
PENDING

UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:
VILLAGE OF ROSCOE
5402 BRANSON ROAD
ROSCOE, IL 61073
WADE KRETSINGER
SUPERVISOR
(815) 387-7660

WATER DEPARTMENT:
NORTHERN ILLINOIS PUBLIC WATER DEPARTMENT
1250 TURNER DRIVE
MACHESNEY PARK, IL 61115
(815) 633-5461

SEWER DISTRICT:
FOUR RIVERS SANITATION AUTHORITY
3501 KISHWAUKEE STREET
ROCKFORD, IL 61109
CHRIS HANLEY, P.E.
DIRECTOR OF ENGINEERING
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CABLE TELEVISION:
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4450 KISHWAUKEE STREET
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THOMAS YUCCAS
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COMED
123 ENERGY DRIVE
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RESOURCES INC.

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VILLAGE OF ROSCOE
FAX: (815) 484-4303
www.arcdesign.com

Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME
**PRAIRIE ROSE
DEVELOPMENT**

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	03-20-2023
2. —	—
3. —	—
4. —	—
5. —	—
6. —	—
7. —	—
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REVISIONS

REVISION	DATE
1	—
2	—
3	—
4	—
5	—
6	—

SHEET TITLE
COVER

DRAWN
CHECKED
PM

PROJECT NUMBER
25012
SHEET NUMBER
C01

SUMMARY OF QUANTITIES

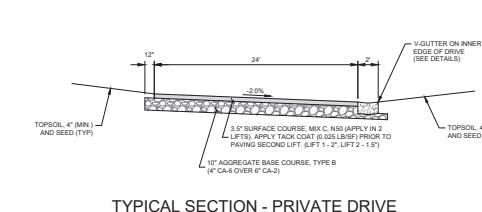
ITEM	UNIT	QUANTITY
CLEARING TREES AND BRUSH	CU YD	1389
TOPSOIL STRIPPING AND RESPOED (12" ASSUMED WITHIN ROADWAYS)	CU YD	1389
EARTH EXCAVATION, CUT TO FILL	CU YD	7235
SEEDING, CLASS 5 TEMP MIX	ACRE	2.88
SILT FENCE	FOOT	200
INLET & PIPE PROTECTION	EACH	11
STABILIZED CONSTRUCTION ENTRANCE	CU YD	133
CURB & GUTTER REMOVAL	FOOT	159
PAVEMENT REMOVAL	CU YD	390
DRYWELL REMOVAL	EACH	1
STORM PIPE REMOVAL	FOOT	24
SHED REMOVAL	LSUM	1
AGGREGATE BASE COURSE, TYPE B 4"	SQ YD	465
AGGREGATE BASE COURSE, TYPE B 8"	SQ YD	4705
CONCRETE BASE COURSE, 4"	SQ YD	27
BITUMINOUS MATERIALS (TACK COAT)	POUND	4170
HOT-MIX ASPHALT SURFACE COURSE, I-9.5, MIX "C", N50, 2" (UFT 2)	CU YD	27
HOT-MIX ASPHALT SURFACE COURSE, I-9.5, MIX "C", N50, 2" (UFT 3)	CU YD	4143
HOT-MIX ASPHALT SURFACE COURSE, I-9.5, MIX "C", N50, 1.5" (UFT 2)	CU YD	4143
PAINTED PAVEMENT MARKING, 4" YELLOW	FOOT	72
CONCRETE SIDEWALK, 4"	CU YD	4183
CONCRETE SIDEWALK, 4" (MAILBOX PAD)	CU YD	1
COMBINATION CONCRETE CURB AND GUTTER, TYPE M-6.12	FOOT	356
CONCRETE V-GUTTER, 2' WIDE	FOOT	742
CONCRETE FLUME	CU YD	2
PRECAST REINFORCED CONCRETE FLARED END SECTIONS 12"	EACH	4
STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	546
STORM SEWERS, CLASS A, TYPE 1 24"	FOOT	236
INLET TYPE A/W/TYPE 1 FRAME OPEN LID	EACH	3
INLET TYPE B/W/TYPE 1 FRAME OPEN LID	EACH	1
MANHOLE TYPE A, 4" DIA, W/ TYPE 1 FRAME OPEN LID	EACH	1
CONCRETE DRYWELL, 6" DIA, W/ TYPE 1 FRAME OPEN LID	EACH	3
FIRE HYDRANT ASSEMBLY COMPLETE W/ TEE, VALVE & LEAD	EACH	3
CONCRETE BOX, WATER MAIN W/ HYDRAULIC FITTING	EACH	2
4" VALVE & BOX	EACH	1
ZINC COATED 2.0" WATER MAIN, 8", WITH BAG	FOOT	912
TYPE K COPPER WATER SERVICE LINE 1"	FOOT	1287
CORPORATION STOPS 2"	FOOT	29
DOMESTIC WATER SERVICE BOX, 1"	FOOT	29
11.25-DEGREE BEND, 8"	FOOT	1
22.5-DEGREE BEND, 8"	FOOT	1
45-DEGREE BEND, 8"	FOOT	4
WATER MAIN PROTECTION SLEEVE, 16"	FOOT	100
CONNECT TO EXISTING SANITARY MANHOLE	EACH	1
4" DIA. SANITARY MANHOLE	EACH	4
PVC SDR-26 WMQ / ASTM D-2241 SANITARY SERVICE, 6"	FOOT	1108
PVC SDR-35 WMQ / ASTM D-3034 SANITARY SEWER, 8"	FOOT	703
PVC SDR-35 WMQ / ASTM D-3034 SANITARY SEWER, 10"	FOOT	70
8' X 6' WYE CONNECTION	EACH	15
FOAM BOARD INSULATION	SC FT	64
SANITARY CLEANOUT, 6"	EACH	15
UNDERCUT (COMPLETE) CONTINGENCY	CU YD	289
LANDSCAPING ALLOWANCE	LSUM	1

STORM SEWER NOTES

1. Storm sewer shall be constructed in accordance with the following:
 1. "Standard Specifications for Water and Sewer Construction in Illinois" (Standard Specifications for Water and Sewer Construction and Supplements thereto)
 2. Standards and requirements of Village of Roscoe.
 3. Any other specific requirements provided in the contract documents, including this plan set. Where critical or the aforementioned specifications conflict, the more stringent criteria shall be implemented.
2. All storm sewer pipe shall be reinforced concrete pipe unless otherwise specified in this plan set.
3. All storm sewer systems shall be designed to the following criteria:
 1. a. Pump pump service connections and manhole extensions (4" and 6")
 2. Reinforced concrete pipe (12" diameter and larger) shall be Class III (minimum), wall thickness of 14 gauge per AASHTO T246 (shall only be used for culverts)
 3. SDR 35 PVC pipe shall be in accordance with ASTM D334.
 4. Reinforced concrete pipe (12" diameter and larger) shall be Class III (minimum) in accordance with ASTM C14.
 5. Reinforced concrete pipe (12" diameter and larger) shall be Class III (minimum), wall thickness of 14 gauge per AASHTO T246.
 6. Reinforced concrete elliptical culvert pipe shall be Class HE-II or Class III (minimum) in accordance with ASTM D229.
 7. Underdrain pipe (4" and 6") shall be SDR 35 PVC pipe in accordance with ASTM D229.
 8. Culverts shall be reinforced concrete pipe with a minimum wall thickness of 14 gauge per AASHTO T246 (shall only be used for culverts)
 9. Joints shall be a minimum 7" from the outside of any sanitary manhole and be furnished and installed by the Contractor as shown on the drawings.
 10. ABS pipe joints shall be in accordance with ASTM D2235.
 11. PVC pipe joints shall be in accordance with ASTM D3121 (push-on type), except underdrain pipe which shall be in accordance with ASTM D2235.
 12. Casing Pipes.
 13. Manholes and catch basins shall be precast reinforced concrete in accordance with ASTM C422.
 14. Manholes and catch basins shall be precast reinforced concrete as follows:
 1. For sewer eighteen inches in diameter or less, manholes shall have a forty-eight inch diameter.
 2. For sewers twenty-one to thirty-six inches in diameter, manholes shall have a sixty inch diameter.
 3. For sewers greater than thirty-six inches in diameter, manholes shall have a seventy-two inch diameter.
 15. Adjusting rings:
 1. For pipe and frame seals, all pipe connection openings shall be made watertight with the use of a flexible, non-curing, elastomeric sealant.
 2. Precast concrete adjusting rings shall have a maximum height of 8 inches.
 3. Seals.
 4. For pipe and frame seals, all pipe connection openings shall be made watertight with the use of a flexible, non-curing, elastomeric sealant.
 5. All end sections shall be monolithically precast including bases and invert tapers.
 6. Internals:
 1. Internals shall be precast reinforced concrete in accordance with ASTM C443.
 2. Manholes shall be twenty-four inches in diameter and a maximum depth of four feet.
 3. Adjusting rings:
 1. Precast concrete adjusting rings shall have a maximum height of 8 inches.
 2. Adjusting rings shall be 2 percent concrete adjusting rings shall be allowed.
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 7. Adjusting rings shall be 2 percent concrete adjusting rings shall be allowed.
 4. Manholes shall be twenty-four inches in diameter and a maximum depth of four feet.
 5. Internal pipe shall be run in a rigid pipe or mandrel. It shall have a diameter equal to 95% of the base diameter of the pipe as established in proposed ASTM D-3034. The test shall be performed without hydrostatic pressure.
 6. If the deflection test is to be run in a rigid pipe or mandrel, it shall have a diameter equal to 95% of the base diameter of the pipe as established in proposed ASTM D-3034. The test shall be performed without hydrostatic pressure.
 7. If the deflection test is to be run in a rigid pipe or mandrel, it shall have a diameter equal to 95% of the base diameter of the pipe as established in proposed ASTM D-3034. The test shall be performed without hydrostatic pressure.
 8. If the deflection test is to be run in a rigid pipe or mandrel, it shall have a diameter equal to 95% of the base diameter of the pipe as established in proposed ASTM D-3034. The test shall be performed without hydrostatic pressure.
 9. Manholes shall be Neenah R-1918-N.
 10. Manholes shall be Neenah R-1918-N.
 11. Yard rings shall be Neenah R-3278-A.
 12. Parking lot slabs shall be Neenah R-2620-A.
 13. Curb and gutter shall be Neenah R-2620-A.
 14. Curb and gutter shall be Neenah R-2620-A.
 15. All end sections shall be monolithically precast including bases and invert tapers.
 16. Curb and gutter otherwise noted within the plans.
 17. Unless otherwise specified as a "closed lid", manhole frame shall be as listed below. Manholes shall be precast reinforced concrete in accordance with ASTM C422.
 18. Manhole steps shall be Neenah R-1918-N.
 19. Manhole steps shall be Neenah R-1918-N.
 20. Manhole steps shall be Neenah R-3278-A.
 21. Parking lot slabs shall be Neenah R-2620-A.
 22. Curb and gutter shall be Neenah R-2620-A.
 23. Curb and gutter shall be Neenah R-2620-A.
 24. Curb and gutter shall be Neenah R-2620-A.
 25. The Four Rivers Sanitation Authority will furnish a fall-time inspector for all sanitary work.
 26. The Four Rivers Sanitation Authority will furnish a fall-time inspector for all sanitary work.
 27. The Four Rivers Sanitation Authority specifies the following as the ultimate Service Riser method to install the sewer service line so that the invert of the sewer main is not disturbed:
 1. A minimum of 4" of concrete shall be placed and compacted prior to installation of the sewer main and services.
 2. The contractor shall coordinate all sanitary sewer lines to be installed with the sewer main.
 3. A maximum of 1"-12" adjusting ring per manhole.
 4. A maximum of 1"-12" adjusting ring per manhole.
 5. Notes: Adjustment by grading is not permitted. Where the rockaway agency of jurisdiction allows, rubber adjusting rings shall be used.
 6. Manholes shall be twenty-four inches in diameter and a maximum depth of four feet.
 7. The length of the public sewer shall be the distance from the center of the downstream manhole to the center of the upstream manhole. The slope of the public sewer and invert of the sewer at the manholes shall be based on the downstream center line of the manholes.
 8. Public sewer and invert of the sewer at the manholes shall be based on the downstream center line of the manholes.
 9. All sanitary sewer, manholes, services and other appurtenances shall be installed as required by the FRSA and/or the Village contractor is responsible for the proper placement and connection of the sewer lines.
 10. The Village of Roscoe may require inspection of the building connections, the contractor shall coordinate all Village inspections with the Roscoe Village of Roscoe.
 11. Contractor to install 6" services from main to designated point of connection on the drawings.
 12. Backfill trenches to contours and elevations shown on the drawings.

SANITARY SEWER NOTES [FRSA]

1. Sanitary sewer notes:
 1. The Four Rivers Sanitation Authority (FRSA) shall be notified forty-eight (48) hours before construction of the sanitary sewer can commence. Contact: Mr. Ben Christensen, cell 815-205-7975. Any sanitary sewer construction performed in the absence of an FRSA inspector will not be accepted.
 2. Notice Accepting Connections must be issued by the FRSA before individual service connections will be permitted under the standard FRSA service connection process.
 3. The permit holder is responsible for the sanitary sewer system workmanship and materials for two (2) years after the FRSA issued Notice Accepting the Connection. The permit holder is responsible for the sanitary sewer system workmanship and materials for one (1) year after the completion of the project.
 4. Sanitary Sewer shall be constructed in accordance with the following:
 1. General Provisions and Technical Requirements for Sewer Construction in the Four Rivers Sanitation Authority (Standard Specifications), seventh edition dated 2014, and all revisions and supplements thereto.
 2. General Provisions and Technical Requirements for Water and Sewer Main Construction in Illinois" (Standard Specifications), seventh edition dated 2014.
 3. General Provisions and Technical Requirements for Water and Sewer Main Construction in Illinois" (Standard Specifications), eighth edition dated 2014.
 5. Sanitary sewer services shall be for Water and Sewer Main Construction in Illinois" (Standard Specifications), eighth edition dated 2014.
 6. Sanitary sewer services shall be for Water and Sewer Main Construction in Illinois" (Standard Specifications), eighth edition dated 2014.
 7. Sanitary sewer services shall be for Water and Sewer Main Construction in Illinois" (Standard Specifications), eighth edition dated 2014.
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 28. Sanitary sewer services shall be for Water and Sewer Main Construction in Illinois" (Standard Specifications), eighth edition dated 2014.
 29. Sanitary sewer services shall be for Water and Sewer Main Construction in Illinois" (Standard Specifications), eighth edition dated 2014.
 30. Sanitary sewer services shall be for Water and Sewer Main Construction in Illinois" (Standard Specifications), eighth edition dated 2014.
 31. FRSA will receive a satisfactory plan for gas, electricity, cable TV, telephone, etc. in order to ensure that these utilities will not conflict with the proposed sewer line.
 32. Sanitary Sewer Connection:
 1. Contractor must complete a standard FRSA Industrial/Commercial (IC) application and submit to FRSA for approval of the sewers shown as part of the sewer main.
 2. The contractor shall coordinate all FRSA fees associated with this project, the contractor shall pay all application fees, and should be reimbursed by the owner. Contractor shall provide the owner with a written breakdown of all FRSA fees with evidence of payment.
 3. All sanitary sewer, manholes, services and other appurtenances shall be installed as required by the FRSA and/or the Village contractor is responsible for the proper placement and connection of the sewer lines.
 4. All sanitary sewer, manholes, services and other appurtenances shall be installed as required by the FRSA and/or the Village contractor is responsible for the proper placement and connection of the sewer lines.
 5. The Village of Roscoe may require inspection of the building connections, the contractor shall coordinate all Village inspections with the Roscoe Village of Roscoe.
 6. Contractor to install 6" services from main to designated point of connection on the plans as part of sewer installation.
 7. FRSA sanitary sewer service connection permits will not be issued under the Standard FRSA process until after the FRSA has issued a "Notice Accepting the Connection".



TYPICAL SECTION - PRIVATE DRIVE



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ITEM	DATE
1.	25012
2.	C03



PROJECT NAME
OWNER'S NAME
**PRAIRIE ROSE
DEVELOPMENT**
PRAIRIE ROSE DRIVE
ROSCOE, IL
WINNEBAGO COUNTY
LITTLE MARIANO, INC.
P.O. BOX 100
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

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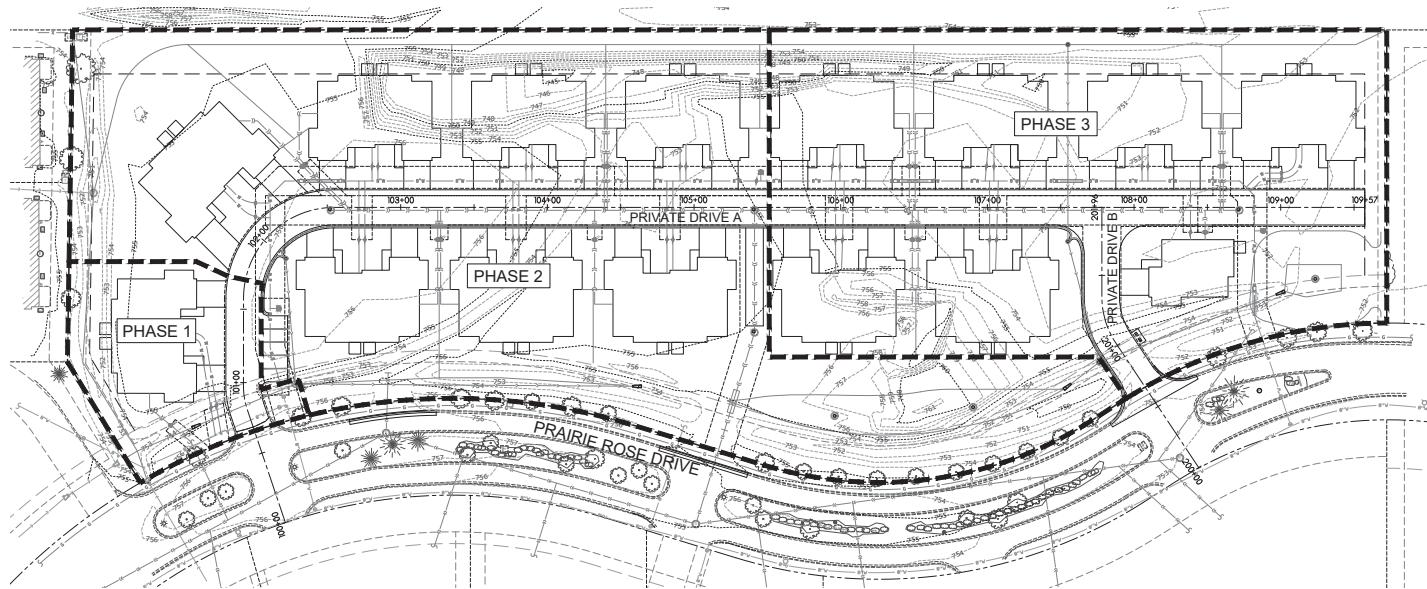
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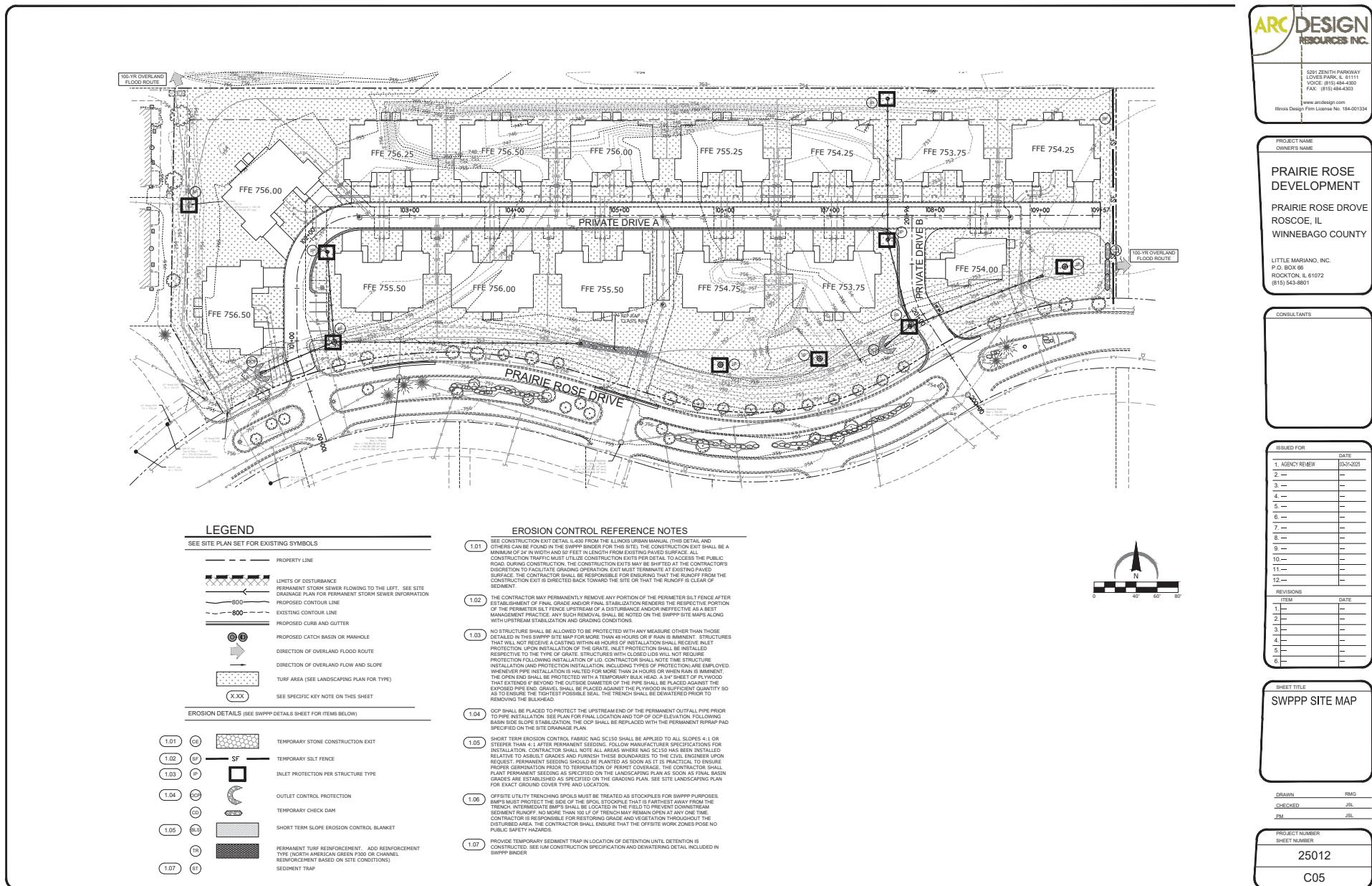
SHEET TITLE
PHASING PLAN

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DRAWN RMG
CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER
25012
C04





STABILIZED CONSTRUCTION ENTRANCE PLAN

PLAN VIEW

SIDE ELEVATION

NOTES:

1. Filter fabric shall meet the requirements of construction specification for GENTATELL. Table 1 or 2, Class I, II or IV, and shall be placed over the cleared area prior to the placing of rock.
2. Rock shall be placed in layers no thicker than 12" following IDOT correct aggregate gradation, C4-2, C4-3 or C4-4 and be placed according to construction specification C4-2, C4-3 or C4-4 using placement Method 1 and Class III compaction.
3. Any drainage factor or drainage requirements of rock shall be considered and provided to manufacturers specification.
4. If rock is used they shall be installed according to the manufacturer's specification.

REFERENCE: Project: [REDACTED] Standard DVS: 100
Designed: [REDACTED] Date: [REDACTED] Approved: [REDACTED] Date: [REDACTED]

NRCS

STABILIZED CONSTRUCTION ENTRANCE PLAN

SECTION A-A

SECTION B-B

NOTES:

1. Filter fabric shall meet the requirements of construction specification for GENTATELL. Table 1 or 2, Class I, II or IV, and shall be placed over the cleared area prior to the placing of rock.
2. Rock shall be placed in layers no thicker than 12" following IDOT correct aggregate gradation, C4-2, C4-3 or C4-4 and be placed according to construction specification C4-2, C4-3 or C4-4 using placement Method 1 and Class III compaction.
3. Any drainage factor or drainage requirements of rock shall be considered and provided to manufacturers specification.
4. If rock is used they shall be installed according to the manufacturer's specification.

REFERENCE: Project: [REDACTED] Standard DVS: 100
Designed: [REDACTED] Date: [REDACTED] Approved: [REDACTED] Date: [REDACTED]

NRCS

PIPE OUTLET TO FLAT AREA

PLAN

SECTION A-A

NOTES:

1. The filter fabric shall meet the requirements of construction specification for GENTATELL. Table 1 or 2, Class I, II or III.
2. The rock riprap shall meet the IDOT requirements for the correct aggregate gradation, C4-2, C4-3 or C4-4.
3. The riprap shall be placed according to construction specification 61 LODGE ROCK RIPRAP. The rock may be required placed.

REFERENCE: Project: [REDACTED] Standard DVS: 100
Designed: [REDACTED] Date: [REDACTED] Approved: [REDACTED] Date: [REDACTED]

NRCS

TEMP. DANDY PRODUCTS, INC. DANDY BAG

NOT TO SCALE

CROSS SECTION

STONE SECTION

NOTES:

1. If the sediment pool is formed or enlarged the side slope will be 1:1 to 1:2.
2. The fill will be constructed using IDOT RR-1 stone size. A 1" layer of IDOT C4-2 will be placed on the inside face to reduce the potential for infiltration.
3. The rock will be placed according to construction specification 61 LODGE ROCK RIPRAP. The rock may be required placed.
4. The riprap shall be placed according to construction specification 69 GEOTEXTILE table 1 or 2, class I, II or IV.

NOTES:

1. Installation: The empty Dandy Bag should be placed over the grate as the grate stands on end. If using optional oil absorbents, place absorbents over the top of the Dandy Bag. Place the Dandy Bag over the unit. Attach absorbent pillow to tether loop. Tuck the enclosure flap inside the Dandy Bag. Do not rely on lifting devices to support the entire weight of the grate. Place the grate into its frame.
2. Maintenance: Remove all accumulated sediment and debris from surface area of the Dandy Bag after each storm event. Remove sediment that has accumulated within the containment area of the Dandy Bag as needed. If using optional oil absorbents, remove and replace absorbent pillow when near saturation.

REFERENCE: Project: [REDACTED] Standard DVS: 100
Designed: [REDACTED] Date: [REDACTED] Approved: [REDACTED] Date: [REDACTED]

NRCS

ROLLED EROSION CONTROL PRODUCTS

NOTES:

1. Stake diameter is the diameter of the roll.
2. Stake spacing for rolled erosion control products.
3. Stake according to manufacturer's specifications.

NOTES:

1. Stake detail: Stake width or width of roll in 1' x 1' area.
2. Stake width or width of roll in 1' x 1' area.
3. Stake width or width of roll in 1' x 1' area.
4. Stake width or width of roll in 1' x 1' area.

NOTES:

1. Stake width or width of roll in 1' x 1' area.
2. Stake width or width of roll in 1' x 1' area.
3. Stake width or width of roll in 1' x 1' area.
4. Stake width or width of roll in 1' x 1' area.

REFERENCE: Project: [REDACTED] Standard DVS: 100
Designed: [REDACTED] Date: [REDACTED] Approved: [REDACTED] Date: [REDACTED]

NRCS

EROSION CONTROL BLANKET INSTALLATION DETAILS

NOTES:

1. Staples shall be placed in a diamond pattern at 1' x 1' for infill materials and 1' x 1' for filter fabric. Staples shall be placed in a diamond pattern at 1' x 1' for infill materials and 1' x 1' for filter fabric.
2. Edge of infill or filter fabric shall be turned back 6" to 8" and folded over the top of the anchor. Staples shall be placed in a horizontal pattern along the top of the anchor.
3. Staples shall be placed in a horizontal pattern along the top of the anchor.
4. All anchor shall be staked at approximately 12" intervals.

NOTES:

1. Staples shall be placed in a diamond pattern at 1' x 1' for infill materials and 1' x 1' for filter fabric. Staples shall be placed in a diamond pattern at 1' x 1' for infill materials and 1' x 1' for filter fabric.
2. Edge of infill or filter fabric shall be turned back 6" to 8" and folded over the top of the anchor. Staples shall be placed in a horizontal pattern along the top of the anchor.
3. Staples shall be placed in a horizontal pattern along the top of the anchor.
4. All anchor shall be staked at approximately 12" intervals.

REFERENCE: Project: [REDACTED] Standard DVS: 100
Designed: [REDACTED] Date: [REDACTED] Approved: [REDACTED] Date: [REDACTED]

NRCS

TEMP. GRAVEL AND WIRE MESH INLET SEDIMENT FILTER

NOT TO SCALE

PLAN VIEW

CROSS SECTION

NOTES:

1. Gravel should be 2" to 3" deep.
2. Wire mesh should be 1" to 2" deep.
3. Filter fabric should be 1" to 2" deep.

REFERENCE: Project: [REDACTED] Standard DVS: 100
Designed: [REDACTED] Date: [REDACTED] Approved: [REDACTED] Date: [REDACTED]

NRCS

TEMP. SILT FENCE INLET PROTECTION

NOT TO SCALE

CROSS SECTION

NOTES:

1. Maintaining temporary concrete facilities and include concrete and filter fabric.
2. Filter fabric should be placed in contact with the soil over a prepared seedbed.

REFERENCE: Project: [REDACTED] Standard DVS: 100
Designed: [REDACTED] Date: [REDACTED] Approved: [REDACTED] Date: [REDACTED]

NRCS

TEMP. SILT FENCE (PERIMETER) DETAIL

NOT TO SCALE

CROSS SECTION

NOTES:

1. Set posts and excavate a 4" x 4" trench upstream along the line of posts.
2. Attach the filter fabric to the post and extend it into the trench.
3. Backfill and compact the excavated soil.

NOTES:

1. Set posts and excavate a 4" x 4" trench upstream along the line of posts.
2. Attach the filter fabric to the post and extend it into the trench.
3. Backfill and compact the excavated soil.

REFERENCE: Project: [REDACTED] Standard DVS: 100
Designed: [REDACTED] Date: [REDACTED] Approved: [REDACTED] Date: [REDACTED]

NRCS

SWPPP INFORMATION SIGN (EXAMPLE)

NOT TO SCALE

SWPPP INFORMATION

NOTES:

1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RUGGED MATERIAL, SUCH AS PLASTIC, AND SIGN SIZE CONSTRUCTED IN A MANNER TO PROTECT FROM THE ELEMENTS, DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. DETAILED DESCRIPTION OF THE LOCATION OF THE SWPPP DOCUMENTATION AND SIGN ON THE SITE. IF DOCUMENTATION IS NOT ON SITE, A DETAILED SET OF DOCUMENTATION MUST BE PROVIDED. THE SIGN MUST BE LOCATED IN A POSITION WHERE DOCUMENTS ARE AVAILABLE FOR INSPECTION WHILE CONSTRUCTION IS IN PROGRESS.
4. CONTACT INFORMATION (NAME AND PHONE NUMBER) MUST BE DISPLAYED FOR THE PERSON(S) RESPONSIBLE FOR SWPPP IMPLEMENTATION AND MANAGEMENT. THIS INFORMATION MUST BE PROVIDED IN A MANNER THAT IS EASILY READABLE AND UNDERSTANDABLE. SWPPP DOCUMENTS (IF OTHER THAN THE PERSON NAMED RESPONSIBLE FOR SWPPP IMPLEMENTATION).
5. 3' (SUGGESTED SIZE TO DISPLAY NEEDED LETTERING AND NOTICES)
6. 4' ABOVE GRADE SUGGESTED MOUNTING HEIGHT

REFERENCE: Project: [REDACTED] Standard DVS: 100
Designed: [REDACTED] Date: [REDACTED] Approved: [REDACTED] Date: [REDACTED]

NRCS

PROJECT NAME
OWNER'S NAME
PRairie Rose Development
PRairie Rose Drove
ROSCOE, IL
WINNEBAGO COUNTY

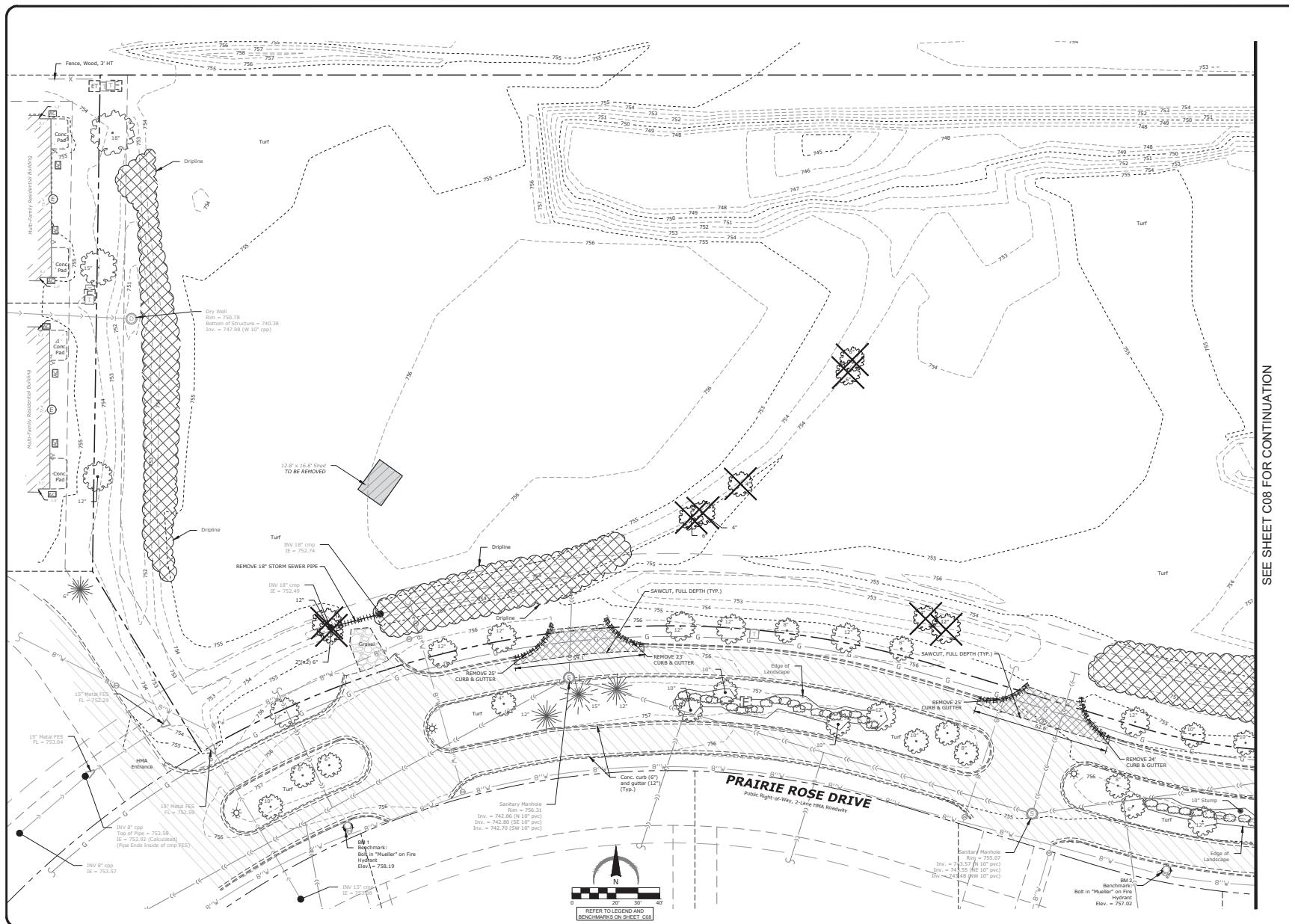
LITTLE MARIANO, INC.
1000 N. 100th Street
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

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CHECKED	JSL
PM	JSL
PROJECT NUMBER	25012
Sheet Number	C06

14



ARC DESIGN
RESOURCES INC.

5291 ZENITH PARK
LOVES PARK, IL 61136
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arodesign.com

Design Film License No. 184-0

1

STUDENT NAME _____

RECIPIENT'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

SEE SHEET C08 FOR CONTINUATION

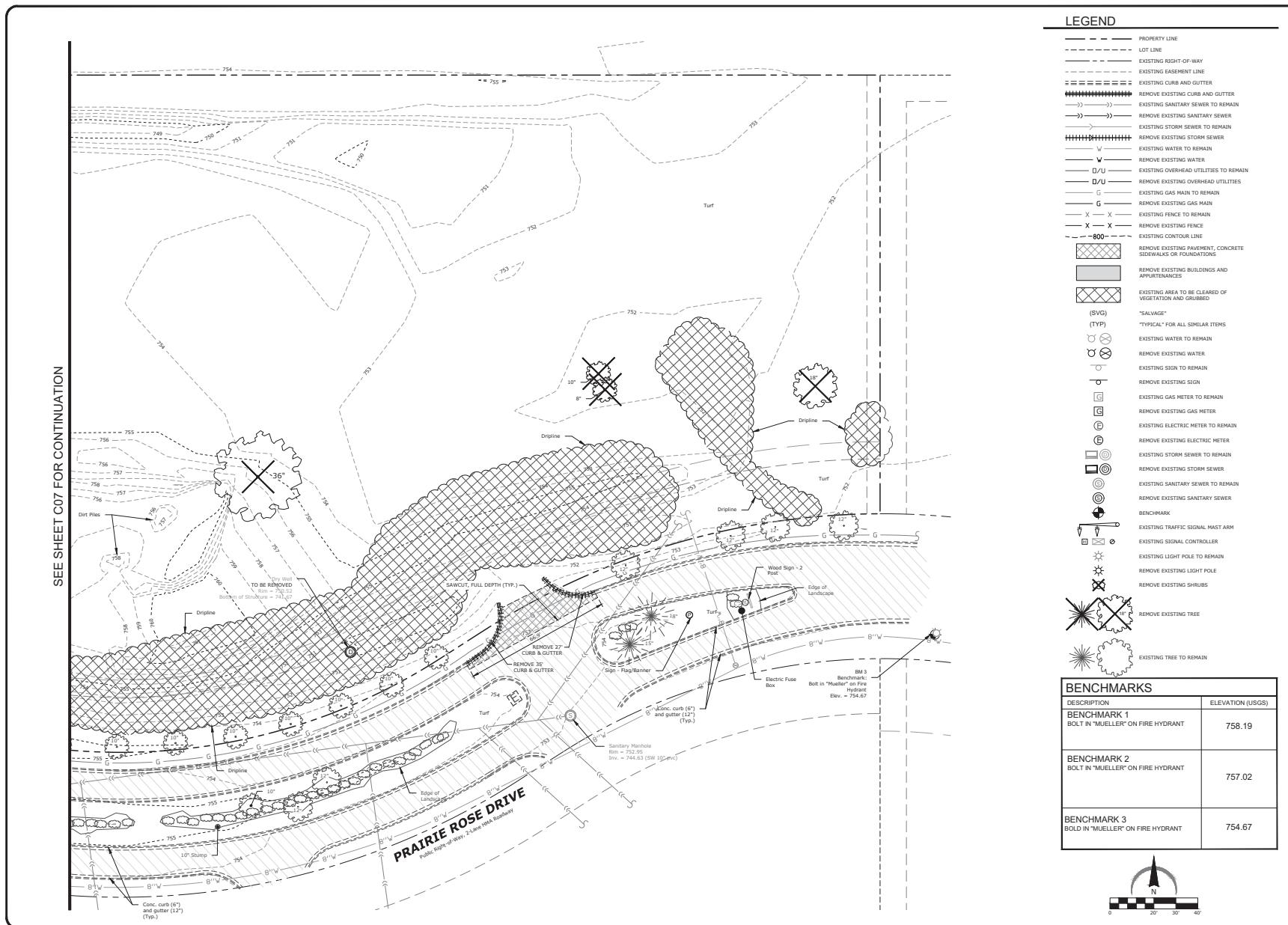
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SHEET TITLE
**EXISTING
CONDITIONS &
REMOVAL PLAN
WEST**

DRAWN RMG
CHECKED JSL

PROJECT NUMBER
SHEET NUMBER



PROJECT NAME
OWNER'S NAME
**PRAIRIE ROSE
DEVELOPMENT**
PRAIRIE ROSE DRIVE
ROSCOE, IL
WINNEBAGO COUNTY
LITTLE MARIANO, INC.
P.O. BOX 1002
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

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REVISIONS

ITEM DATE

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DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 BOLT IN "MUELLER" ON FIRE HYDRANT	758.19
BENCHMARK 2 BOLT IN "MUELLER" ON FIRE HYDRANT	757.02
BENCHMARK 3 BOLT IN "MUELLER" ON FIRE HYDRANT	754.67



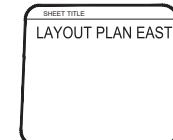
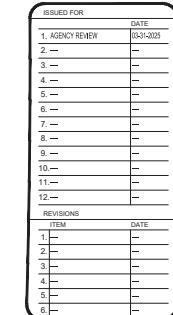
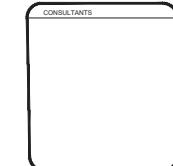
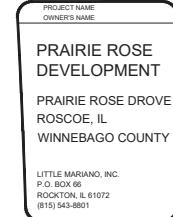
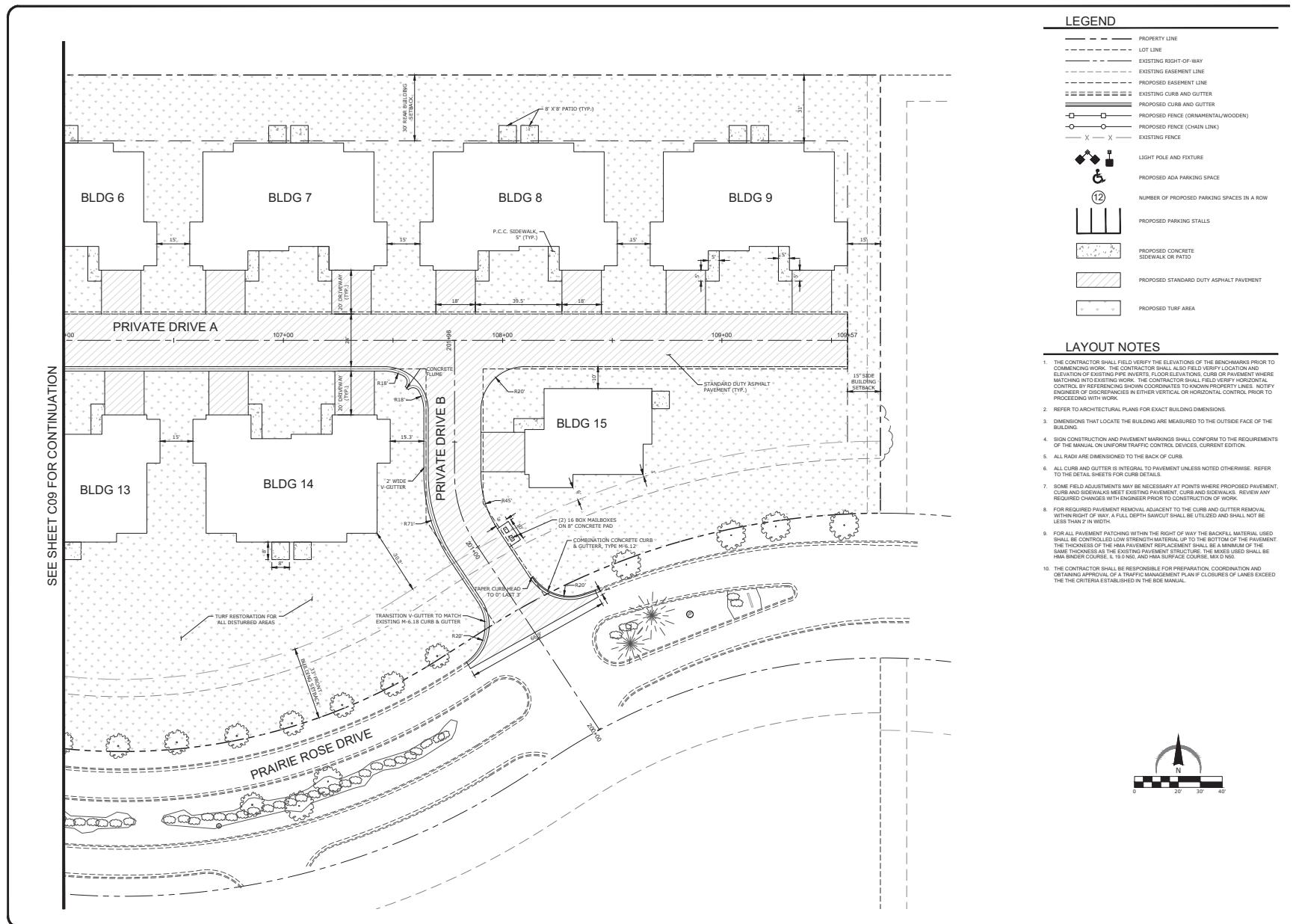
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CONDITIONS &
REMOVAL PLAN
EAST**

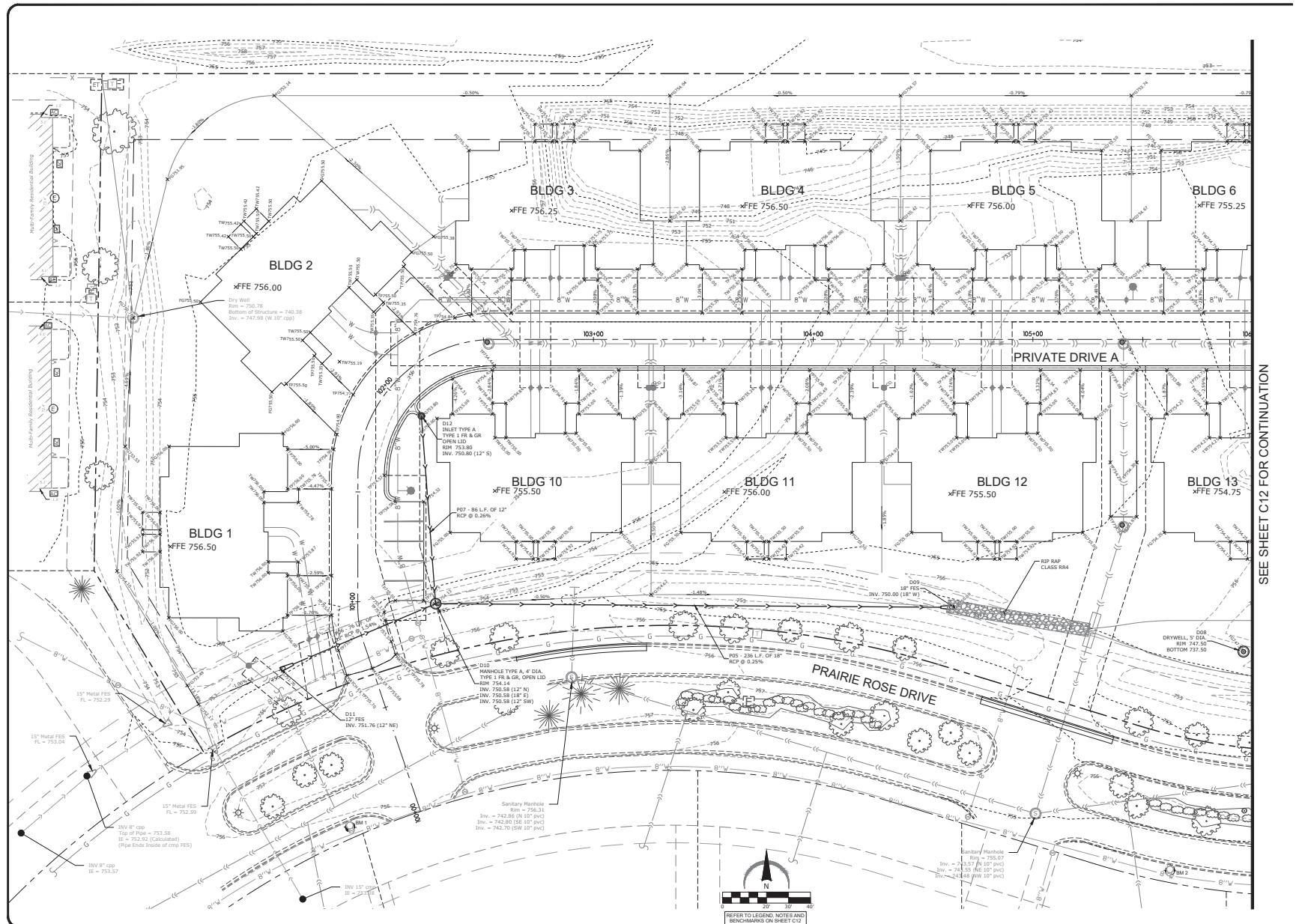
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PM JBL

PROJECT NUMBER
SHEET NUMBER

25012

C08





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ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.ardesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

**PRAIRIE ROSE
DEVELOPMENT**

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-9901

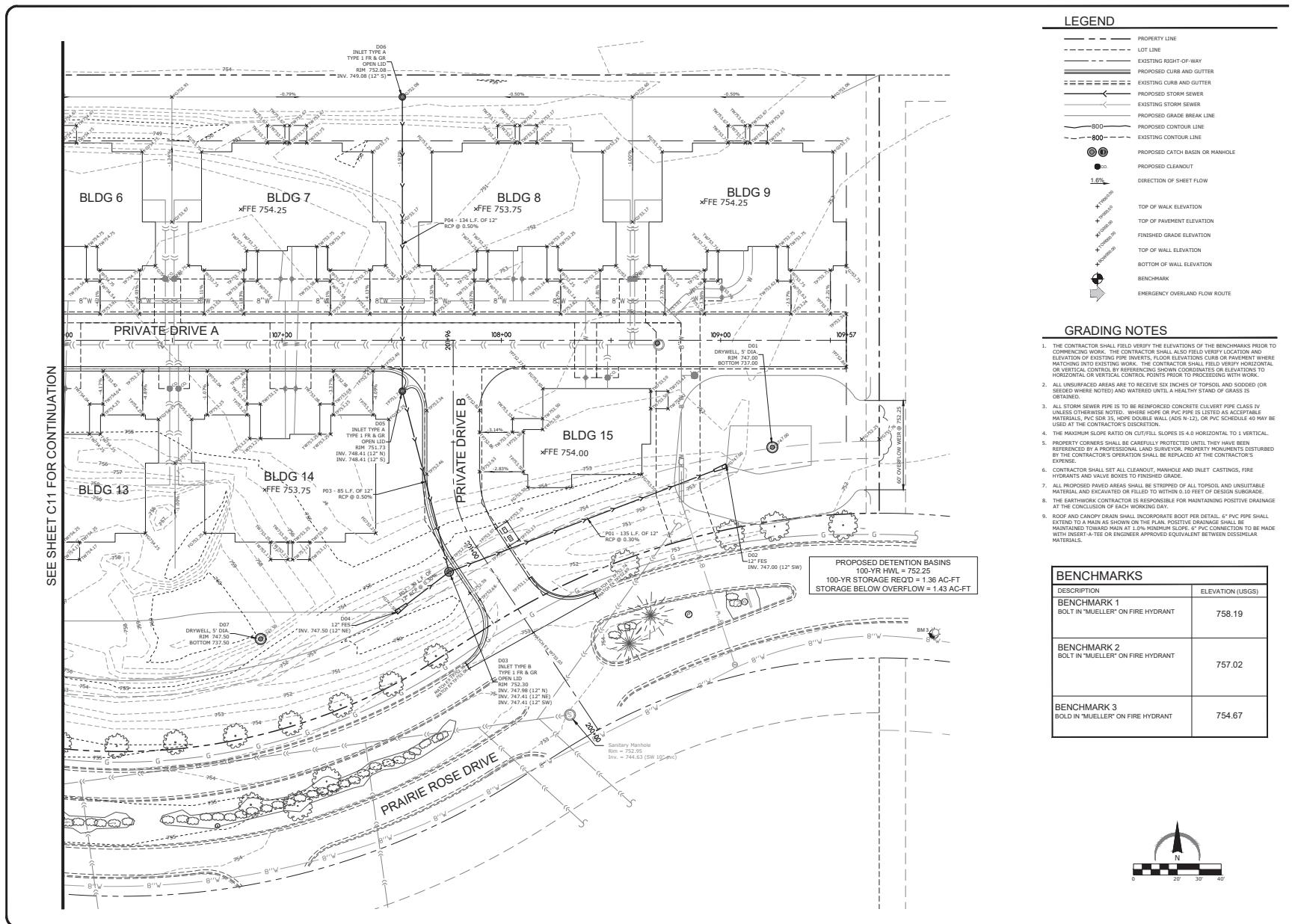
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SHEET TITLE
**GRADING PLAN
WEST**

PROJECT NUMBER
SHEET NUMBER
25012
C11



ARC DESIGN
RESOURCES INC.

6291 ZENITH PARKWAY
LOVER PARK, IL 61111
VILLAGE OF ROCKTON, IL 60013
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

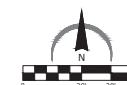
PROJECT NAME
OWNER'S NAME
**PRairie Rose
Development**
PRairie Rose Drove
ROSCOE, IL
WINNEBAGO COUNTY
LITTLE MARIANO, INC.
P.O. BOX 100
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

ISSUED FOR	DATE
1. AGENCY REVIEW	03-21-2023
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REVISIONS

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PROJECT NAME
OWNER'S NAME

**PRAIRIE ROSE
DEVELOPMENT**

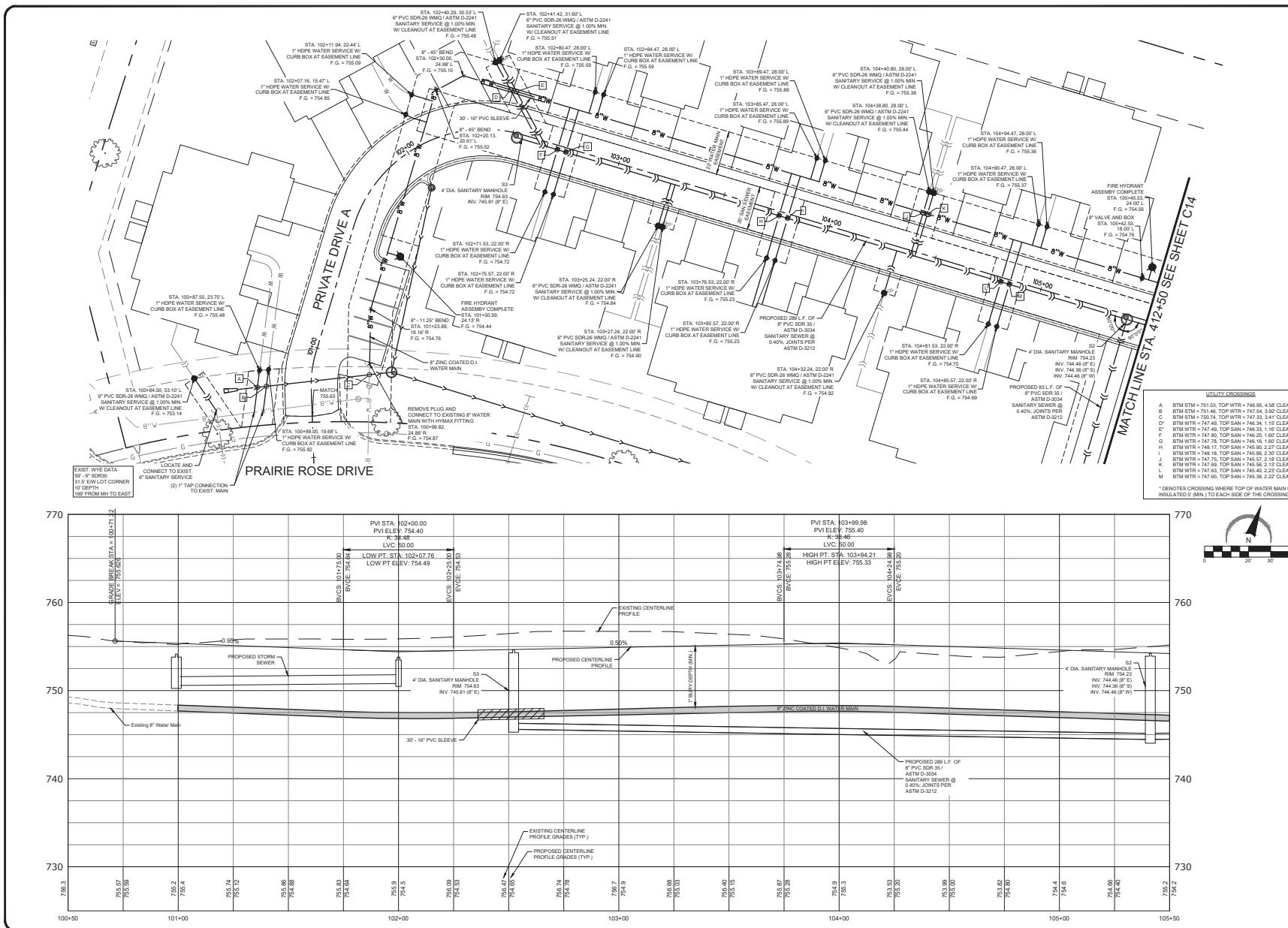
PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

ISSUED FOR		DATE
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SHEET TITLE	
PRIVATE DRIVE A	
PLAN & PROFILE	
STA. 100+00 TO	
105+00	
DRAWN _____	
CHECKED _____	
PM _____	
PROJECT NUMBER	
SHEET NUMBER	
25012	
C13	





PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE
DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

CONSULTANT

UTILITY CROSSINGS	
R	BTM WTR = 747.37, TOP SAN = 744.77, 1.60' CLEARANCE
S	BTM WTR = 746.41, TOP SAN = 744.81, 1.60' CLEARANCE
T*	BTM STM = 748.20, TOP WTR = 745.82, 2.80' CLEARANCE
U	BTM STM = 748.52, TOP SAN = 746.01, 2.57' CLEARANCE
V	BTM STM = 748.52, TOP WTR = 744.52, 1.60' CLEARANCE
W	BTM SAN = 745.93, TOP WTR = 744.31, 1.62' CLEARANCE
X	BTM SAN = 745.93, TOP WTR = 744.38, 1.56' CLEARANCE
Y	BTM STM = 747.07, TOP WTR = 744.98, 2.09' CLEARANCE

* DENOTES CROSSING WHERE TOP OF WATER MAIN IS TO BE INSULATED 5' (MIN.) TO EACH SIDE OF THE CROSSING



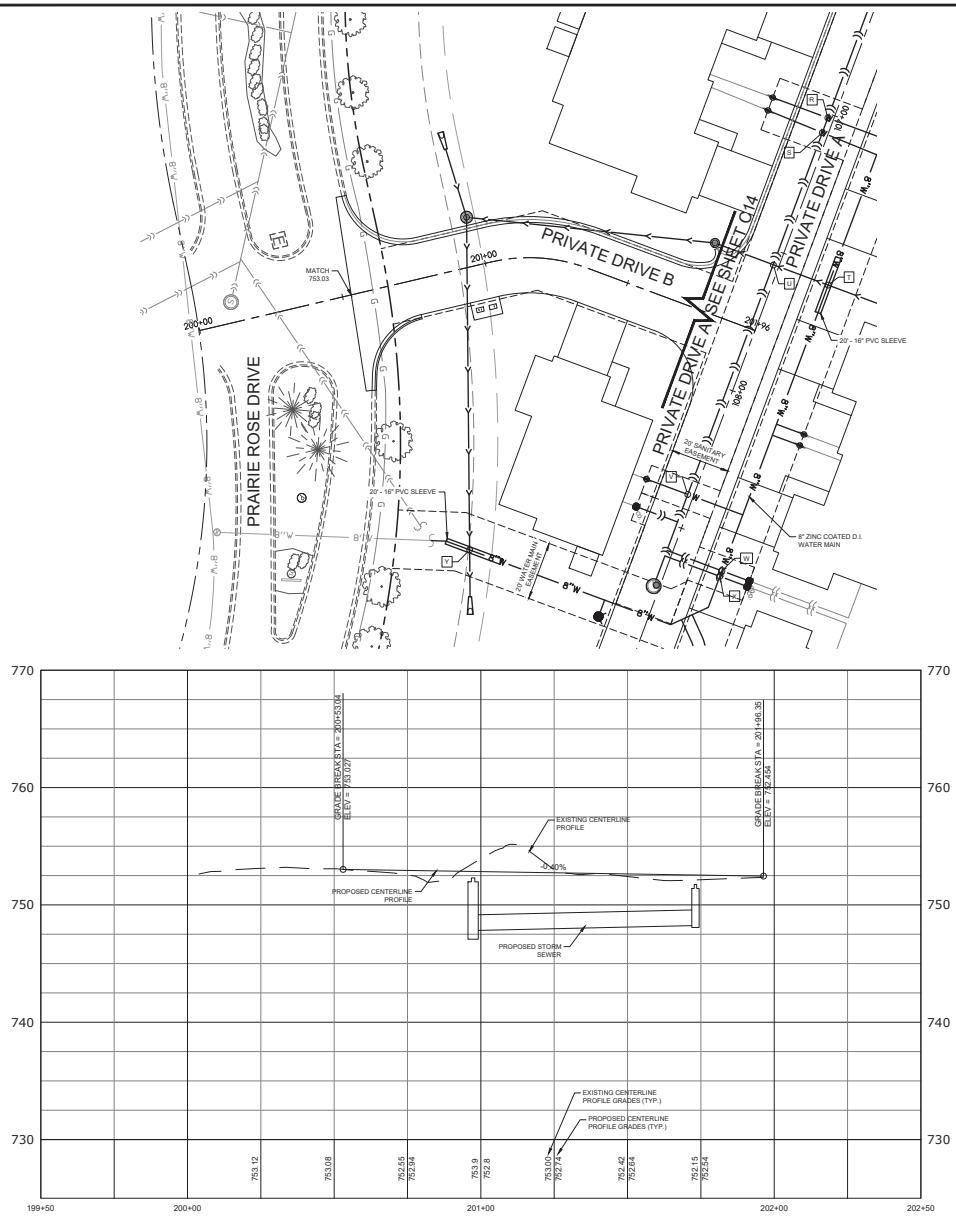
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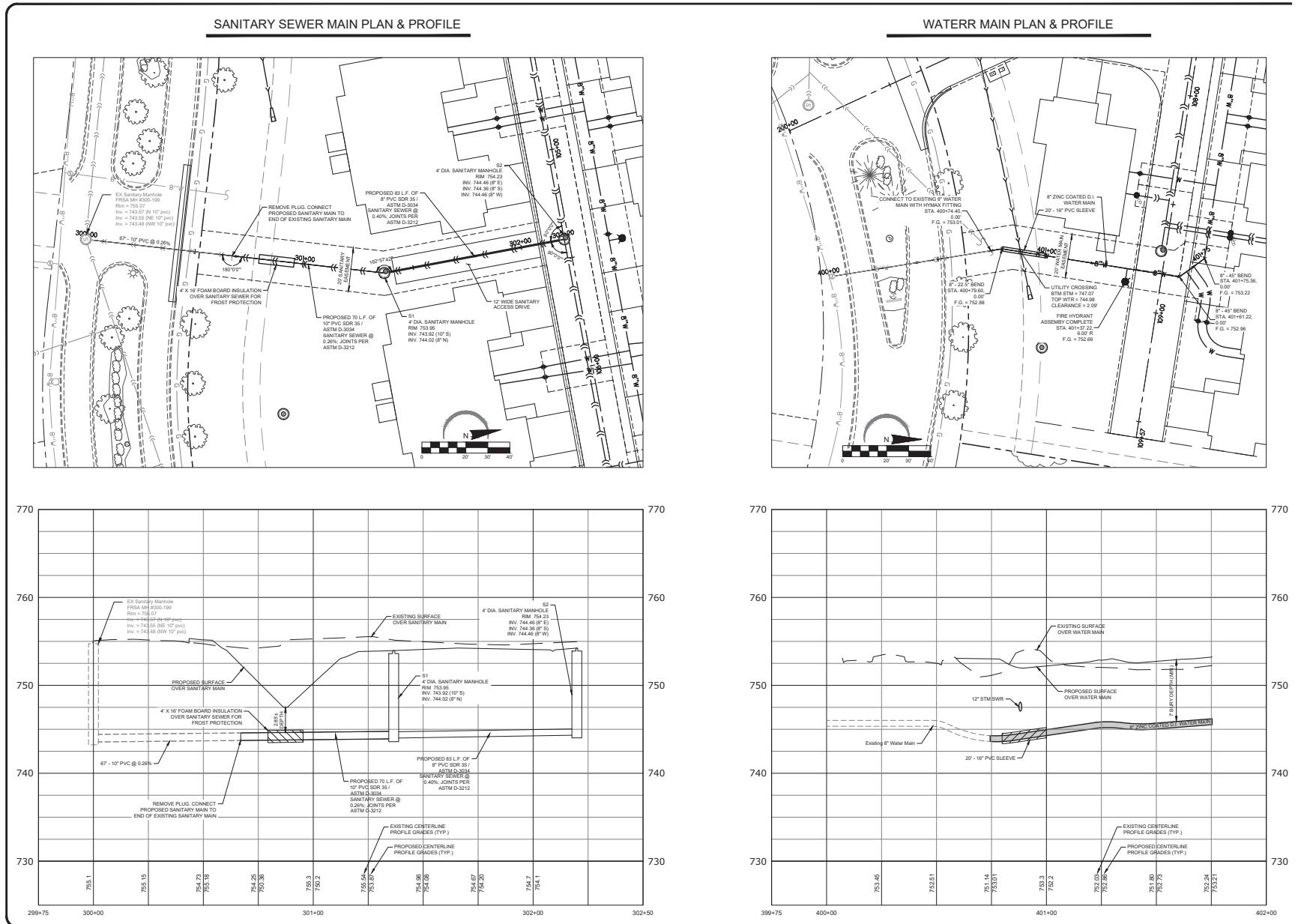
**PRIVATE DRIVE B
PLAN & PROFILE
STA. 200+00 TO
201+96**

DRAWN	RMG
CHECKED	JSL

PROJECT NUMBER
SHEET NUMBER

PROJECT NUMBER
SHEET NUMBER
25012
C15





ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVER PARK, IL 61111
VILLAGE OF ROCKTON
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME
**PRAIRIE ROSE
DEVELOPMENT**
PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 1072
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

ISSUED FOR

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REVISIONS

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SHEET TITLE
UTILITY PLAN & PROFILE

DRAWN RMG
CHECKED JSL
PM JSL

PROJECT NUMBER 25012
 SHEET NUMBER C16

5291 ZENITH PARKWAY
LOVER PARK, IL 60111
VOL 1000000000
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNERS NAME
**PRAIRIE ROSE
DEVELOPMENT**
PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 1072
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

ISSUED FOR		DATE
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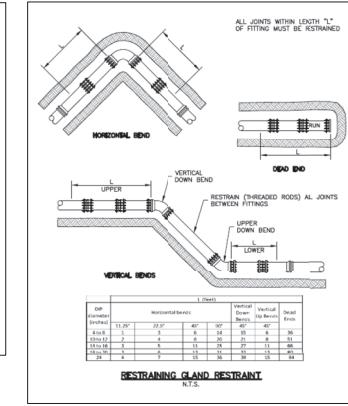
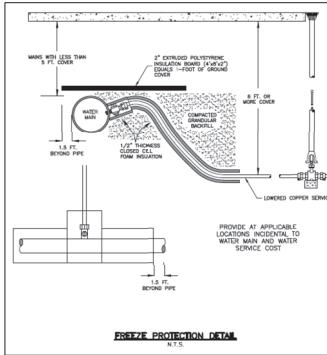
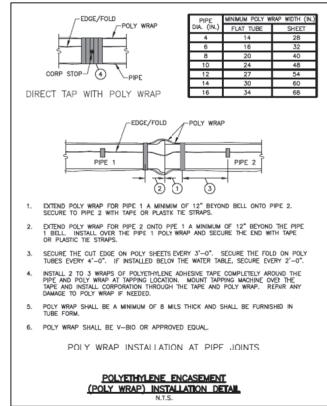
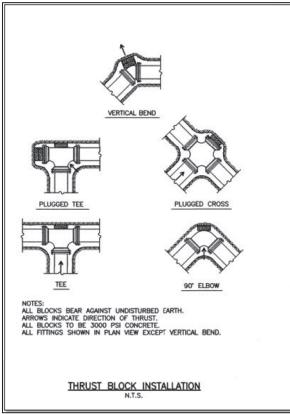
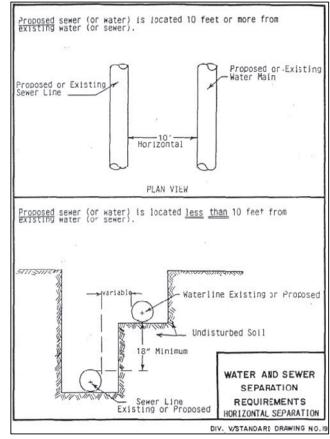
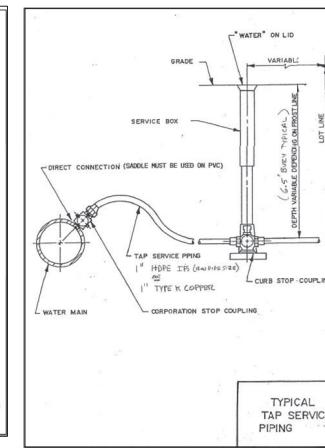
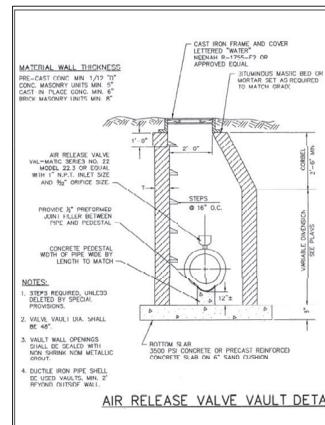
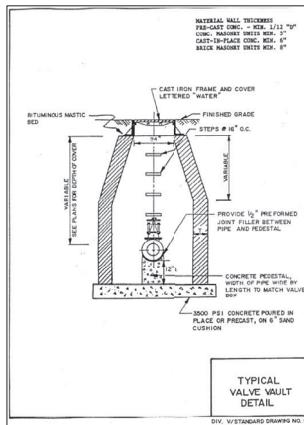
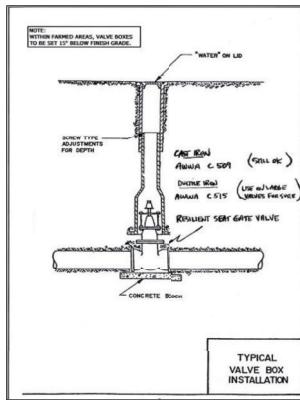
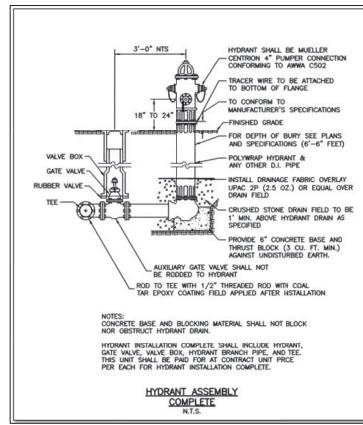
SHEET TITLE
DETAILS

DRAWN RMG
CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER

25012

C18



25012
C18



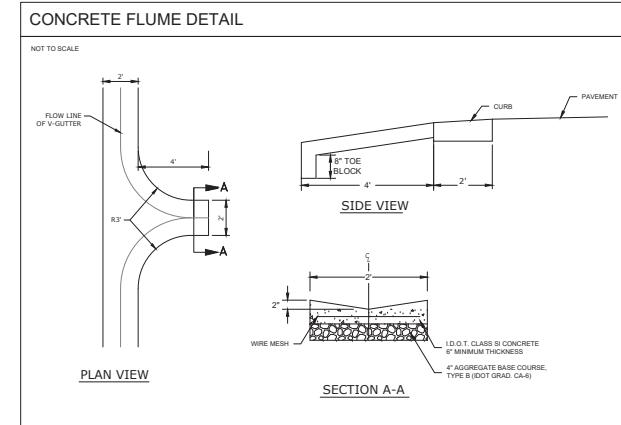
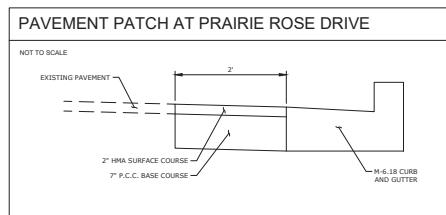
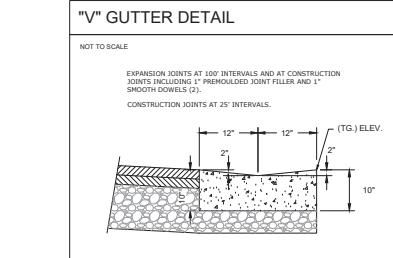
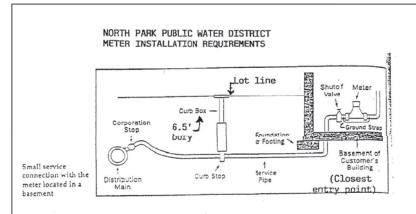
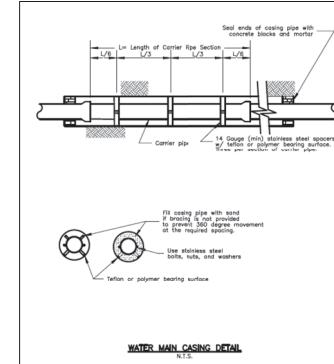
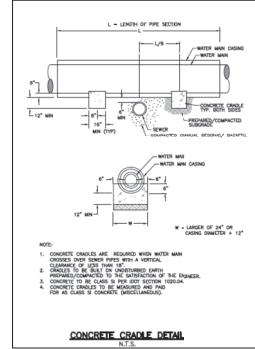
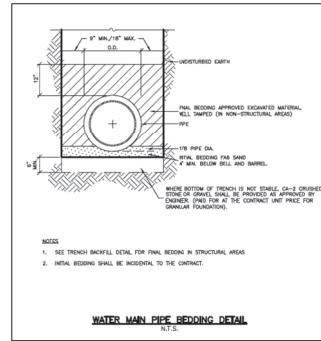
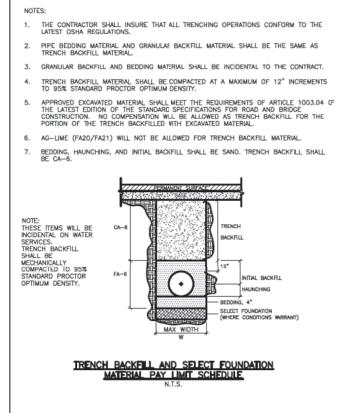
PROJECT NAME OWNER'S NAME
PRAIRIE ROSE DEVELOPMENT
PRAIRIE ROSE DROVE ROSCOE, IL WINNEBAGO COUNTY
LITTLE MARIANO, INC. P.O. BOX 100 ROCKTON, IL 61072 (815) 543-8801

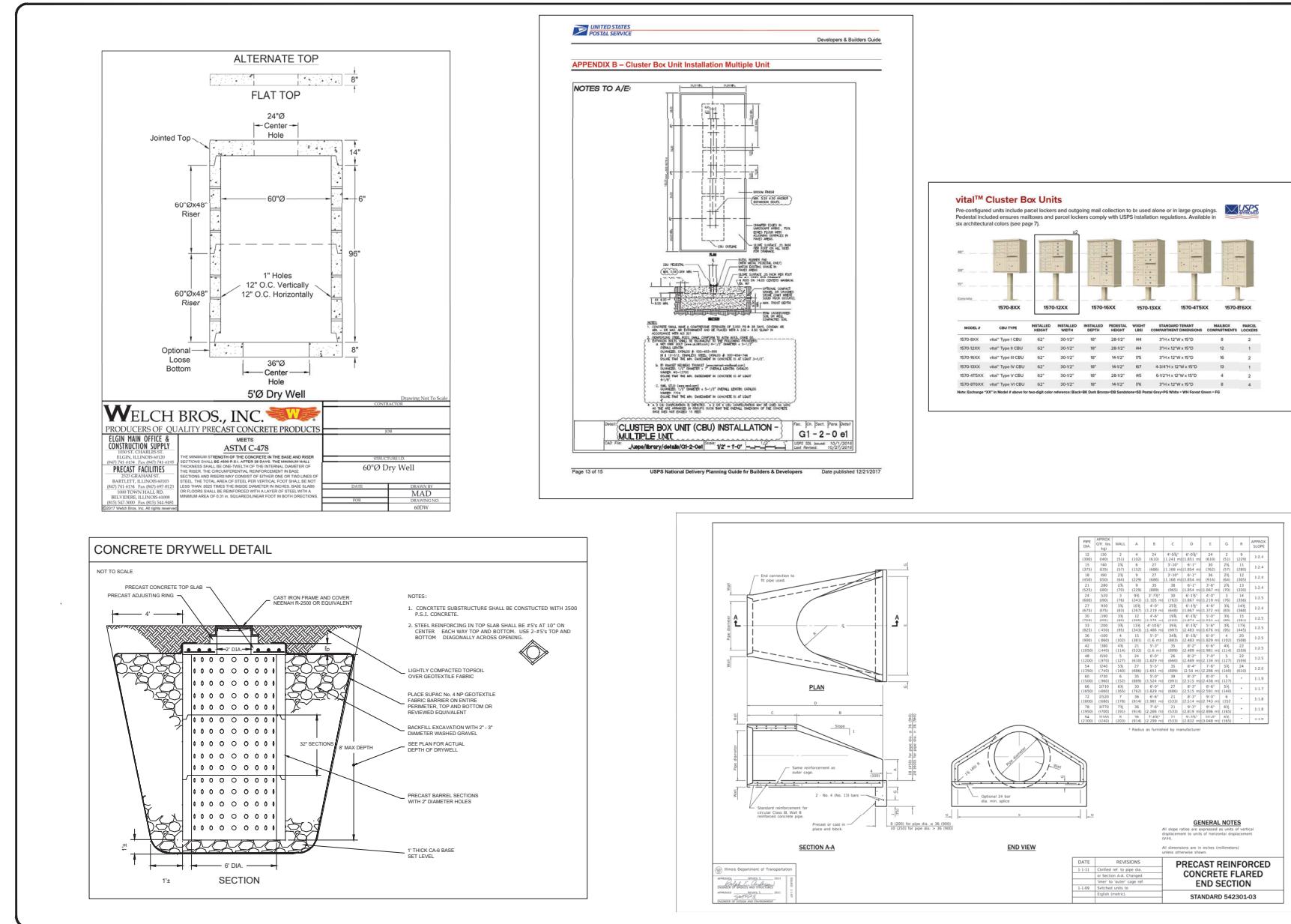
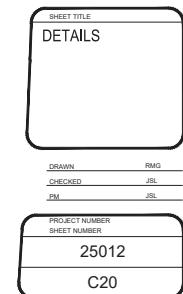
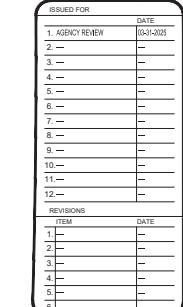
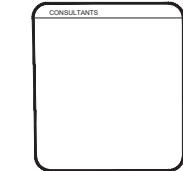
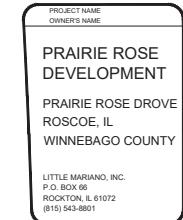
CONSULTANTS

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SHEET TITLE
DETAILS

DRAWN	RMG
CHECKED	JSL
PM	JSL
PROJECT NUMBER	
SHEET NUMBER	
25012	
C19	





SECTION PARALLEL TO PIPE
SECTION PERPENDICULAR TO PIPE

FLAT SLAB TOP JOINT CONFIGURATIONS

GEOMETRIC NOTES

SHARPE KEY GEOMETRY

GENERAL NOTES

DATE **REVISIONS**

**PRECAST MANHOLE TYPE A
4' (1.22 m) DIAMETER**

STANDARD 602401-07

PLAN

ELEVATION

ALTERNATE MATERIALS FOR WALLS

ALTERNATE METHODS

GENERAL NOTES

DATE **REVISIONS**

INLET - TYPE A

STANDARD 602301-04

PLAN - FLAT SLAB TOP

WALL REINFORCEMENT

FLAT SLAB TOP REINFORCEMENT

JOINT SPICE

WALL REINFORCEMENT

BASE SLAB REINFORCEMENT

**PRECAST MANHOLE TYPE A
4' (1.22 m) DIAMETER**

STANDARD 602401-07

ELEVATION - ECCENTRIC

ELEVATION - CONCENTRIC

ALTERNATE MATERIALS FOR WALLS

ALTERNATE BOTTOM SLAB

GENERAL NOTES

DATE **REVISIONS**

INLET - TYPE B

STANDARD 602306-03

CONSULTANTS

PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
1000 N. ROCKTON
ROCKTON, IL 61072
(815) 543-8801

ISSUED FOR

ITEM **DATE**

REVISIONS

DETAILS

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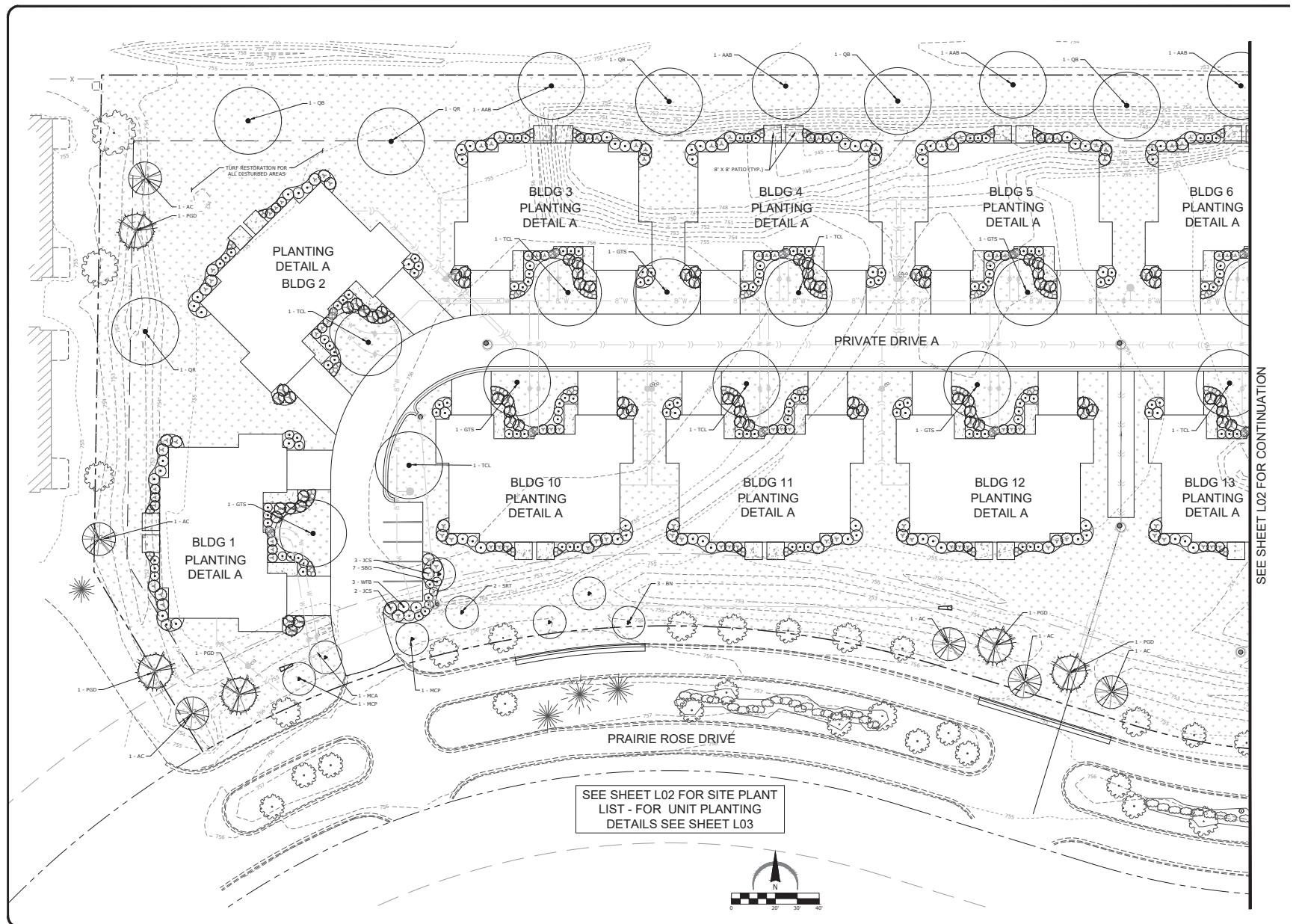
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ARC DESIGN
RESOURCES INC.

6291 ZENITH PARKWAY
LOVER PARK, IL 61111
VILLAGE (815) 543-8803
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334



ARC DESIGN
RESOURCES INC.

6291 ZENITH PARKWAY
LOVER PARK, IL 61111
PHONE: (815) 543-2000
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

**PRAIRIE ROSE
DEVELOPMENT**

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 100
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

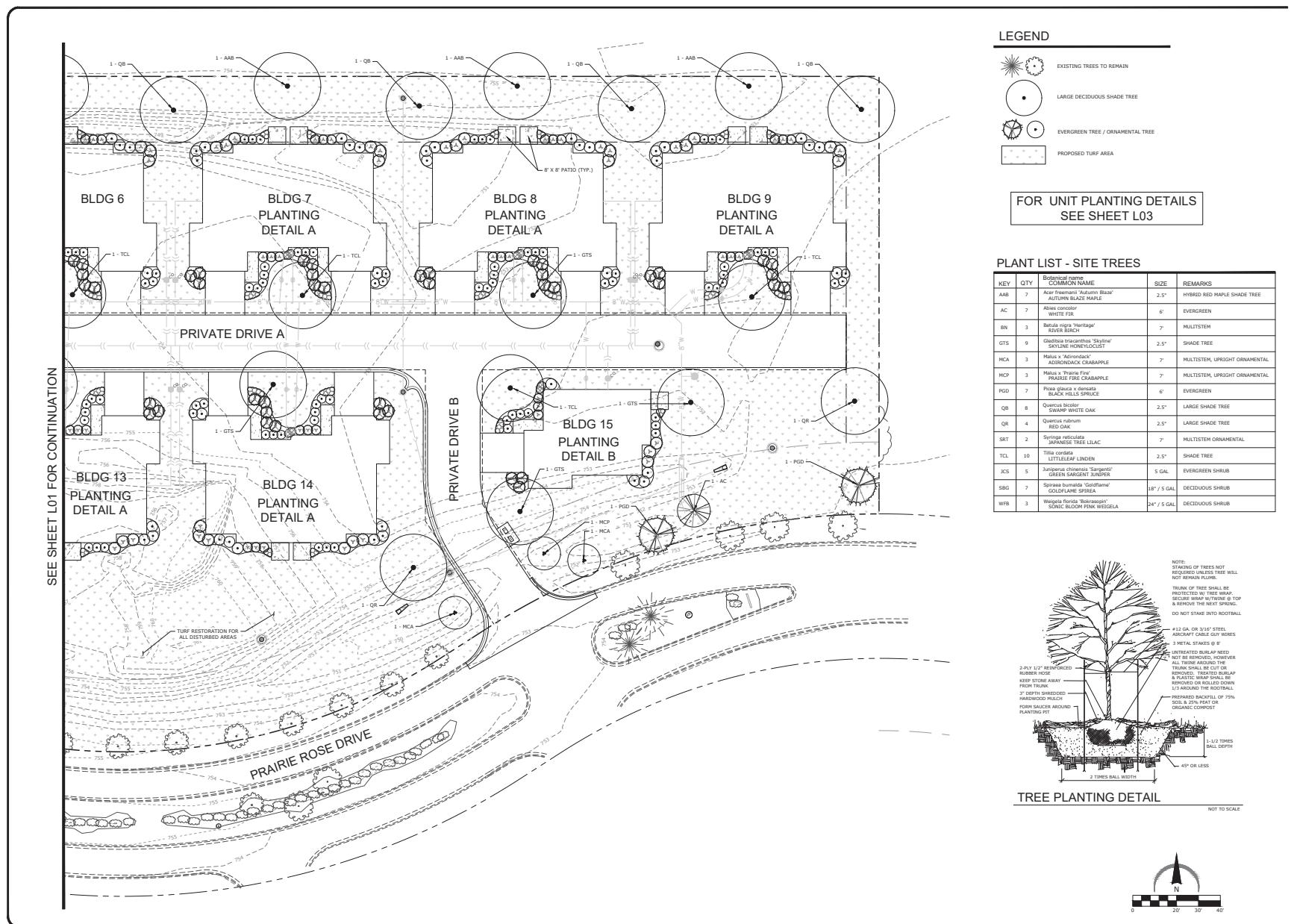
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SHEET TITLE	
LANDSCAPE PLAN	WEST

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CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER
25012
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ARC DESIGN
RESOURCES INC.

6291 ZENITH PARKWAY
LOVER PARK, IL 61115
VOLUNTEER 600
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME
**PRAIRIE ROSE
DEVELOPMENT**
PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 1072
ROCKTON, IL 61072
(815) 543-8801

CONSULTANTS

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SHEET TITLE
**LANDSCAPE PLAN
EAST**

DRAWN MA
CHECKED JSL
PM JSL

PROJECT NUMBER SHEET NUMBER
25012 L02

PLANTING NOTES

BED PLANTING DETAIL

Diagram illustrating the shrub planting detail. The diagram shows a shrub with a root ball. Labels indicate the following layers from top to bottom:

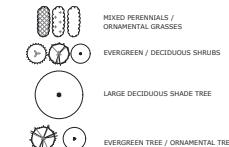
- INITIATED BURLAP NEED NOT BE REMOVED. HOWEVER ALL TWINE AROUND THE TRUNK SHALL BE REMOVED AND PLACED IN THE BURLAP & PLASTIC WRAP SHALL BE REMOVED AND PLACED DOWN 1/3 AROUND THE ROOTBALL.
- 3" DEPTH SHREDDED HARDWOOD MULCH
- FINISHED GRADE
- EXISTING SUBGRADE
- SOIL MIXTURE OF 75% SOIL & 25% FINE ORGANIC COMPOST

NOT TO SCALE

SHRUB PLANTING DETAIL

ZONING DATA

LEGEN



ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.ardesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

FOR OVERALL SITE TREE PLANTING, SEE SHEETS L01 & L02

CONSULTANTS

ISSUED FOR		DATE
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SHEET TITLE
**LANDSCAPE
DETAILS**

DRAWN	MA
CHECKED	JSL
PM	JSL
PROJECT NUMBER	
SHEET NUMBER	
25012	
L03	

PLANTING DETAIL 'B'

TREE PLANTING, SEE SHEETS L01 OR L02

1 - WFB
2 - CFR
3 - BMC
4 - SID
5 - HHR
6 - JHG

3 - HHR
3 - SGB
SPADED BED EDGE, 4" DEPTH (TYP.)

3 - JCS
3 - SPB

SHREDDED HARWOOD MULCH, 3" DEPTH (TYP.)

PLANT LIST - PLANTING DETAIL 'A'

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JCS	6	<i>Juniperus chinensis 'Sargentii'</i> GREEN SARGENT JUNIPER	5 GAL	EVERGREEN
JHG	8	<i>Juniperus horizontalis 'Goldrausch'</i> GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	6	<i>Spiraea bumalda 'Goldthame'</i> GOLDFLAME SPIREA	18" / 5 GAL	
SID	8	<i>Spiraea japonica 'Dwarf Ray'</i> DWARF RAY JAPANESE SPIREA	18" / 5 GAL	
SPB	6	<i>Syringa patula 'Boomerang'</i> DWARF REBLOOMING KOREAN LILAC	24" / 5 GAL	
WFB	1	<i>Weigela florida 'Bokkezepi'</i> SONIC BLOOM PINK WEIGELA	24" / 5 GAL	
CFR	2	<i>Calochortus nuttallii 'Prairie Star'</i> KAIS-FORSTER FEATHER REED GRASS	2 GAL	3"-0" O.C. - PERENNIAL
HHR		<i>Heuchera 'Happy Returns'</i> HAPPY RETURNS DAYLILY	GAL	2"-0" O.C. - PERENNIAL
SEF	8	<i>Stipa tenuissima 'Free and Meadow Sage'</i> FREE AND MEADOW SAGE	GAL	2"-0" O.C. - PERENNIAL

PLANT COUNTS ARE FOR ONE UNIT,
MULTIPLY BY TOTAL # OF UNITS

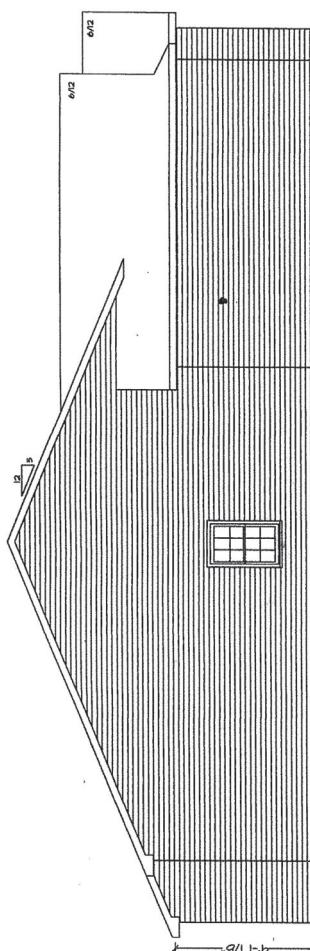
DRAWN BY	SCALE	NAME OF BUILDING	DRAWING OF ELEVATIONS	CUSTOMERS NAME	PAGE NO.
KCB-TJ	1/8"=1'-0"	DOUBLE FRONT LOAD	ELABORATIONS	SALEMAN	1-13-25
DATE					

FRONT ELEVATION
SCALE: 1/8"=1'-0"

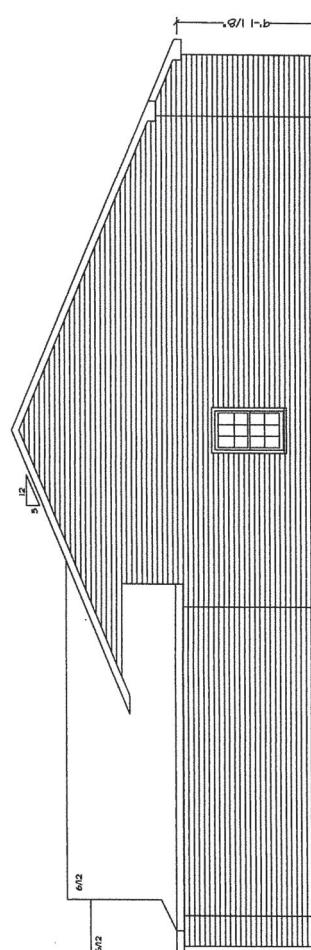
REAR ELEVATION
SCALE: 1/8"=1'-0"

Item # 3.

DRAWN BY	SCALE	NAME OF BUILDING	DRAWING OF ELEVATIONS	CUSTOMERS NAME	SALESMAN	DRAWING FILE NO.	DATE
KCB-TJ	1/8"=1'-0"	6/12	DOUBLE FRONT LOAD	ELEVATIONS	SALLESMAN	1-13-25	3
						PAGE NO. 2	



LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

DRAWN BY	SCALE	DATE	1-13-25
KGB-TJ	1/8=1'-0"	DRAWING FILE NO.	5
NAME OF BUILDING		SALESMAN	CUSTOMERS NAME
DOUBLE FRONT LOAD		ROOF PLAN	PAGE NO.
DRAWING OF		SQUARE FEET	

Item # 3.











April 3, 2025

Mr. Josef Kurlinkus
Village of Roscoe Administrator
10631 N Main Street
Roscoe, IL 61073

**RE: Prairie Rose Development
Arc Project 25012**

Dear Joe,

Enclosed please find the plans, tentative plat and permit application for the Prairie Rose Development. We will also send these via PDF. We request your review and comment on the enclosed information.

- 7 copies of Tentative Plat
- 7 copies of Phasing Plan
- 1 copy of Construction Plans
- 1 Drainage Report
- 1 application for Development Approval

We are able to meet in person or teleconference to discuss any comments or questions.

Sincerely,

Jeffrey S. Linkenheld, P.E.

Enc: as noted

C: Anthony Pipitone



APPLICATION FOR DEVELOPMENT APPROVAL: PLANNED DEVELOPMENT REVIEW AND APPROVAL

This form is to be used for all special use Planned Development 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

1. Project/Owner Name: Anthony Pipitone

2. Project Location: Prairie Rose Drive, Roscoe, IL 61073

3. Brief Project Description:

Construction of a private drive, sanitary sewer extension, and water main extension to serve 15 new duplex units (29 total units).

4. Project Property Legal Description:

PLAT OF PRAIRIE GARDEN PLAT NO. 3

PART OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF ROSCOE, WINNEBAGO COUNTY,

5. Project Property Size in Acres and Square Feet: 238.461 S.F. (5.474 AC)

B. Owner Information

1. Signature: _____

2. Name: Anthony Pipitone

3. Address: P.O. Box 66, Rockton, IL 61072

4. Phone Number: () _____ Fax: _____ Email: [REDACTED] _____

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

1. Signature: _____

2. Name: Jeff Linkenheld (Arc Design Resources, Inc.)

3. Address: 5291 Zenith Parkway, Loves Park, IL 61111

4. Phone Number: (815) 484-4300 Fax: _____ Email: jlinkenheld@arcdesign.com _____

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 Planned Development 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: Janel Reidinger at jreidinger@villageoffroscoe.com.

If you have any questions, please call Janel at 815-623-2829 ext. 104.

PART III. SITE DATA TABLE

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

Total Development Size	238,461 S.F. (5.474 AC)
Minimum Lot Size(s)	238,461 S.F. (5.474 AC)
Minimum Front Yard Setback(s)	33'
Minimum Side Yard Setbacks	15'
Minimum Rear Yard Setback(s)	30'
Minimum Impervious Surface Percentage	47%
Maximum Height of Buildings	20'
Maximum Number of Dwelling Units (for residential projects)	29
Average Unit Square Footage	1,558 S.F.
<u>Total Building Area by Floor for Each Building (for non-residential projects)</u>	
Minimum Lot Coverage Percentage This is calculated by adding the total footprint of all buildings and structures on a lot and dividing by the total lot area.	26%
Minimum Number of Underground/Covered Parking Spaces	58 garage parking stalls
Minimum Number of Surface/Uncovered Parking Spaces	58 driveway parking stalls 5 additional surface parking stalls

PART IV. JUSTIFICATION OF THE PROPOSED PLANNED DEVELOPMENT

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 Planned Development 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?

The goal of the proposed Planned Development is to provide affordable, quality housing for residents of The Village of Roscoe. The proposed Planned Development includes (14) 2-family homes and (1) 1-family home to provide a total of 29 dwelling units. The area of development is Surrounded with similar type units so this development fits with the character of the neighborhood.

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

Landscape screening is proposed on provide reasonable visual and auditory privacy for neighbors within and adjacent to the site. No excess noise is anticipated from the Planned Development as this is all residential area.

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

The proposed Planned Development has been designed to blend in with the adjacent multi-family homes. No walls or fences are proposed as none exist currently in the adjacent subdivision. Landscaping is arranged to provided privacy without completely blocking sight lines.

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

The proposed Planned Development site is adjacent to developed multi-family lots, and this project is intended to “in-fill” a vacant lot within the existing subdivision. The development of this site will not negatively impact the use and enjoyment of adjoining properties as the surrounding properties are already developed.

5. How are all of the elements of the proposed Planned Development 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 proposed Planned Development consisting of duplex homes makes the most sense for this parcel of land as the land is surrounded by existing multi-family homes. A private drive is proposed to provide access to the (15) duplex homes that are proposed. The proposed homes are arranged in a manner that is consistent with the surrounding area.

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

No noxious emissions or conditions not typical of land uses in the underlying zoning district are associated with this development.

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.

The proposed Planned Development consists of (15) duplex homes on one lot, which needs to be permitted by exception. The proposed Planned Development site is large enough to fit multiple duplex homes, but not large enough to subdivide into traditional lots. Allowing for a PUD development provides the highest and best use of the property.

8. Planned Developments are intended to allow for greater design flexibility than is permitted by the standard district regulations for tracts of land where the planned development would better utilize the topographic and natural character of the site and would produce a more economical and stable development. Planned Developments are intended to be consistent with the spirit of the zoning ordinance and conform with the general character of the Village or the immediate neighborhoods.

In the table below, provide all of the proposed modifications to the standards in the underlying zoning district for the proposed Planned Development. Additionally, provide the justification, based on the intent for planned developments as described in the Village of Roscoe Zoning Ordinance Section 15-721, for these proposed changes. If no modification is proposed, simply respond N/A.

Code Standard	Proposed Modifications	Justification
Uses	Multiple duplex homes on 1 lot	The proposed Planned Development site is large enough to fit several duplex homes, but not large enough to subdivide into traditional lots. Allowing a PUD on this site provides for more housing to be available to Village residents than would otherwise be available.
Total Lot Area/ Dimensions	N/A	
Lot Area per Unit/Density	N/A	
Floor Area	N/A	
Front Setback	N/A	

Side Setback	N/A	
Rear Setback	N/A	
Building Height	N/A	
Open Space/ Lot Coverage See lot coverage calculation in above data table	N/A	
Accessory Structures	N/A	
Landscaping	N/A	
Parking	N/A	

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DRIVE, ROSCOE, IL 61073
25012

Submitted: April 1, 2025

Prepared By:

Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111

Phone: (815) 484-4300
Fax: (815) 484-4303

Prepared By: Ryan Gage, E.I. T.
Review Engineer: Jeff Linkenheld, P.E.

Prepared For:

Anthony Pipitone
Little Mariano, Inc.
P.O. Box 66
Rockton, IL 61072

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SOIL REPORT

Introduction

The purpose of this report is to document the storm water management impacts for the proposed 29 unit duplex development for Little Mariano, Inc. on Prairie Rose Drive in Roscoe, IL.

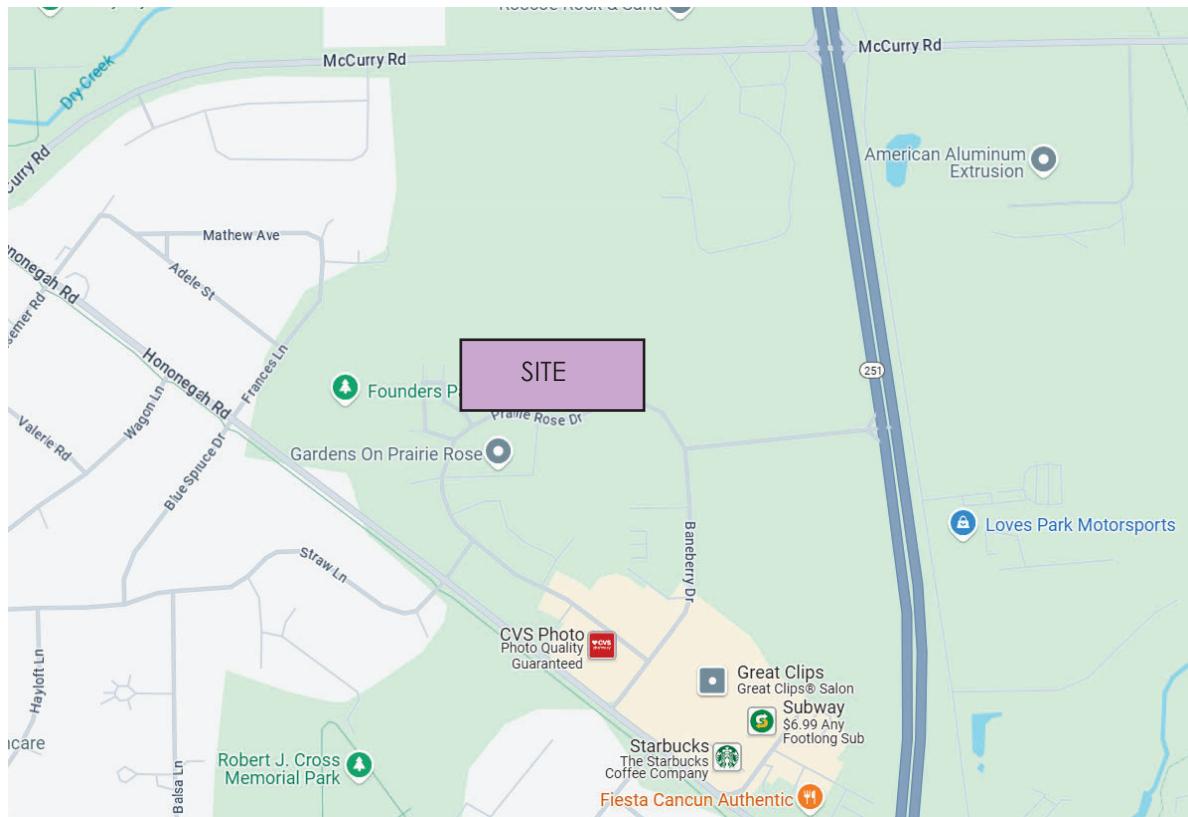


Figure 1: Site Vicinity Map

Existing Site Conditions

The site disturbance area consists of 5.47 acres located in Roscoe. The soil data was obtained from the Natural Resources Conservation Service (NRCS) online Web Soil Survey. The soil map as well as the different types of soil within the project site can be seen in **Appendix E** of the report on the Web Soil Survey obtained from the NRCS website. The majority of the soils on the site belong to hydraulic soil group B. The site is also immediately adjacent to a large sand and gravel quarry. Existing developments within this general area take advantage of the sandy soils and use drywells for infiltration of runoff.

The existing site is made up of 12 adjoining and undeveloped parcels owned by Little Mariano, Inc. The parcels are considered undeveloped although there are some excavated areas and a shed sitting on the site. Site elevations range from 758 to 750 with the site generally sloping to the east. The existing site is 99% pervious grass area with an excavated ditch along Prairie Rose Drive. The roadside ditch is identified as a detention area within current platted documents. We corroborated with Village staff to determine any past history of this ditch and intended purpose. No records were found by the Village. During a preliminary coordination meeting, we agreed with Village staff to assume that the ditches were not to be counted for any of the development water, but we would maintain their current volume as excess detention with any improvement. Per our current survey, the total volume that can be held in the existing ditch system is

0.20 acre feet. There is also an excavated area on the north side of the property that has been determined to be a soil borrow pit for the neighboring properties and is not considered a detention area.

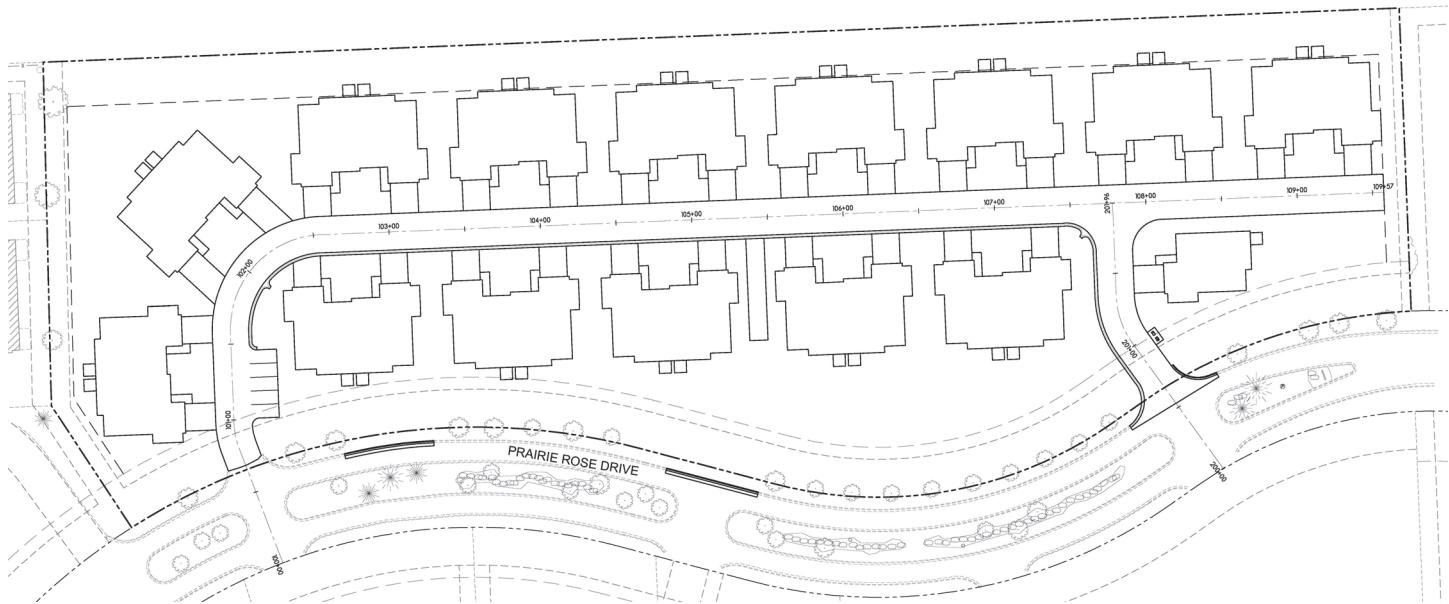


Figure 2: Proposed Work Overview

Proposed Site Conditions

The proposed project will consist of fourteen 2,290 square foot duplexes and one single unit half duplex, for a total of 29 units. A private road will be constructed through the lot to provide driveway access to the homes. The buildings and additional impervious areas and subsequent stormwater management, which is the subject of this report, will consist of 5.47 acres of hydraulic disturbance to the site. The development will be on one single lot, and will be considered a planned unit development (PUD).

Watershed 3 consists of 0.05 acres of pervious grass area that drains freely towards the east property line. Based on how narrow this strip of land is, there is no practical way to collect this water. This area will be allowed to drain overland to the adjacent east property, as it does in the existing condition. However, for detention calculation purposes, this area is included in the volume needed for the basins. The rest of the site has been split into two watersheds with the majority draining to a combined basin on the south side of the site. A watershed map can be found in **Appendix A**.

Watershed 1 includes 0.20 acres (24%) impervious area and 0.62 acres (76%) pervious grass area draining to an existing drywell that connects to an adjacent property via storm sewer. The drywell was installed by others on our client's property. It appears to be well functioning and will be maintained as part of this project. As in the existing condition, the drywell promotes infiltration and the area overflows to the north and the adjacent gravel pit in the event of a large rain event.

Watershed 2 includes 1.28 acres (28%) impervious buildings and pavement area and 3.32 acres (72%) pervious grass area. This area drains via storm sewer to two connected basins on the south side of the site that include three drywells. The drywells promote infiltration and the basins overflow to the east property line in a large rain event. The overland flow route at the top of the basin is the only gravity release for the development. So in effect, all of the rain water is collected and infiltrated into the ground.

Methodology & Assumptions

There is not sufficient space to contain all the site runoff in one basin, so we have designed two connected basins to meet volume requirements for watershed 2. The Winnebago County stormwater worksheet with Bulletin 71 rainfall data was used for detention volume requirement calculations along with the Winnebago County detention facility worksheet to calculate basin volumes. An additional 0.20 acre feet of detention was provided to account for the existing on-site ditch volume.

The drywell in watershed 1 is to remain untouched. The existing depression area surrounding the drywell below the overflow elevation of 753.59 holds 0.17 acre feet of storage. The proposed depression area surrounding the drywell below the same elevation point holds 0.17 acre feet of storage. Watershed 1 draining to the existing drywell holds the same volume of water on the proposed site as the existing site. Existing volume calculations can be found in **Appendix B**, and proposed volume calculations in **Appendix D**.

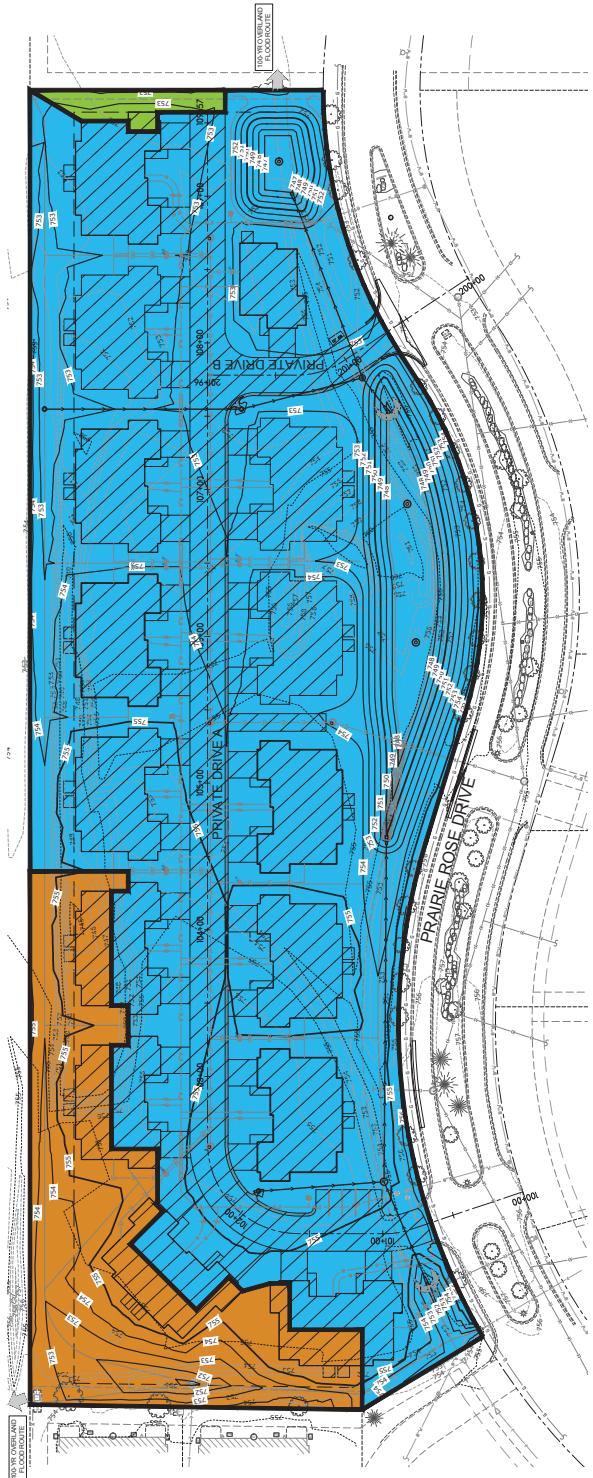
Watershed 2 drains via vee-gutter along the inside of the road and a storm sewer system to two combined basins. This watershed also receives runoff from two storm pipes from adjacent properties to the west and south. Existing ditches along Prairie Rose Drive have been sufficient in containing the runoff for the site and the adjacent sites runoff with a volume of 0.2 acre feet. The existing basin had 1 drywell for infiltration and overflows to the east property line. Using the Winnebago County stormwater worksheet, the proposed development requires a storage volume of 1.16 acre feet. The combined volume required with the existing volume and proposed development is 1.36 acre feet of storage. Proposed detention requirement calculations can be found in **Appendix C**. The proposed development will have two connected basins with a volume of 1.43 acre feet including drywell volume. The existing site is relatively flat and there is no storm sewer on Prairie Rose Drive so a traditional basin with a single outlet point is not feasible on this site. The basins have been sized to contain a 100-year rainfall event with 3 drywells to promote infiltration. Per the soils report in **Appendix E**, the majority of the site soil is warsaw loam with a drainage class of "well drained." The east basin has an overflow weir set at 752.25 to route the east property line in the event of a rainfall event larger than the 100-year.

Conclusion

The Prairie Rose Development proposes an increase in the impervious area of the site. The increase is in the form of 15 duplex units and private road, which will drain to two different watersheds. Both watersheds will be discharged via infiltration aided by drywells. Watershed one has the same volume as the existing condition. Watershed 2 has been sized to accommodate the proposed development and existing volume.

APPENDIX A:

PROPOSED WATERSHED MAP



APPENDIX B:

EXISTING VOLUME CALCULATIONS

Detention Volume Computation**Existing Ditch Volume**

Elevation (Feet)	Planimeter Area (Sq. Feet)	Volume (Acres)	Volume Sum (Acre-Feet)
752.22	0.00	0.0000	0.0000
753.00	1157.00	0.0266	0.0104
754.00	2792.00	0.0641	0.0453
754.18	3121.00	0.0716	0.0122
			0.0557
749.24	0.00	0.0000	0.0000
750.00	440.00	0.0101	0.0038
751.00	1351.00	0.0310	0.0206
752.00	2912.00	0.0669	0.0489
752.28	3432.00	0.0788	0.0204
			0.0733
750.14	0.00	0.0000	0.0937
751.00	479.00	0.0110	0.0047
751.78	3098.00	0.0711	0.0320
			0.0368
Total Volume:			0.20

Existing Watershed 1 Volume Below Overflow

Elevation (Feet)	Planimeter Area (Sq. Feet)	Volume (Acres)	Volume Sum (Acre-Feet)
750.78	0.00	0.0000	0.0000
751.00	166.00	0.0038	0.0004
752.00	1721.00	0.0395	0.0217
753.00	4382.00	0.1006	0.0701
753.59	6656.00	0.1528	0.0748
			0.0921
			0.1669

APPENDIX C:

DETENTION CALCULATIONS

DETENTION FACILITY WORKSHEET WEST WATERSHED

PROJECT: Prairie Rose Development
 PROJECT #: 25012
 CLIENT: Tony Pipitone

DATE: 3/26/2025
 BY: JSL

TOTAL AREA (A_3) = 5.47 (acres)
 RELEASE RATE = 0.20 (cfs/acre)
 $Q_{RELEASE}$ = 1.094 (cfs)

IMPERVIOUS DRAINAGE AREA (A_1)	2.59
RUNOFF COEFFICIENT (C_1)	0.90
$A_1 \times C_1$	2.33
PERVIOUS DRAINAGE AREA (A_2)	2.88
RUNOFF COEFFICIENT (C_2)	0.25
$A_2 \times C_2$	0.72
TOTAL TRIBUTARY AREA (A_3)	5.47
COMPOSITE RUNOFF COEFFICIENT (C_3)	0.56

THIS CALCULATION IS BASED ON CITY OF ROCKFORD REGS. OF
 0.20 CFS-PER-ACRE WITH STORAGE FOR THE 100-YR STORM IN ILLINOIS ZONE 1

STORM DURATION (BULLETIN 71) T (HR)	TOTAL RAINFALL (BULLETIN 71) R (IN)	AVERAGE RAINFALL INTENSITY $I = R / T$ (IN/HR)	INFLOW RATE $Q_I = C_3 \times I \times A_3$ (CFS)	INFLOW VOLUME $V_{IN} = Q_I \times T$ (ACRE-FT)	OUTFLOW VOLUME $V_{OUT} = \frac{1}{2} \times Q_{RELEASE} \times T$ (ACRE-FT)	STORAGE REQUIRED $V = V_{IN} - V_{OUT}$ (ACRE-FT)
0.08	0.89	11.13	33.94	0.224	0.00	0.221
0.17	1.62	9.53	29.07	0.408	0.01	0.401
0.25	1.99	7.96	24.29	0.502	0.01	0.490
0.33	2.25	6.82	20.80	0.567	0.01	0.552
0.50	2.77	5.54	16.90	0.698	0.02	0.676
1.00	3.51	3.51	10.71	0.885	0.05	0.840
2.00	4.47	2.24	6.82	1.127	0.09	1.037
3.00	4.90	1.63	4.98	1.236	0.14	1.100
4.00	5.18	1.30	3.95	1.306	0.18	1.125
5.00	5.44	1.09	3.32	1.372	0.23	1.146
6.00	5.69	0.95	2.89	1.435	0.27	1.163
9.00	6.10	0.68	2.07	1.538	0.41	1.131
12.00	6.51	0.54	1.66	1.641	0.54	1.099
18.00	6.92	0.38	1.17	1.745	0.81	0.931
24.00	7.36	0.31	0.94	1.856	1.08	0.771
48.00	8.07	0.17	0.51	2.035	2.17	-0.135
72.00	8.87	0.12	0.38	2.237	3.25	-1.018
120.00	9.97	0.08	0.25	2.514	5.42	-2.911
240.00	11.09	0.05	0.14	2.796	10.85	-8.053

MAX.REQUIRED STORAGE VOLUME = V_{MAX} = 1.163 ACRE-FT

APPENDIX D:

PROPOSED VOLUME CALCULATIONS

Drywell Volume

Drywell Storage for 5' dia. At 10' effective depth
196.25 cu ft

Storage in Surrounding Stone

1580.47 total frustum volume

282.60 less drywell

1297.87 result

432.62 cu ft x 1/3 for void volume

628.87 cu ft total volume of storage per drywell

Detention Volume Computation**West Detention Basin**

Elevation (Feet)	Planimeter Area (Sq. Feet)	Volume (Acres)	Volume Sum (Acre-Feet)
747.50	4504.00	0.1034	0.0000
			0.0573
748.00	5479.00	0.1258	0.0573
			0.1508
749.00	7660.00	0.1758	0.2081
			0.2040
750.00	10109.00	0.2321	0.4121
			0.2622
751.00	12737.00	0.2924	0.6743
			0.3237
752.00	15465.00	0.3550	0.9980
			0.0914
752.25	16387.00	0.3762	1.0894

East Detention Basin

Elevation (Feet)	Planimeter Area (Sq. Feet)	Volume (Acres)	Volume Sum (Acre-Feet)
747.00	747.00	0.0171	0.0000
			0.0232
748.00	1271.00	0.0292	0.0232
			0.0363
749.00	1888.00	0.0433	0.0594
			0.0516
750.00	2609.00	0.0599	0.1110
			0.0693
751.00	3430.00	0.0787	0.1804
			0.0893
752.00	4352.00	0.0999	0.2697
			0.0258
752.25	4639.00	0.1065	0.2955

Basin Volume: 1.38
Drywell Volume: 0.04
Total Volume: 1.43

Proposed Watershed 1 Volume Below Overflow

Elevation (Feet)	Planimeter Area (Sq. Feet)	Volume (Acres)	Volume Sum (Acre-Feet)
750.78	0.00	0.0000	0.0000
751.00	38.00	0.0009	0.0001
752.00	1238.00	0.0284	0.0146
753.00	4611.00	0.1059	0.0671
753.59	7712.00	0.1770	0.0835
			0.1653

APPENDIX E:

SOIL REPORT



United States
Department of
Agriculture

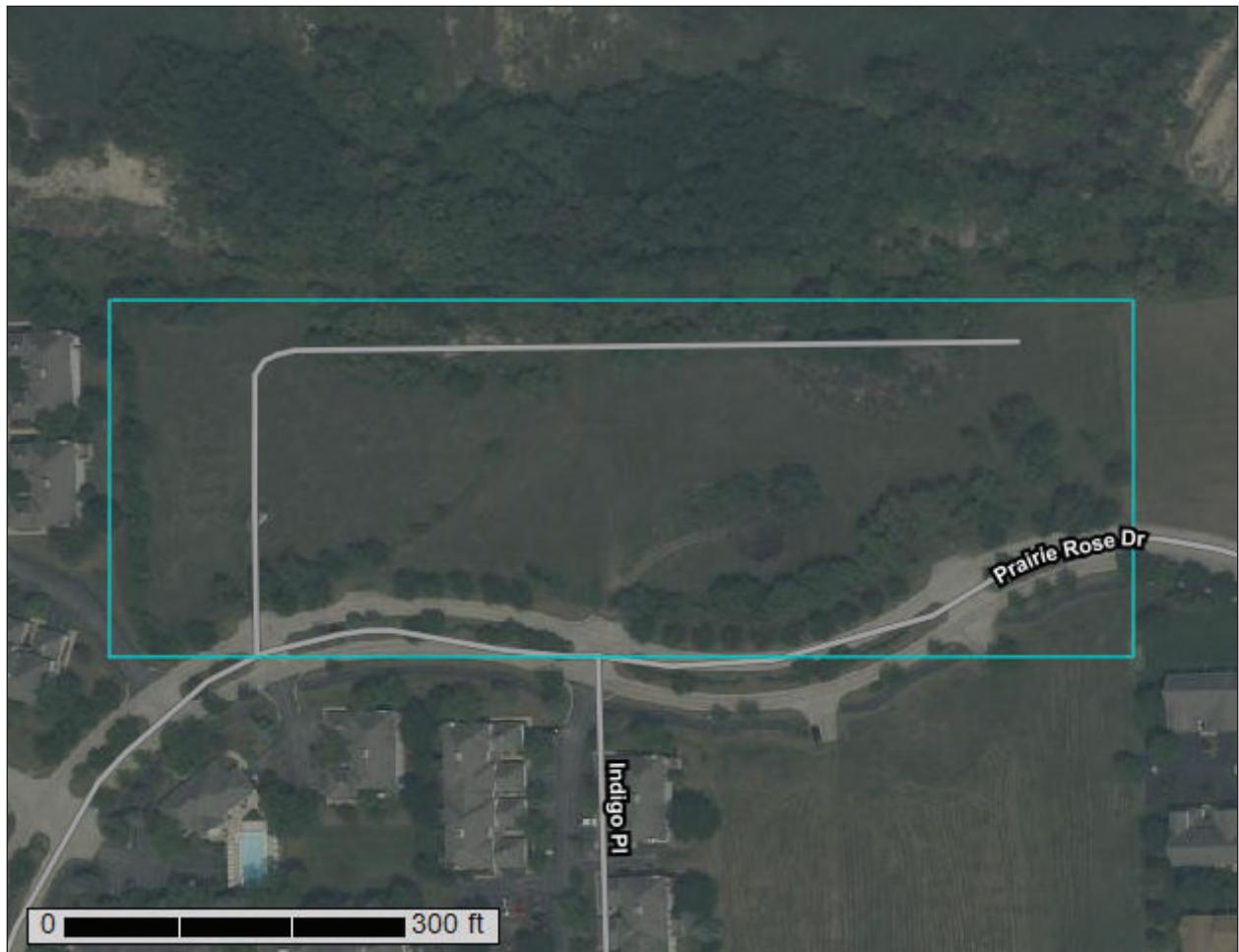


Natural
Resources
Conservation
Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Item # 3.

Custom Soil Resource Report for Winnebago County, Illinois



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units).

Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

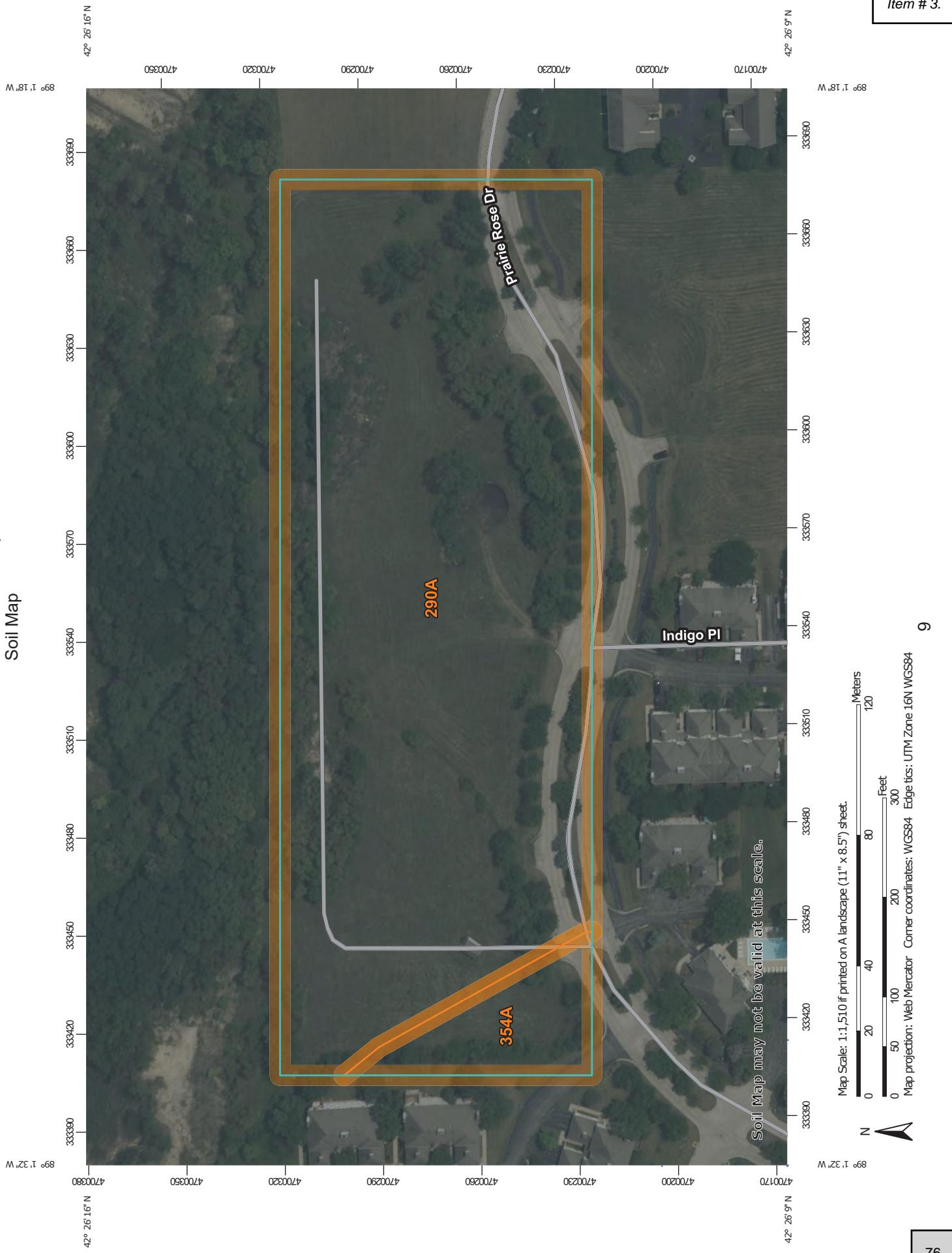
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report

Soil Map



Item # 3.

76

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MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)
Soils	 Soil Map Unit Polygons  Soil Map Unit Lines  Soil Map Unit Points
Special Point Features	 Blowout  Borrow Pit  Clay Spot  Closed Depression  Gravel Pit  Gravelly Spot  Landfill  Lava Flow  Marsh or swamp  Mine or Quarry  Miscellaneous Water  Perennial Water  Rock Outcrop  Saline Spot  Sandy Spot  Severely Eroded Spot  Sinkhole  Slide or Slip  Sodic Spot
Transportation	 Rail  Interstate Highways  US Routes  Major Roads  Local Roads
Background	 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Winnebago County, Illinois
 Survey/Area Data: Version 20, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 10, 2023—Aug 16, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Item # 3.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
290A	Warsaw loam, 0 to 2 percent slopes	6.0	93.2%
354A	Hononegah loamy coarse sand, 0 to 2 percent slopes	0.4	6.8%
Totals for Area of Interest		6.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Winnebago County, Illinois

290A—Warsaw loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tjx9

Elevation: 680 to 1,020 feet

Mean annual precipitation: 33 to 37 inches

Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 138 to 193 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Warsaw and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Warsaw

Setting

Landform: Outwash plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Loamy glaciofluvial deposits over calcareous sandy and gravelly outwash

Typical profile

Ap - 0 to 15 inches: loam

Bt - 15 to 31 inches: clay loam

2C - 31 to 79 inches: stratified very gravelly loamy sand to extremely gravelly coarse sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 24 to 40 inches to strongly contrasting textural stratification

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: B

Ecological site: F095XB010WI - Loamy and Clayey Upland

Forage suitability group: Mod AWC, adequately drained (G095BY005WI)

Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)

Hydric soil rating: No

Minor Components

Will

Percent of map unit: 5 percent
Landform: Outwash plains, stream terraces, kames
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread, talus
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F095XA004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

Kane

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

354A—Hononegah loamy coarse sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 5v3f
Elevation: 680 to 1,020 feet
Mean annual precipitation: 30 to 40 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 150 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hononegah and similar soils: 88 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hononegah

Setting

Landform: Outwash plains, stream terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian sands over outwash

Typical profile

H1 - 0 to 19 inches: loamy coarse sand
H2 - 19 to 24 inches: loamy coarse sand
H3 - 24 to 60 inches: very gravelly loamy coarse sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Very high (20.00 to 99.90 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: F095XB009WI - Sandy Upland

Hydric soil rating: No

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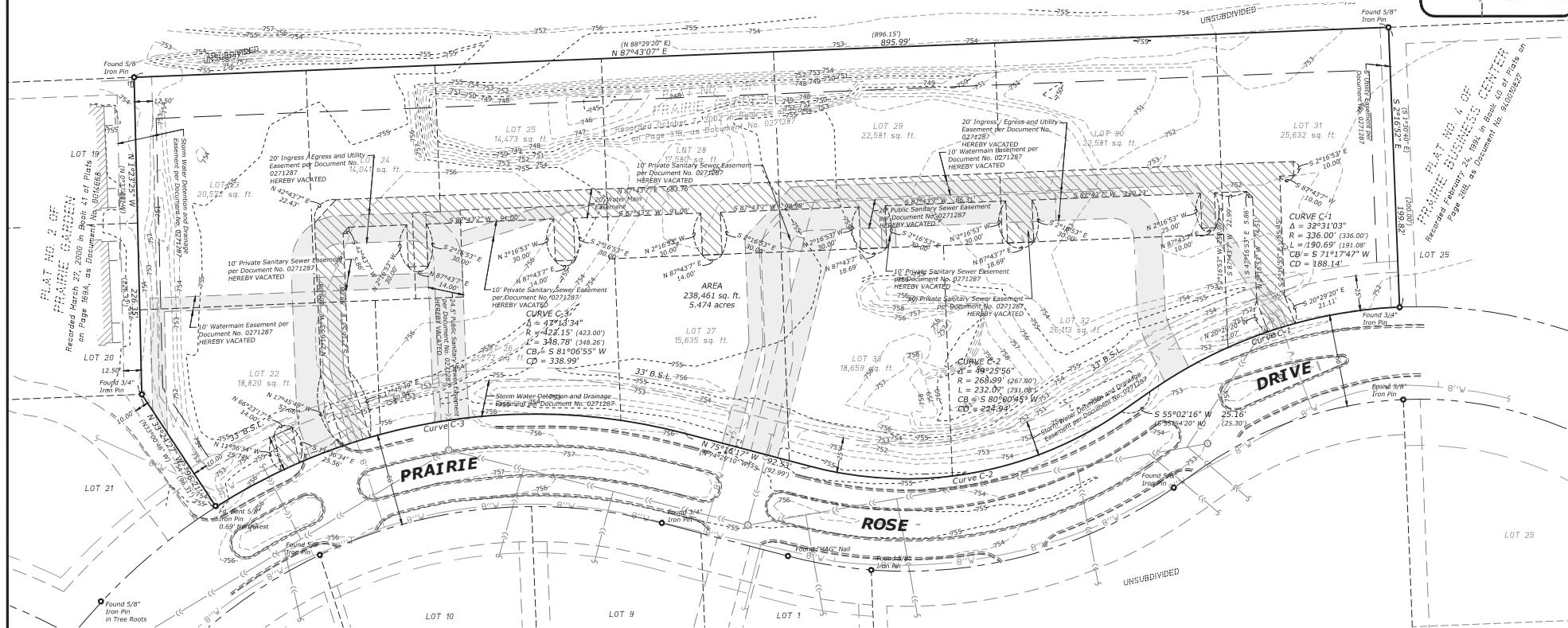
Bearings are based upon GPS observations
and referenced to the Illinois State Plane
Coordinate System (West Zone) in NAD 83.

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TENTATIVE PLAT OF PRAIRIE GARDEN PLAT NO. 3

Part of the East 1/4 of Section 29, Township 46 North, Range 2 East of the 3rd Principal Meridian

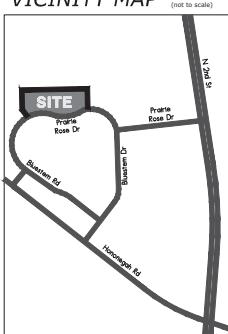
Village of Roscoe, Winnebago County, Illinois



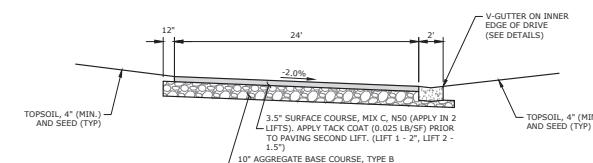
LEGEND

- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT
- MEASURED BEARING / DISTANCE
- RECORD BEARING / DISTANCE
- EXISTING BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- EXTERIOR BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- WATER MAIN EASEMENT
- VACATED EASEMENT(S)

VICINITY MAP



TYPICAL SECTION - PRIVATE DRIVE



DECLARATION OF INTENT

I, ANTHONY PIPTONE, OWNER/SPONSOR/OPTIONEE OF A PARCEL OF LAND DESCRIBED AS FOLLOWS: (PARCEL 1) PART OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 2 EAST, ALONG PRAIRIE ROSE DRIVE.

HEREBY FORTHWITH ANNOUNCE MY INTENTION TO SUBDIVIDE THIS PROPERTY AND TO SUBMIT A TENTATIVE PLAT OF THE SUBDIVISION TO THE VILLAGE BOARD OF TRUSTEES WITHIN SIX MONTHS OF THIS DATE.

SIGNED THIS DAY OF 20
SIGNATURE: _____

PLAT DATA

- 5.47 ACRES TOTAL
- 1 PROPOSED LOT IN SUBDIVISION
- PROPERTY TO HAVE CITY SEWER AND WATER
- WATER MAIN EXTENSION FROM PRAIRIE ROSE DRIVE
- SEWER MAIN EXTENSION FROM PRAIRIE ROSE DRIVE
- 1,033 LF OF PRIVATE ROADS MORE OR LESS (TOTAL CENTERLINE)
- VEE-GUTTER ALONG SOUTH EDGE OF ROAD

SETBACK LINES & ZONING

- CURRENT ZONING CPO
 - FRONT YARD SETBACK TO BE 33 FEET (BSL)
 - REAR YARD SETBACK TO BE 30 FEET (BSL)
 - SIDE YARD SETBACK TO BE 15 FEET (BSL)

ACCESS RESTRICTION

NO LOT SHALL BE ALLOWED VEHICULAR ACCESS DIRECTLY TO THE PUBLIC RIGHT-OF-WAY OF PRAIRIE ROSE DR.

SHEET 1 of 3
25012
04/01/2025

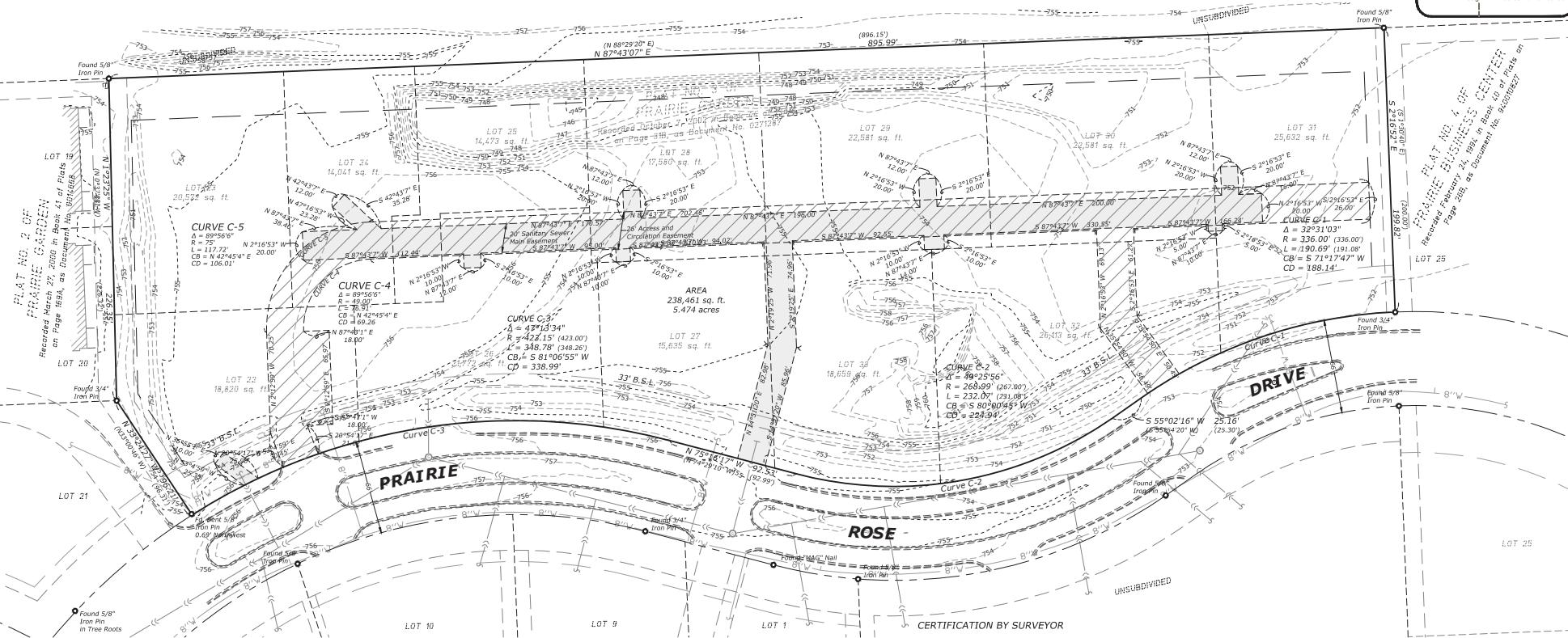
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TENTATIVE PLAT OF PRAIRIE GARDEN PLAT NO. 3

Part of the East 1/4 of Section 29, Township 46 North, Range 2 East of the 3rd Principal Meridian

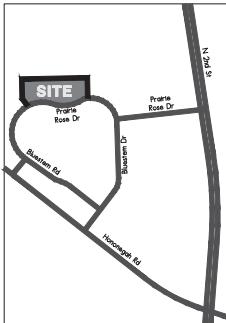
Village of Roscoe, Winnebago County, Illinois



LEGEND

- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT
- MEASURED BEARING / DISTANCE
- RECORD BEARING / DISTANCE
- EXISTING BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- EXTERIOR BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SANITARY SEWER MAIN EASEMENT
- ACCESS AND CIRCULATION EASEMENT

VICINITY MAP (not to scale)



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STATEMENT OF SURVEYOR

I hereby certify that, at the request of the owners, I have surveyed and subdivided according to the Plat of Clearing Lot A P.U.D. being a re-subdivision of Lot A as designated upon Plat Three of Clearing, being a subdivision of part of the Northwest Quarter of Section 5 and part of the Northeast Quarter of Section 6, all in Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision was recorded July 7, 2004 in Book 44 of Plats on Page 183B, as Document No. 0445707 in the Recorder's Office of Winnebago County, Illinois.

Dimensions are given in feet and decimals of a foot. Iron pins 3/4" in diameter and 4 feet long have been found or set at all points marked on the plat with a solid dot, and iron pins 5/8" in diameter and 3 feet long have been found or set at all lot corners.

I hereby certify that no part of the property covered by this plat is situated within a special flood hazard area as identified by the Federal Emergency Management Agency for Winnebago County, Map Number 17201C0141E, dated February 17, 2016.

I further certify that this plat is situated within the corporate limits of a city which has a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Given under my hand and seal this _____ day of _____, 2025.

Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300
My current license expires:



SHEET 2 of 3
25012
04/01/2025

Zoning Board of Appeals Meeting of May 14th, 2025

Application No. ZBA 2025-011

Applicant: Kaycee Chadwick

Location: 92XX Sheringham Drive, Proposed Lot 1

Requested Action: Approval of an Annexation Petition and Zoning Map Amendment from Urban Transition (UT) to Residential Rural Estate (RE)

Existing Use: Vacant

Proposed Use: Single-Family Home

Existing Zoning: Agricultural (Winnebago County), Urban-Transition (Village of Roscoe)

Adjacent Zoning: Single-Family Residential (R-1)

Description: The applicant is requesting approval of a zoning map amendment for 18.45 acres of the property commonly known as 92XX Sheringham Drive. An annexation petition and zoning map amendment for the entire original 65.55-acre parcel was considered by the Zoning Board of Appeals (ZBA) and recommended for approval to the Village Board at the March meeting of the ZBA.

However, the applicant is resubmitting to reflect a land division that creates an 18.45-acre parcel of land that will be the subject property to be annexed by the Village and given the zoning designation of Rural-Estate (RE). In addition, a 0.30-acre parcel will be created and dedicated to the Village as right-of-way. The remaining 47.35 acres of the original parcel will remain in Winnebago County's agricultural zoning district and under the Medium-Density Residential future land use within Winnebago County.

Site analysis: The following table compares the proposed parcel's dimensions to the requirements within the Village's RE district standards.

	Rural-Estate (RE) Standard	Proposed
Minimum Lot Size	22,000 square feet	803,476 square feet.
Minimum Lot Width	110 feet.	200 feet.
Minimum Lot Depth	150 feet.	1,075 feet.
Minimum Site Area per Dwelling Unit	22,000 square feet.	803,476 square feet.

Based on the table analysis above, the proposed annexed parcel would meet and exceed the standards within the RE zoning district. The site can also accommodate and exceed the setbacks within the district at several locations on the property. These setbacks are:



Planning and Community Development Department

Item # 5.

10631 Main Street, Roscoe, IL 61073

tel: 815-623-2829 fax: 815-623-1360

permits@roscoeil.gov

- Front: 30 feet from front property line.
- Side: 30 feet total, at least 10 feet from each side property line.
- Rear: 30 feet from rear property line.

The southern edge of the original property includes another new lot which will be dedicated as public right-of-way, designed as a cul-de-sac, and act as the terminus of Sheringham Drive. This is common termination standard for streets that the Village enforces.

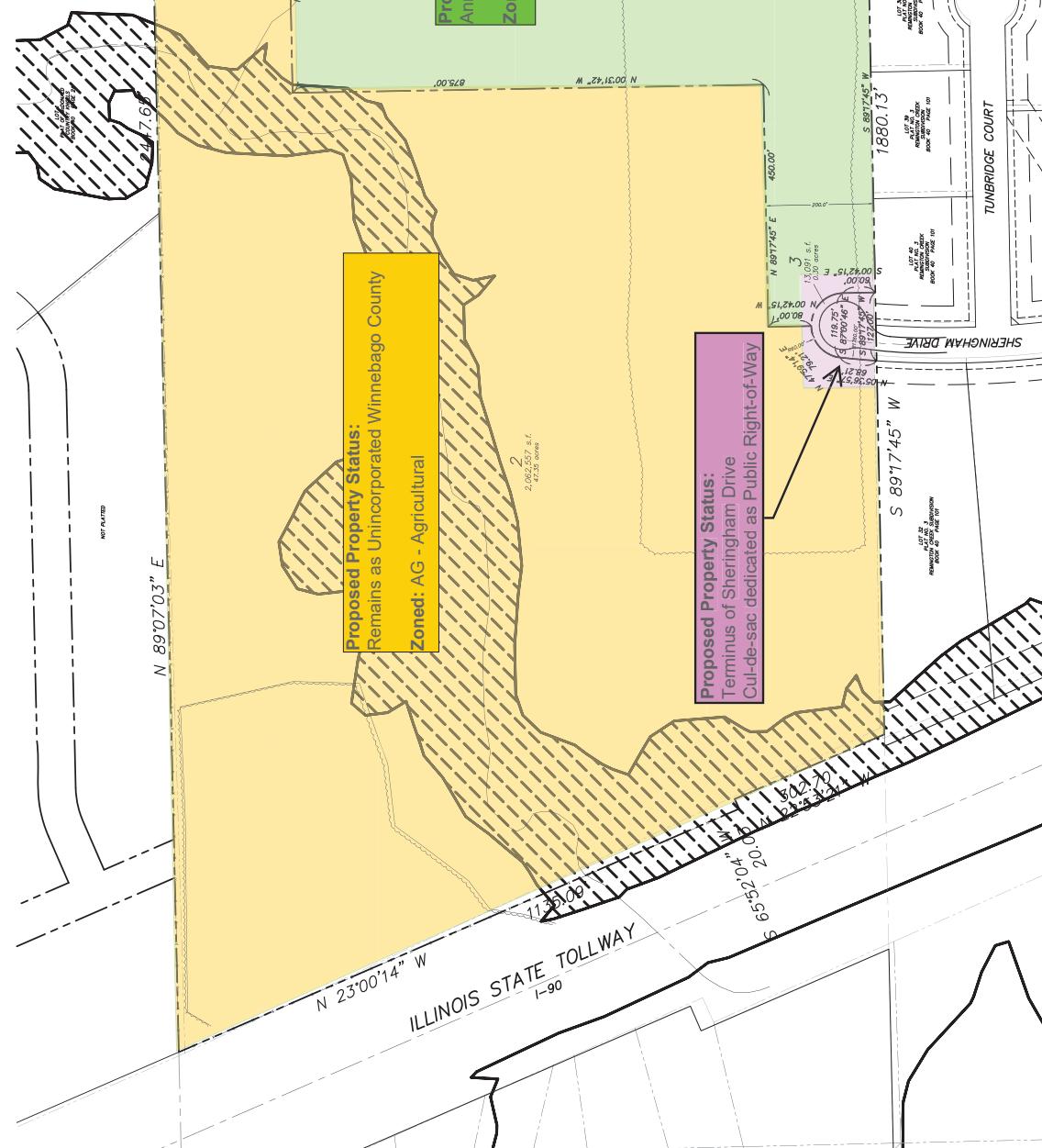
Comprehensive Plan Consistency: Based on the most recent comprehensive plans for both the Village of Roscoe and Winnebago County, the entirety of the 65.55-acre parcel is planned for low-density residential (Village) or medium-density residential (County) development. Annexing this 18.45-acre new parcel and giving it the RE zoning designation is within the bounds of the comprehensive plan. The remaining new 47.35-acre parcel will remain in one of the County's agricultural zoning districts until a zoning map amendment with the County is applied for.

In addition to the Comprehensive Plan, area context is useful when considering zoning district designation. The neighborhood to the south is currently located within the Village of Roscoe and designated as Residential-Single Family (R1). Zoning the subject parcel to RE would remain consistent with the Low-Density Residential land use and be a natural extension of the existing area.

Recommendation: Staff recommends approval of the requested zoning map amendment from Urban Transition (UT) to Rural-Estate (RE).

CONCEPT LAYOUT

PART OF THE NORTH $1/2$ OF THE NORTHWEST $1/4$
OF SECTION 11, TOWNSHIP 45 NORTH, RANGE $2\frac{1}{4}$
EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS
APRIL 2025

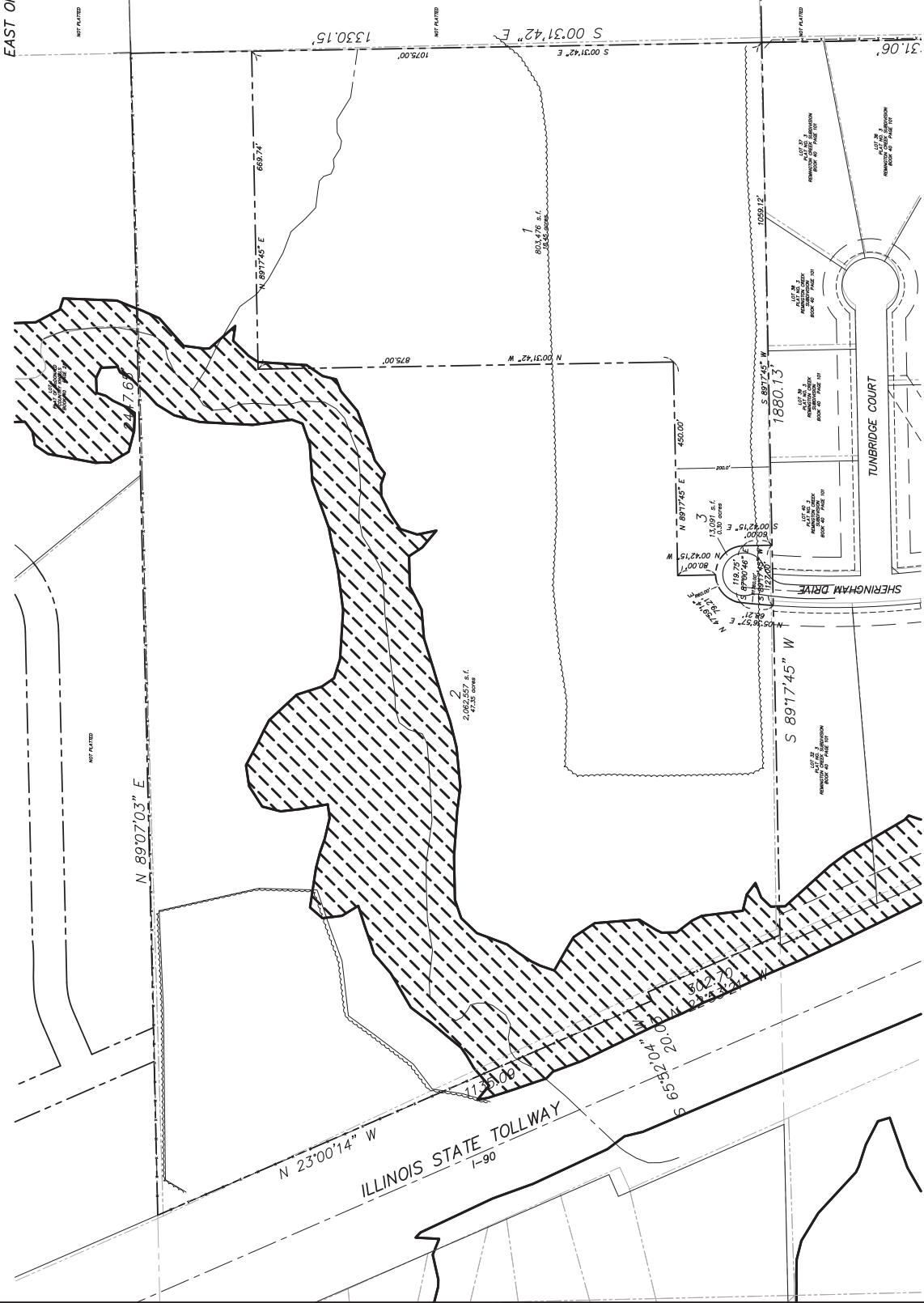


R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1515 WINDSOR ROAD, LOVES PARK, ILLINOIS 61111
ILLINOIS PROFESSIONAL DESIGNER LICENSE N
100-00000000
PREPARED BY: R.K. JOHNSON & ASSOCIATES, INC.

Item # 5.

CONCEPT LAYOUT

PART OF THE NORTH $1/2$ OF THE NORTHWEST $1/4$
OF SECTION 11, TOWNSHIP 45 NORTH, RANGE 2
EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS
APRIL 2025



Item # 5.

PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
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1515 WINDSOR ROAD, LOVES PARK, ILLINOIS 61111
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1835615-0907 - www.rkjohsonassociates.com
PREPARED FOR: SOUTHERN TOLLING
P.O. BOX 1000, BLOOMINGTON, ILLINOIS 61710

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

PETITION FOR ANNEXATION

The Property Owner, **KG2JGS Investments, LLC**, and Petitioner, **Robert S. Twigg and Lynne M. Twigg**, respectfully state under oath:

- 1) Property Owner is the owner of the real estate commonly known as 92XX Sheringham Drive, Roscoe, IL 61073 as depicted on Exhibit "A", attached hereto and incorporated herein by reference (hereinafter "Owner Parcel"). Petitioner is the purchaser of the Owner Parcel and seeks to annex part of Owner Parcel to the Village of Roscoe. Parcel 1 is legally described on Exhibit B and Parcel 3 is legally described on Exhibit C, Parcel 1 and Parcel 3 collectively hereinafter referred to as the "Annexation Property". Parcel 2 is not subject to annexation and will remain zoned A-1 for agricultural use in unincorporated Winnebago County.
- 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.
- 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 Annexation Property shall revert to unincorporated Winnebago County.
- 3) Parcel 1 shall be annexed as RRE for rural residential estate use with a Special Use Permitted for agricultural use to be permitted for any property not used for residential purposes. Parcel 3 shall be annexed and dedicated to the Village of Roscoe for public roadway purposes.
- 4) That such other action be taken as is appropriate in the premises.

Dated: April 10, 2025

PETITIONER:

Robert S. Twigg

Lynne M. Twigg

STATE OF ILLINOIS)
)
COUNTY OF WINNEBAGO)

I, the undersigned, a Notary Public, in and for said County and state aforesaid, DO HEREBY CERTIFY THAT: Robert S. Twigg and Lynne M. Twigg, (the "Petitioner") are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and signed, sealed and delivered the said instrument as their 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 10 day of April, 2025.

Notary Public



Dated: April 10th, 2025

PROPERTY OWNER: KG2JGS Investments, LLC

By:

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

STATE OF ILLINOIS)
)
COUNTY OF WINNEBAGO)

I, the undersigned, a Notary Public, in and for said County and state aforesaid, DO HEREBY CERTIFY THAT: Karl Gasbarra, who is personally known to me to be a Manager of **KG2JGS Investments, LLC** (the "Property Owner") 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 Manager of Property Owner, 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 10th day of April, 2025.

Notary Public

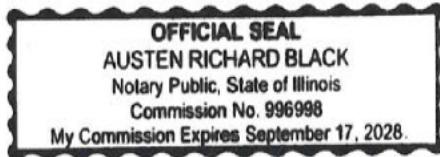


EXHIBIT "A"

CONCEPT PLAN

SEE ATTACHED

EXHIBIT B
PARCEL 1 LEGAL DESCRIPTION HOMESITE

Part of PIN 08-11-100-013

Legal Description:

Part of the North Half of the Northwest Quarter of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Commencing at the Northeast corner of Lot Thirty-two (32) as designated upon Plat No. 3 of Remington Creek Subdivision, being a subdivision of part of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which is recorded in Book 40 of Plats on Page 101B in the Recorder's Office of Winnebago County, Illinois; thence North 89°-17'-45" East, along the North line of said Plat No. 3 of Remington Creek Subdivision, 127.00 feet to the point of beginning of the following described premises, to-wit; thence North 00°-42'-15" West, 60.00 feet to a point of curvature; thence Northwesterly, along a circular curve to the left, having a radius of 60.00 feet, to a point (the chord across said curved course bears North 45°-42'-15" West, 84.85 feet); thence North 00°-42'-15" West, 80.00 feet; thence North 89°-17'-45" East, parallel with the North line of said Plat No. 3 of Remington Creek Subdivision, 450.00 feet; thence North 00°-31'-42" West, parallel with the East line of said Quarter Section, 875.00 feet; thence North 89°-17'-45" East, parallel with the North line of said Plat No. 3 of Remington Creek Subdivision, 669.74 feet to the East line of said Quarter Section; thence South 00°-31'-42" East, along the East line of said Quarter Section, 1075.00 feet to the Northeast corner of said Plat No. 3 of Remington Creek Subdivision; thence South 89°-17'-45" West, along the North line of said Plat No. 3 of Remington Creek Subdivision, 1059.12 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois. Containing 18.45 Acres.

Prepared by:
R.K. Johnson & Associates, Inc.
1515 Windsor Road
Loves Park, IL 61111
April 10, 2025 Job No. 17168

EXHIBIT C
PARCEL 3 LEGAL DESCRIPTION ROADWAY

Part of PIN 08-11-100-013

Legal Description:

Part of the North Half of the Northwest Quarter of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the Northeast corner of Lot Thirty-two (32) as designated upon Plat No. 3 of Remington Creek Subdivision, being a subdivision of part of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which is recorded in Book 40 of Plats on Page 101B in the Recorder's Office of Winnebago County, Illinois; thence Northeasterly, along a circular curve to the right, having a radius of 1760.00 feet, to a point of curvature (the chord across said curved course bears North 05°-36'-57" East, 68.21 feet); thence Southeasterly, along a circular curve to the right, having a radius of 60.00 feet, to a point (the chord across said curved course bears South 87°-00'-46" East, 119.75 feet); thence South 00°-42'-15" East, 60.00 feet to the North line of said Plat No. 3 of Remington Creek Subdivision; thence South 89°-17'-45" West, along the North line of said Plat No. 3 of Remington Creek Subdivision, 127.00 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois. Containing 0.30 Acres.

Prepared by:

R.K. Johnson & Associates, Inc.
1515 Windsor Road
Loves Park, IL 61111
April 10, 2025 Job No. 17168

Zoning Board of Appeals Meeting of May 14th, 2025**Application No. ZBA 2025-012**

Applicant: N/A

Location: N/A

Requested Action: Discussion and recommendation for approval of a text amendment

Existing Use: N/A

Proposed Use: N/A

Existing Zoning: N/A

Adjacent Zoning: N/A

Description: This item relates to text amendments to Article XIII of Chapter 155 of the Village Code of Ordinances relating to Planned Unit Developments (PUDs). These amendments to the code were discussed at a concept level for feedback at the April meeting of the Zoning Board of Appeals. As discussed, this ordinance amendment will effectively divide the PUD process into two separate approvals, the General Development Plan (GDP) and the Precise Implementation Plan (PIP). This division will help Village staff, property owners, developers, and builders create a more streamlined process that will ease burdens to development. To review, the GDP sets the initial zoning and land use approvals for the site, while the PIP approves the more detail-oriented aspects of the development like landscaping, engineering, etc.

The ZBA reacted favorably to the proposed changes within the article. Based on feedback from the ZBA, Village staff, the Village's engineering consultant, and area developers, the following changes have been added to the proposed text amendment:

1. A traffic impact assessment, location of utilities, and stormwater management report can now be requested of the developer at the GDP stage of the PUD process.
2. The second stage in the process was changed from Specific Implementation Plan (SIP) to Precise Implementation Plan (PIP) to better reflect what these approvals are called in the area.
3. The minimum lot size standard was given a third option to allow for infill development, which is a standard use for PUDs in zoning administration. The current lot sizes permitted by the ordinance only reflect new large development of something like a new subdivision.
4. Changing the terms "planned development" in the current iteration of the code to "planned unit development" for consistency.



Planning and Community Development Department

10631 Main Street, Roscoe, IL 61073

tel: 815-623-2829 fax: 815-623-1360

permits@roscoeil.gov

Item # 6.

As noted in the April ZBA memo related to this proposed amendment, the Village currently uses a one-step approval approach to PUD which requires builders, developers, and property owners to have all necessary drawings, documentation, and other information to even have the ZBA and Village Board consider their project. Under this revised process, the applicant would be able to come forward with a concept site plan that the Village will be able to consider and approve before needing to complete the more detailed plans. This will help streamline the PUD approval process and provide some flexibility that is commonplace in other municipalities. Separating this process into two parts may also give the Village more justification to negotiate on certain aspects of the development such as design, landscaping, engineering concerns, and the overall layout of the site since issues could be identified before an applicant is so far ahead in the design process.

Recommendation: Staff recommends **approval** of the proposed amendment to Article XIII of Chapter 155 of the Village Code of Ordinances as shown in the redline document in this meeting's packet.

ROSCOE PUD AMENDMENT

Section 15-719 Purpose and Intent

The purpose of the regulations, standards, and criteria contained in this article is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this article. The objective of the planned unit development is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable zoning regulations. The end result can be a product which fulfills the objectives of the comprehensive plan and planning policies of the village while departing from the strict application of the use and bulk regulations as detailed in this chapter. The planned unit development is intended to permit and encourage such flexibility and to accomplish the following purposes:

- (1) To stimulate creative approaches to the commercial, residential, and mixed-use development of land.
- (2) To provide more efficient use of land.
- (3) To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations.
- (4) To develop new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities.
- (5) To unify building and structures through design.
- (6) To promote long-term planning pursuant to the village comprehensive plan, which will allow harmonious and compatible land uses or combination of uses with surrounding areas.
- (7) To encourage development of portions of a site at either higher densities or with less restrictive lot provisions in exchange for preserving other portions of the site in open space or providing above normal site amenities

Section 15-720 General Provisions

(a) The following may be approved as a planned unit development in accordance with this chapter:

- (1) Any development with a minimum of five acres that is adjacent to undeveloped land.
- (2) Any development with a minimum of three acres that is adjacent to developed land.
- (3) Any development characterized by infill with a minimum of half an acre, provided that:
 - (i) The site is located within a built-out or transitional area surrounded by existing development on at least three sides of the site.
 - (ii) Adequate infrastructure is already available at the site.

(iii) The proposed development complies with the general design standards provided in this chapter.

(4) Any development with a minimum lot size at the discretion of the Village Board, where:

(i) The development advances a specific goal identified in the Village's Comprehensive Plan or Economic Development Strategy.

(ii) The applicant provides a clear public benefit, such as significant job creation, sustainable infrastructure upgrades, or critical community services.

(b) Each planned unit development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a planned unit development upon an already existing planned unit development except to the extent such planned unit development has been approved as part of a development master plan.

(c) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall in every case rest with the applicant.

Section 15-721 Standards for review

Approval of development through the use of a planned unit development, including modifications to conventional zoning and subdivision regulations, is a privilege and will be considered by the village only in direct response to the accrual of tangible benefits from the planned unit development to the village or the neighborhood in which it would be located. These benefits shall be in the form of exceptional amenities, outstanding environmental, landscape, architectural or site design, or the conservation of special manmade or natural features of the site. In reviewing an application for a planned unit development, the zoning board of appeals and/or the village board, as the case may be, shall be required to make certain findings based on the following standards:

(1) *Required findings.* No application for a planned unit development shall be approved unless all the following findings are made about the proposal:

a. *Comprehensive plan.* The planned unit development shall conform with the general planning policies of the village as set forth in the comprehensive plan.

b. *Public welfare.* The planned unit development shall be so designed, located, and proposed to be operated and maintained that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.

c. *Impact on other property.* The planned unit development shall not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district, shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood and shall be consistent with the goals, objectives, and policies set forth in the comprehensive plan, and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.

d. *Impact on public facilities and resources.* The planned unit development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include such impact donations as may be reasonably determined by the village board. These required impact donations shall be calculated in reasonable proportion to impact of the planned unit development on public facilities and infrastructure.

e. *Archaeological, historical or cultural impact.* The planned unit development shall not substantially adversely impact a known archaeological, historical, or cultural resource located on or off the parcels proposed for development.

f. *Parking and traffic.* The planned unit development shall have or make adequate provision to provide necessary parking and ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets and provides adequate access for emergency vehicles.

g. *Adequate buffering.* The planned unit development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.

(2) *Modification standards.* In addition to the findings required above, the following standards shall be utilized in considering applications for modifications of the conventional zoning and subdivision regulations for a planned unit development. These standards shall not be regarded as inflexible but shall be used as a framework by the village to test the quality of the amenities, benefits to the community, and design and desirability of the proposal.

a. *Integrated design.* A planned unit development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient, and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features.

b. *Beneficial common open space.* Any common open space in the planned unit development shall be integrated into the overall design. Such spaces shall have a direct functional or visual relationship to the main buildings and not be of isolated or leftover character. The following would not be considered usable common open space:

1. Areas reserved for the exclusive use or benefit of an individual tenant or owner.
2. Dedicated streets, alleys, and other public rights-of-way.
3. Vehicular drives, parking, loading and storage area.
4. Irregular or unusable narrow strips of land less than 15 feet wide.
5. Land areas needed to provide required buffer yards as set forth in article XI of this chapter.

c. *Location of taller buildings.* Taller buildings shall be located within the planned unit development in such a way as to dissipate any material adverse impact on adjoining lower buildings within the development or on surrounding properties and shall not unreasonably invade the privacy of occupants of such lower buildings.

d. *Functional and mechanical features.* Exposed storage areas, trash and garbage retainers, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be accounted for in the design of the planned unit development and made as unobtrusive as possible. They shall be subject to such setbacks, special planting or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

e. *Visual and acoustical privacy.* The planned unit development shall provide reasonable visual, and acoustical privacy for each dwelling unit or tenant space. Fences, insulations, walks, barriers, and landscaping shall be used as appropriate for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable view or uses, and reduction of noises.

f. *Energy efficient design.* A planned unit development shall be designed with consideration given to various methods of site design and building location, architectural design of individual structures, and landscaping design capable of reducing energy consumption within the planned unit development.

g. *Landscape conservation and visual enhancement.* The existing landscape and trees in a planned unit development shall be conserved and enhanced, as feasible, by minimizing tree and soil removal, and the conservation of special landscape features such as streams, ponds, groves, and landforms. The addition or use of larger trees, shrubs, flowers, fountains, ponds, special paving amenities will be encouraged to the extent of their appropriateness and usefulness to the planned unit development and the likelihood of their continued maintenance.

h. *Drives, parking and circulation.* Principal vehicular access shall be from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and limiting the number of access points to the public streets through the use of cross access connections, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe and convenient, and insofar as feasible, do not detract from the design of proposed buildings and structures and the neighboring properties.

i. *Surface water drainage.* Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely impact neighboring properties or the public storm drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic.

Section 15-722 Site development allowances

Notwithstanding any limitations on variances which can be approved as contained elsewhere in this chapter, site development allowances, i.e., deviations from the underlying zoning provisions set forth outside this article may be approved provided the applicant specifically identifies each such site development allowance and demonstrates how each such site development allowance would be compatible with surrounding development, is in furtherance of the stated objectives of this article, and is necessary for proper development of the site.

Section 15-723 Procedures

The following steps are provided to ensure the orderly review of every planned unit development application in a timely and equitable manner:

(1) *Pre-filing review and transmittal of application.*

a. *Conference.*

1. A prospective applicant, prior to submitting a formal application for a planned unit development, shall meet for a pre-filing conference with the zoning administrator and the development review team, assembled at the discretion of the zoning administrator. If in the opinion of the zoning administrator the village does not have the requisite expertise on staff to complete the review of any application for a planned unit development, the zoning administrator shall notify the applicant before acquiring the services of consultants and/or attorneys as may be necessary for the proper review and preparation of the report and/or opinion. The developer shall, within five calendar days, either formally withdraw its application or provide written acknowledgement that the developer is responsible for all fees incurred by the village for the review.
2. The purpose of the conferences is to help the applicant understand the comprehensive plan, zoning regulations, site development allowances, standards by which the application will be evaluated, and the application requirements.
3. After reviewing the planned unit development process, the applicant may request a waiver of any application requirement which in the applicant's judgment should not apply to the proposed planned unit development. Such request shall be made in writing prior to the submission of the formal application documents.
4. All requests for waiver shall be reviewed by the zoning administrator. A final determination regarding the waiver shall be given to the prospective applicant following the decision. Denied requests may be appealed to the village board.
5. The applicant, prior to submitting a formal application for a planned unit development, shall, at the discretion of the zoning administrator, be required to schedule a meeting to discuss the proposed planned unit development and its impact on adjoining properties and area residents. The applicant shall send a written notice of the meeting via mail to all taxpayers of record and residents for all property within 300 feet of the proposed planned unit development. Such notice shall be mailed by the village not less than 15 days prior to the date of the meeting. A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.

b. *Filing of application.* Following the completion of the prefiling conferences, the applicant shall file an application for a planned unit development in accordance with this section. The zoning administrator shall deliver copies of the application to other appropriate village departments for review and comment.

c. *Deficiencies.* The zoning administrator shall determine whether the application is complete. If the zoning administrator determines that the application is not complete, he

shall notify the applicant in writing of any deficiencies and shall take no further steps to process the application until the deficiencies are remedied.

d. *Application review.* The zoning administrator shall work with the development review team and the applicant to review and revise the application.

e. *Report on compliance.* A copy of the complete application and a written report incorporating the comments of village staff and other agencies regarding the compliance of the proposed planned unit development with the requirements and standards of this section shall be delivered to the zoning board of appeals prior to the public hearing.

f. *Determination not binding.* Neither the zoning administrator's determination that an application is complete nor any comment made by the zoning administrator or village staff at a prefiling conference or as part of the review process shall be intended or construed as a formal or informal recommendation for the approval of a planned unit development for the proposed planned unit development, or component part thereof, nor shall be intended or construed as a binding decision of the village, the zoning board of appeals, or any staff member.

(2) Zoning board of appeals review General Development Plan (GDP).

a. Upon receiving the report from the zoning administrator, the zoning board of appeals shall hold at least one public hearing on the proposed planned unit development General Development Plan. Notice of the public hearing shall be provided and the public hearing shall be conducted in accordance with the provisions of this section, state law and rules of procedure adopted by the zoning board of appeals. The applicant shall provide the Zoning Administrator with a draft GDP plan submittal packet for a determination of completeness prior to placing the proposed GDP on the Zoning Board of Appeals agenda for GDP review. This submittal packet shall contain all of the following items, prior to its acceptance by the Zoning Administrator and placement of the item on a Zoning Board of Appeals agenda for GDP review:

1. A location map of the subject property and its vicinity in the Village of Roscoe, appropriately showing property lines and buildings and structures on the parcel;

2. A map of the subject property showing all lands for which the Planned unit development is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Winnebago County (as provided by the Village of Roscoe). Said map shall clearly indicate the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier, and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale, and a North arrow shall be provided;

3. A general written description of the proposed Planned unit development, including:

i. General project themes and images;

- ii. The general mix of dwelling unit types and/or land uses;
- iii. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio, and impervious surface ratio.
- iv. The general treatment of natural features;
- v. The general relationship to nearby properties and public streets;
- vi. The general relationship to any applicable comprehensive or area plans.
- vii. A statement of rationale as to why Planned unit development zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for the highest and best use of the property the applicant suggests are available through the proposed PD zoning;
- viii. A complete list of ordinance standards which will not be met by the proposed Planned unit development and the location(s) in which they apply and a complete list of standards which will be more than met by the proposed Planned unit development and the location(s) in which they apply shall be identified.
- ix. A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:
 - 1. Land use exemptions;
 - 2. Density and intensity exemptions;
 - 3. Bulk exemptions;
 - 4. Landscaping exemptions;
 - 5. Parking and loading requirements exemptions;
 - 6. Engineering exemptions.
- x. A general development plan drawing at a minimum scale of one inch equals 100 feet of the proposed project showing at least the following information in sufficient detail to make an evaluation criteria for approval:
 - 1. A conceptual plan drawing of the general land use layout and the general location of major public streets and/or private drives, utilities, and stormwater detention areas;
 - 2. Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;
 - 3. Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council; and

4. Notations relating the written information provided in the previous standards to specific areas on the GDP drawing.

5. A traffic impact assessment and stormwater management report may be requested by staff if either is deemed needed to make an informed decision on the GDP.

b. Notice of the required public hearing shall be published not more than 30 nor less than 15 days before the scheduled hearing in a newspaper published in the village or if there is none, then in a newspaper of general circulation in the village and shall contain the following information:

1. The application case number;
2. The date and time of the public hearing;
3. The location of the public hearing; and
4. The general location of the property and its common street address, if applicable, and a short description of the proposed planned unit development and purpose of the public hearing.

c. Notice of the required public hearing shall also be provided by posting a sign or signs on the property no less than 15 days prior to the public hearing. Failure to post such signs and/or the removal or knocking down (by the village or others) of the sign after posting but before the public hearing shall not invalidate, impair, or otherwise impact any planned unit development subsequently granted following such public hearing.

d. Notice of the required public hearing shall also be provided by the village by U.S. mail to the taxpayers of record and owners of record of the property which is the subject of the application (if different than the applicant), and the taxpayers of record of all property within 300 feet of the subject property. Such notice shall contain the information as is required in this section and shall be mailed by the village not more than 30 nor less than 15 days prior to the date of the public hearing. The notice shall also include the name of the applicant for the planned unit development.

e. The zoning board of appeals shall review the application, the standards and requirements established by this section, the report of the zoning administrator, and any and all evidence and testimony received by the zoning board of appeals at the public hearing. Following the close of the public hearing and at a regular meeting, the zoning board of appeals shall present its findings addressing each of the standards set forth in this section and transmit such findings, together with a recommendation of approval, approval with conditions, or denial to the village board.

(3) Review and action by the village board. Precise Implementation Plan (PIP).

- a. After the effective date of the rezoning to PD/GDP, the applicant may file an application for a proposed precise implementation plan (PIP) with the Zoning Board of Appeals. This submittal packet shall contain all of the following items, prior to its acceptance by the Zoning Administrator and placement of the item on a Zoning Board of Appeals agenda for PD review.

1. A location map of the subject property and its vicinity.
2. A general written description of the proposed PIP, including:
 - a. Specific project themes and images;
 - b. The specific mix of dwelling unit types and/or land uses;
 - c. Specific residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio, and impervious surface area ratio;
 - d. The specific treatment of natural features;
 - e. The specific relationship to nearby properties and public streets;
 - f. A statement of rationale as to why PD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PD zoning;
 - g. A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards that will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Zoning Board of Appeals with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit
3. Any more specific relevant information to the approval of the PIP, including:
 - a. The names and addresses of the owner of the subject property, the applicant, and all persons having an ownership or beneficial interest in the subject property and proposed planned unit development.
 - b. A statement from the owner of the subject property, if not the applicant, approving of the filing of the application by the particular applicant.
 - c. A survey of, and legal description and street address for the subject property.
 - d. A statement indicating compliance of the proposed planned unit development with the comprehensive plan and evidence of the proposed project's compliance in specific detail with each of the standards for review for planned unit developments.
 - e. A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation, and utilities.
 - f. A scaled site plan of the proposed planned unit development showing lot area, the required yards and setbacks, contour lines, common space, and the location, floor area ratio, lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.
 - g. Schematic drawings illustrating the design and character of the building elevations, building materials, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
 - h. A professional traffic study acceptable to the village showing the proposed traffic circulation pattern within and in the vicinity of the area

of the planned unit development, including the location and description of public improvements to be installed, and any streets and access easements, if determined necessary by the zoning administrator.

- i. A schedule of development showing the approximate date for beginning and completion of each stage of construction of the planned unit development.
- i. A professional economic analysis acceptable to the village, if determined necessary by the zoning administrator, including the following:
 - i. The financial capability of the applicant to complete the proposed planned unit development;
 - ii. Evidence of the project's economic viability; and
 - iii. An analysis summarizing the economic impact the proposed planned unit development will have upon the village.
- k. Copies of all environmental impact studies as required by law.
- l. An analysis setting forth the anticipated demand on all village services, if deemed necessary by Village staff.
- m. A plan showing off-site utility improvements required to service the planned unit development, and a report showing the cost allocations and funding sources for those improvements, if deemed necessary by Village staff.
- n. A site drainage plan for the commercial planned unit development.

4. A Specific Implementation Plan drawing of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
 - a. A PIP site plan conforming to any and all the requirements of Section 15-775, *Design Review*. If the proposed Planned unit development is a group development, a proposed tentative plat shall be provided in addition to the required site plan;
 - b. Location of recreational/open space areas and facilities, specifically describing those that are to be reserved or dedicated for public acquisition and use;
 - c. Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Zoning Board of Appeals, and;
 - d. Notations relating the written information provided above to specific areas on the PIP drawing.
5. A landscaping plan for the subject property, specifying the location, species, and installed size of all trees and shrubs. This plan shall also include a chart which provides a cumulative total for each species, type, and required location (foundation, parking lot, transition area) of all trees and shrubs.
6. A series of building elevations for the entire exterior of all buildings in the Planned unit development, including detailed notes as to the materials and colors proposed.

7. A general signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or light poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.
8. A general outline of the intended organizational structure for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any;
9. A written description which demonstrates the full consistency of the proposed PIP with the approved GDP.
10. Any variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,
11. The Precise Implementation Plan (PIP) submission may include site plan and design information, allowing the Zoning Board of Appeals to combine Design Review and review of the PIP.
12. The Specific Implementation Plan (PIP) may include final plat drawings and information, allowing the Zoning Board of Appeals to combine Final Plat review and review of the PIP.
13. The Zoning Board of Appeals or Village Board may specify other plans, documents or schedules that must be submitted prior to consideration or approval of the PIP, as such may be relevant to review.
14. The process for review and approval of the PD shall be identical to that for Special Use Permits in Section 15-780. The approval of a PD/PIP shall formally establish the PD overlay zoning district and any such land uses and site plans included in the approved PIPs.
- 14.15. The Village may require the applicant to provide surety, with the approval of Village staff, to ensure the development of public and private improvements.

Sec. 15-724. Application requirements.

- (a) An application for a planned unit development may only be filed by one who has an ownership interest, or the agents thereof; or any contract purchaser or anyone holding an option to purchase the parcel of land on which the use or combination of uses is to be located.
- (b) Applications for a planned unit development shall be filed with the zoning administrator in such form and accompanied by such information, with sufficient copies, as shall be established from time to time by the village. Every application shall contain, at a minimum, the following information, and related data and any other plans or studies necessary to determine the potential impact of the development as determined by the village:
 - (1) The names and addresses of the owner of the subject property, the applicant, and all persons having an ownership or beneficial interest in the subject property and proposed planned unit development.
 - (2) A statement from the owner of the subject property, if not the applicant, approving of the filing of the application by the particular applicant.

- (3) A survey of, and legal description and street address for the subject property.
- (4) A statement indicating compliance of the proposed planned unit development with the comprehensive plan and evidence of the proposed project's compliance in specific detail with each of the standards for review for planned unit developments.
- (5) A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation, and utilities.
- (6) A scaled site plan of the proposed planned unit development showing lot area, the required yards and setbacks, contour lines, common space, and the location, floor area ratio, lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.
- (7) Schematic drawings illustrating the design and character of the building elevations, building materials, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
- (8) A landscaping plan showing the location, size, character and composition of vegetation and other material.
- (9) The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.
- (10) A schedule of development showing the approximate date for beginning and completion of each stage of construction of the planned unit development.
- (11) A professional traffic study acceptable to the village showing the proposed traffic circulation pattern within and in the vicinity of the area of the planned unit development, including the location and description of public improvements to be installed, and any streets and access easements, if determined necessary by the zoning administrator.
- (12) A professional economic analysis acceptable to the village, if determined necessary by the zoning administrator, including the following:
 - a. The financial capability of the applicant to complete the proposed planned unit development;
 - b. Evidence of the project's economic viability; and
 - c. An analysis summarizing the economic impact the proposed planned unit development will have upon the village.
- (13) Copies of all environmental impact studies as required by law.
- (14) An analysis setting forth the anticipated demand on all village services.

- (15) A plan showing off-site utility improvements required to service the planned unit development, and a report showing the cost allocations and funding sources for those improvements.
- (16) A site drainage plan for the commercial planned unit development.
- (17) A written summary of residents' comments, pertaining to the proposed application, from any meeting held pursuant to section 15-723(1)a.5.
- (18) Every application must be accompanied by a fee in such amount as established in this Code.

(Ord. of 3-2-2021, § 155.13.6)

Sec. 15-725. Effect of approval or denial.

- (a) Approval of the planned unit development by the village board authorizes the applicant to proceed with any necessary applications for building permits, certificates of occupancy, and other permits which the village may require for the proposed planned unit development. The village's zoning administrator shall review applications for these permits for compliance with the terms of the planned unit development granted by the village board. No permit shall be issued for development which does not comply with the terms of the planned unit development.
- (b) The village board shall direct the zoning administrator to revise the official zoning map to reflect the existence and boundaries of each planned unit development.
- (c) Subject to subsection (g) of this section, an approval of a planned unit development by the village board shall be null and void if the recipient does not file an application for a building permit relative to the proposed planned unit development within twelve months after the date of adoption of the ordinance approving the planned unit development.
- (d) Subject to subsection (g) of this section, an approval of a planned unit development by the village board shall be subject to revocation if construction has not commenced within two years and does not comply with the construction schedule filed with the petition or exceeds four years.
- (e) Subject to subsection (g) of this section, an approval of a planned unit development with a phasing plan shall be null and void if construction has not commenced or is not completed in accordance with the terms of that phasing plan.
- (f) An extension of the time requirements stated in subsections (c) through (e) of this section may be granted by the village board for good cause shown by the applicant, provided a written request is filed with the village at least four weeks prior to the respective deadline.
- (g) No application for a planned unit development which was previously denied by the village board shall be considered by the zoning board of appeals or the village board if it is resubmitted in substantially the same form and/or content within one year of the date of such prior denial. In this regard:

- (1) The zoning administrator shall review the application for a planned unit development and determine if the application is or is not substantially the same. An applicant has the right to request a hearing before the village board to appeal the determination of the zoning administrator that the application is substantially the same, provided a petition for appeal is filed in writing with the zoning administrator within ten days of the zoning administrator's determination.
- (2) The village board shall affirm or reverse the determination of the zoning administrator, regarding whether the new application is in substantially the same form after receipt of a petition for appeal.
- (3) If it is determined that the new application is not substantially in the same form, then the applicant shall be entitled to continue with the application process in accordance with the provisions of this chapter.

(Ord. of 3-2-2021, § 155.13.7)

Sec. 15-726. Amendments and alterations to approved planned unit developments.

(a) Except as provided in subsection (b) of this section, any modifications to an approved planned unit development or any addition to or expansion of an existing planned unit development shall require separate review and approval under the provisions of sections 15-723 and 15-724.

(b) A minor change is any change in the site plan or design details of an approved planned unit development which is consistent with the standards and conditions applying to the planned unit development and which does not alter the concept or intent of the planned unit development. A minor change shall not increase the planned unit development's density, increase the height of buildings, reduce open space, modify the proportion of housing types, change or add new parking areas, alter alignment of roads, utilities or drainage, amend final development agreements, provisions or covenants, or provide any other change inconsistent with any standard or condition imposed by the village board in approving the planned unit development. The minor change may be approved by the zoning administrator without obtaining separate approval by the village board. The zoning administrator, after reviewing the request for a minor change made by the applicant, may refer the minor change to the zoning board of appeals for review and approval, not including a public hearing. In addition, the village board may, after reviewing the request for a major change made by the applicant, direct the zoning administrator to process the request as a minor change.

(c) A major change is any change in the site plan or design details of an approved planned unit development which is not a minor change as detailed in subsection (b) of this section.

Zoning Board of Appeals Meeting of May 14th, 2025**Application No. ZBA 2025-013**

Applicant: N/A

Location: N/A

Requested Action: Feedback for Possible Amendment to Residential Zoning Standards and Minor Land Division Regulations.

Existing Use: N/A

Proposed Use: N/A

Existing Zoning: N/A

Adjacent Zoning: N/A

Description: This item is presented to the Zoning Board of Appeals (ZBA) for discussion and comment. Staff is seeking feedback on proposed amendments to the Village's Code of Ordinances related to residential zoning and subdivision regulations. The proposed changes fall under the following two categories:

1. Proposed Creation of a New Residential-Attached Zoning District**(Amendments to Article III of Chapter 155 – Residential District Regulations)**

The proposed changes include the creation of a new residential zoning district intended specifically for attached single-family homes (townhomes). Key elements of this proposal include:

a. Purpose and Intent

While townhomes could theoretically be permitted within the existing R-2 or RM zoning districts, the creation of a dedicated Residential-Attached (RA) district would give the Village more precise control over where this housing type is permitted. It would also enable more consistent regulation of design and development standards specific to townhomes.

b. Permitted Uses and Bulk Standards

The attached single-family (townhome) use would be permitted by-right in both the new RA district and the existing Residential-Multifamily (RM) district. This approach allows parcels currently zoned RM to develop lower-density housing, enhancing flexibility for both the Village and applicants. The bulk standards for this new district have been sourced from several nearby communities and a provision for zero interior yard setbacks has been added.

c. Architectural Design Standards

The Façades standard within the residential development standards section has been streamlined to read more clearly. Façade design standards have been incorporated into the proposed RA district. These standards aim to ensure that new townhome developments are architecturally compatible with surrounding neighborhoods. Staff has considered the cost of each architectural element to help ensure these standards do not pose an undue burden on development feasibility. The standard requiring decorative trim around doors, windows, and garage doors has also been provided within the R1 and R2 façade standards. Design standards added to residential districts include:

1. Garages may not protrude further than the main plane of the front façade (R1 and R2 zoning districts).
2. The 50% high-quality materials requirement has been extended to the new RA district.
3. The 50% high-quality materials requirement now includes a 15% allotment for board-and-batten siding (all districts).
4. All windows, doors, and garage doors require decorative trim to be installed around them (all districts).
5. All gable ends of roofs to require gable brackets or corbels (RA district only).
6. All garages that protrude from the front façade of the townhome is required to have decorative cupolas installed on the roofline (RA district only).

d. Outdoor Private Space Requirement

Each townhome unit would be required to have a minimum of 100 square feet of private outdoor space—such as a yard or patio area—to accommodate decks or patios for homeowner use.

2. Proposed Modifications to Minor Land Division Regulations

(Amendments to Chapter 154 – Subdivision Regulations)

The second component of the proposed amendment would allow the Village to approve minor land divisions of up to four parcels through the certified survey map (CSM) process, rather than requiring the more extensive tentative and final plat process. Key elements include:

- Land divisions must comply with the Village's zoning and subdivision ordinances.
- Parcels must have access to public rights-of-way.
- No new public streets or utilities may be required as part of the division.



Planning and Community Development Department

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Item # 7.

a. Staff Review vs. Board Review

Staff is seeking input from the ZBA on the appropriate level of review for minor land divisions.

Specifically:

- Should minor land divisions be subject to review and approval by the ZBA and Village Board?
- Or should these divisions be reviewed and approved administratively by staff?

While formal review at the ZBA and Board level would provide greater oversight and public transparency, administrative approval may offer a more efficient and predictable process for applicants, staff, and developers—especially for routine or straightforward divisions.

Recommendation: Since this item is for feedback only and there is no formal approval required, there is no staff recommendation.

Residential-Attached District Text Amendment.

ARTICLE II. ADMINISTRATION AND ENFORCEMENT

Sec. 15-175. Land divisions.

(a) *Subdivision.* The provisions of this chapter apply to any division of lands into two or more parts, any of which is less than five acres in area, the plat of which includes new public streets or easements or the widening of existing public streets or easements for access or utility purposes.

(b) *Land divisions other than subdivisions: Minor land divisions.* The provisions of this section apply to any division or subdivision of lands into 4 or fewer parcels that:

- (1) Do not require any new public streets or utilities.
- (2) Generally meeting the standards with the zoning and subdivision ordinances.
- (3) Have existing access to public rights-of-way and streets.
- (1) ~~Into two or more parcels or tracts, all of which are five acres or more in size; or~~
- ~~(2) Any parcel which is to be divided into no more than two parts, one of which is less than five acres in area, may be permitted.~~

(c) *Procedure for approval.* The subdivider shall file a boundary plat of survey map with the village zoning administrator~~board of trustees~~, which shall, within 40 days approve, approve conditionally, or reject the map. The subdivider shall be notified in writing of any condition of approval or the reasons for rejection.

(d) *Preliminary consultation.* At least 20 days prior to the submission of the certified survey~~plat of survey~~ map required herein, the divider shall consult the plats officer for the purpose of minimizing the risk of objections to, or rejection of, the prepared certified survey map~~plat of survey map~~, and for the purpose of ascertaining the problems and requirements affecting his property.

(e) *Requirements.*

(1) To the extent reasonably practicable, the division of land shall comply with the provisions of this chapter governing general requirements, design standards, and required improvements.

(2) The survey shall be performed, and the map prepared by a registered state land surveyor.

(3) All land divisions in areas that are not required to be serviced by sanitary sewers, in accordance with the intergovernmental agreement between the Rock River Reclamation District and the village dated October 24, 1988, and the provisions of village Ordinance No.

1991-15, shall conform to the minimum lot area requirements of section 15-79, and all regulations of the county health department.

(4) All corners shall be monumented as follows:

- a. All lot corners shall be monumented in the field by iron pins at least 36 inches long and five-eighths inch in diameter, or by round or square iron bars at least 36 inches long or similar diameters.
- b. The lines of lots that extend to rivers or streams shall be monumented in the field by iron pins at least 48 inches long and three-fourths inch in diameter or by round or square iron bars at least 48 inches long. These monuments shall be placed at the point of intersection of the river or stream lot line with a meander line established not less than 20 feet back from the bank of the river or stream.

(5) The survey map shall be prepared in accordance with section 15-230 on one or more sheets of durable white paper 8½ inches wide by 14 inches long. All lines shall be made with nonfading black ink on a scale of not more than 500 feet to the inch.

(f) *Certificates and affidavits.*

(1) The survey map shall include the affidavit of the surveyor who surveyed and mapped the parcel, typed, lettered, or reproduced legibly with nonfading black ink, giving a clear and concise description of the land surveyed by bearings and distances, commencing with some corner marked and established in the United States Public Land Survey or some corner providing reference to a corner marked and established in the United States Public Land Survey. This affidavit shall include the statement of the surveyor to the effect that he has fully complied with the requirements of this section.

(2) The certificate of approval of the village board of trustees shall be typed, lettered, or reproduced legibly with nonfading black ink on the face of the survey map.

(3) Certificates of dedications, easements, and reservations shall be included when applicable.

(g) *Recording the survey map.* The survey map shall be filed by the village clerk for record with the county. All expenses for recording shall be paid by the subdivider.

ARTICLE III. RESIDENTIAL DISTRICT REGULATIONS

Sec. 15-407. Purpose and intent.

(a) *Residential districts generally.* The intent of all residential districts is to:

- (1) Accommodate a reasonable range of population density consistent with sound standards of public health and safety and the village comprehensive plan;
- (2) Ensure adequate light, air, privacy, and open space for each dwelling;

(3) Provide space for public and semi-public facilities needed to complement urban residential areas and for institutions that require a residential environment;

(4) Minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them;

(5) Provide necessary space for off-street parking of automobiles and where appropriate;

(6) Protect residential properties from noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare, and other objectionable influences; and

(7) Protect residential properties from fire, explosion, noxious fumes, and other hazards.

(b) *RE Single-Family Rural Estate Residential District.* The RE Single-Family Rural Estate Residential District is intended to reserve appropriately located areas for detached single-family homes on large lots that are consistent with the village's rural character.

(c) *R1 One-Family Residential District.* The R1 One-Family Residential District is intended to reserve appropriately located areas for detached single-family homes on lots that are typical of the development that predominates the village's single-family neighborhoods.

(d) *R2 Two-Family Residential District.* The R2 Two-Family Residential District is intended to accommodate increased population density compared to the R-1 district, including detached single-family homes and duplexes, and townhomes.

(e) *RA One-Family Residential-Attached District.* The RA One-Family Residential-Attached District is intended to provide areas for limited concentrations of duplex, two-family and single-family attached dwellings, such as townhomes.

Commented [JM1]: Ask Village for input

(f) *RM Multifamily Residential District.* The RM Multifamily Residential District is intended to accommodate more compact and dense residential development compared to the R1 and R2 districts, consisting of duplexes, townhomes, and multifamily residential development.

(Ord. of 3-2-2021, § 155.3.1)

Sec. 15-408. Residential bulk standards.

All development in residential districts must comply with the requirements in Table 15-408 unless otherwise expressly stated.

Table 15-408. Residential Districts-Bulk and Yard Standards

District	Minimum Site			Development Intensity			Minimum Yards		
	Area	Width Interior Lot	Min. Depth	Max. Height	Max. Lot Coverage	Min. Site Area per DU	Front (1)	Side	Rear

RE	22,000 sf	110 ft.	150 ft.	35 ft	25 percent	22,000 sf	30 ft.	30 ft. in total with a min. of 10 ft. per side	30 ft.
R1	9,500 sf	75 ft.	125 ft.	35 ft.	30 percent	9,500 sf	30 ft.	10 ft.	30 ft.
R2	15,000 sf	100 ft.	125 ft.	35 ft.	30 percent	7,500 sf	30 ft.	15 ft.	30 ft.
<u>RA</u>	<u>3,300 sf</u>	<u>65 ft.</u>	<u>125 ft.</u>	<u>35 ft.</u>	<u>50 percent</u>	<u>3,300 sf</u>	<u>30 ft.</u>	<u>10 ft.⁽²⁾</u>	<u>20 ft.</u>
RM	19,800 sf	100 ft.	125 ft.	35 ft.	30 percent	3,300 sf	30 ft.	15 ft.	30 ft.

(1) The required front yard setback of lots fronting Main Street between Grove Street and Elevator Street or fronting Elevator Street between Highway 251 and Pearl Street shall be a minimum of ten feet and a maximum of 20 feet.

(2) Zero interior yard setback permitted if sharing a common wall.

Graphic 15-408. Residential Required Yards

(Ord. of 3-2-2021, § 155.3.2)

Sec. 15-409. Residential permitted uses.

Permitted and special uses lists permitted and special uses for all residential districts. Many allowed uses, whether permitted by right or as a special use, are subject to compliance with article VIII of this chapter.

(1) *Permitted uses.* A "P" indicates that a use is considered permitted within that district as of right.

(2) *Special uses.* An "S" indicates that a use is permitted, though its approval requires review by the village board as required in section 15-780 and is contingent upon the development/proposed use meeting certain special criteria.

(3) *Uses not permitted.* A blank space or the absence of the use from the table indicates that the use is not permitted within that district. However, a use not identified on the table may be determined by the zoning administrator to be a permitted or special use in the district, based on their evaluation as to whether the proposed use is similar enough in character, intensity, and operations to that of a permitted or special use in the district.

Table 15-409. Residential Districts-Permitted and Special Uses	RE	R1	R2	<u>R4</u>	RM
Residential					
Single-family dwellings	P	P	P		P
Two-family dwellings			P	<u>P</u>	P
<u>Townhomes</u>			<u>S</u>	<u>P</u>	<u>P</u>
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				<u>P</u>	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	<u>P</u>	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	S
Civic uses				P	P
Recreational					
Golf courses, public parks, and playgrounds	S	S	S	S	S
Private recreation parks and swim clubs	S	S	S		
Private recreation parks and swim clubs open to membership outside the homeowner or condominium owners' association				S	S
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		

(Ord. of 3-2-2021, § 155.3.3)

Sec. 15-410. Development standards applicable to residential districts.**Formatted:** Section start: New page**(a) Garages.**

(1) A lot with a single-family dwelling that is 1,199 square feet or less in area shall be required to have a single-car garage at a minimum.

(2) A lot with a single-family dwelling that is 1,200 square feet or more in area shall be required to have a two-car garage at a minimum.

(3) Front-loaded garages to single-family dwelling units shall not protrude further than the main plane of the façade in the R1 and R2 zoning districts.

(b) Residential attached dwellings

(1) No more than six (6) townhomes shall be connected together in a single building, and such building shall not exceed a length of one hundred seventy five (175) feet.

(2) Minimum building separation shall be 30 feet plus areas for patios/decks.

(3) Each attached single-family dwelling shall be provided with at least one hundred (100) square feet of land area reserved for the construction of a patio or deck.

(c) Residential driveways.

(1) A residential driveway is any paved hard-surfaced, manmade area used to access any garage or accessory building, or leads to a garage, outdoor or indoor parking area, or is an established and surfaced portion of the lot, the use of which is for the purpose of ingress or egress to a carport, garage, accessory structure, parking area, or loading and unloading station for vehicles, whether the driveway crosses the village right-of-way or not.

(2) All residential driveways must comply with the following standards, in addition to those set forth in the village subdivision code and other provisions of this Code:

a. No residential driveway shall be set within the required side yards as required in section 15-408. The restriction in this subsection (b)(2)a does not apply to lots on a cul-de-sac;

b. Only one driveway is permitted for each lot in the R1 district, unless a variance is granted by the village board of trustees.

(3) All residential driveways must be constructed directly from the public road to the attached garage. If there is no attached garage the driveway shall be constructed to the primary detached garage if situated in the front or side yard.

(4) No residential driveways may be built to any accessory structure, other than a garage as detailed in subsection (b)(3) of this section, unless a variance is granted by the board of trustees.

(5) Residential driveways shall extend for a minimum of 30 feet in between the public right-of-way and garage.

(6) Residential driveway design standards.

a. Residential driveways shall not exceed 24 feet in width at the property line.

b. Residential driveways shall be constructed of a minimum of two inches of bituminous pavement with six inches of aggregate base, Portland cement concrete at least four inches in thickness, concrete pavers, paving blocks, or similar materials approved by the village engineer.

c. A garage access drive, the width of the garage, as measured from the garage walls, is permitted to extend for a distance of 20 feet from the garage doors before tapering, within ten feet, back to the maximum driveway width.

(7) In addition to the requirements of article X of this chapter, residential circular driveways are permitted in a front or corner side yard, so long as it conforms to the following requirements:

Graphic 15-410. Residential Driveways Design Standards

(1) The minimum lot width is greater than 125 linear feet.

(2) The minimum setback for residential structures in the yard in which the circular driveway is located shall be 30 feet.

(3) Circular driveways shall have a minimum width of nine feet, and a maximum width of 12 feet except where it provides access to a garage entry.

(4) There shall be a landscaped area between the circular driveway and the public right-of-way with a depth of no less than ten feet and a width of no less than 20 feet. This area shall include decorative landscaping intended to screen the circular driveway area.

(c) *Residential parking pads.*

(1) *Limit.* A residential driveway may be extended to include one parking pad.

(2) *Configuration.*

a. A parking pad shall be a minimum of ten feet in width.

b. The portion of the parking pad adjacent to the driveway shall have a maximum length of 25 feet, as measured from the front facade line of the garage. A minimum seven-foot taper shall be included in the 25-foot maximum.

c. The portion of the parking pad adjacent to the garage shall have a maximum length of 20 feet as measured from the front facade line of the garage.

(3) *Location.* The parking pad shall be set back a minimum of three feet from any side property line.

(d) *Residential anti-monotony standards.* The following standards and definitions shall apply to the construction of all new single-family detached dwellings within the village after the effective date of the ordinance from which this section is derived.

(1) *Similar elevations and/or facades prohibited on adjacent lots.* No two single-family dwellings of similar front elevation and/or facade shall be constructed or located on adjacent lots or on lots opposite each other. Further, single-family dwellings of similar front elevation and/or facade shall be separated by at least two lots, regardless of the side of the street the dwelling is located on; nor shall there be constructed or located single-family dwellings of similar front elevation and/or facade constituting more than 25 percent of the single-family dwellings in any streetscape.

(2) *Identical footprint prohibited on adjacent lots.* No two single-family dwellings with the identical footprint or mirrored footprint shall be constructed or located on adjacent lots or on lots opposite each other. Further, single-family dwellings with the identical footprint or mirrored footprint shall be separated by at least two lots, regardless of the side of the street the dwelling is located on; nor shall there be constructed or located single-family dwellings with the identical footprint or mirrored footprint constituting more than 25 percent of the single-family dwellings in any streetscape.

(3) *Criteria.* Designated village officials shall deem front elevations and facades to be dissimilar when at least one of the delineated changes under each of the following categories of rooflines, windows, and construction materials and colors is made.

a. *Rooflines.* To be considered dissimilar, the rooflines of two adjacent single-family dwellings, as seen from the front of the dwelling, shall be changed in at least one of the following ways:

1. Changing gable roofs to hip roofs.
2. Changing hip roofs to gable roofs.
3. Providing an intersecting gable roof on the main gable roof, provided that the height of the intersecting roof is at least 35 percent of the height of the main roof.
4. Providing an intersecting hip roof on the main hip roof, provided that the height of the intersecting hip roof is at least 35 percent of the height of the main roof.

5. Subject to review by the designated village official, a shed roof when used as a front porch roof for a minimum of 50 percent of the entire width of the house, excluding area of garage.

6. Subject to review by the designated village official, a substantial difference in roofline shall be deemed to exist if the front soffit is increased substantially and is combined with columns at least six inches in width or by other architectural features of a similar magnitude which reach the roofline of the highest story.

7. Rotating gable roofs 90 degrees on the building.

8. On a tri-level residence or other building type which has three independent major roof areas, the changing of two of the three rooflines shall be acceptable as a substantial change. Acknowledging certain design elements may prevent the changing of all three rooflines, it is desired that the roofs with the greatest impact on the streetscape be changed.

9. The following changes to rooflines shall not be deemed sufficient to make adjacent structures dissimilar:

- (i) Small gable or hip projections above windows.
- (ii) Change in soffit overhang or minor variations in eave height.
- (iii) Skylight and cupola.

b. *Windows.* To be considered dissimilar, the windows of two adjacent single-family dwellings shall be changed in at least one of the following ways:

- 1. Changing from single windows to multiple window arrangement (ganged units).
- 2. Changing from multiple window arrangement to single window.
- 3. Changing the type of windows (e.g., casement to double hung).
- 4. Providing a bay or bow window in the area of the predominant window.

(i) When because of its size, location or design, one window is the predominant window on the front elevation or facade, and the size, location or type of that window is changed to render the dwelling dissimilar, then no other window need be changed.

(ii) The addition or subtraction of muntin bars (dividing lines) shall not be deemed sufficient change to constitute a substantial change in windows.

c. *Construction materials or colors.* To be considered dissimilar, the construction materials of two adjacent single-family dwellings shall be changed in at least one of the following ways, provided that when materials are changed, the change must occur throughout the front facade or elevation for a minimum of one story in height:

1. Changing the siding from horizontal to vertical.
2. Changing the siding from vertical to horizontal.
3. Four-inch exposure horizontal siding.
4. Eight-inch exposure horizontal siding.
5. Brick siding.
6. Stone facing.
7. Stucco/stuccato board and trim.

d. *Facades.* In addition to the other requirements of this section, all residences:

1. Constructed in R1 and R2 zoning classifications shall:

a. Have on the front of the residence (defined as corner to corner across that front elevation of the residence) a minimum of one-half of the area exposed on that elevation covered in brick, brick siding, stucco (or similar materials approved by the village) or stone facing excluding windows, doors and garage doors. Any material produced from vinyl or a wood-based product or that is produced in sheets for application shall not satisfy the requirements of this section.

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i. Up to 15 percent of this requirement may be used as board-and-batten siding.

b. Have around all windows, doors, and garage doors decorative trim comprised of vinyl, PVC, or wood. In place of decorative trim, windows may substitute decorative shutters compatible with the color of the facade's siding.

2. Constructed in the RA zoning classification shall:

a. Have on the front of the residence (defined as corner to corner across that front elevation of the residence) a minimum of one-half of the area exposed on that elevation covered in brick, brick siding, stucco (or similar materials approved by the village) or stone facing excluding windows, doors and garage doors. Any material produced from vinyl or a wood-based product or that is produced in sheets for application shall not satisfy the requirements of this section.

i. Up to 15 percent of this requirement may be used as board-and-batten siding.

b. Have around all windows, doors, and garage doors decorative trim comprised of vinyl, PVC, or wood. In place of decorative trim, windows may substitute decorative shutters compatible with the color of the facade's siding.

- c. Have at any gable ends of roofs gable brackets or corbels comprised of vinyl, PVC, or wood.
- a.d. Have decorative cupolas on the roofline of any garage that protrudes from the front façade of the home.

(Ord. of 3-2-2021, § 155.3.4)

Secs. 15-411—15-433. Reserved.

Section 17-752. Definitions.

Townhouses means residential buildings constructed in a row of three or more attached units, where each unit is separated by vertical party walls and designed for single-family occupancy. Each townhouse unit typically has its own independent exterior entrance and may be situated on its own subdivided lot or share a single lot as part of a unified development

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