



# Meeting Agenda

**Location:**

Village Hall -  
10631 Main Street  
Roscoe, IL 61073

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

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**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

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

**NEW BUSINESS**

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

Applicant Capo Construction LLC (Ken Salah)

**OLD BUSINESS**

**PUBLIC COMMENT (Limited to 3 minutes per speaker)**

**ADJOURNMENT**



# Meeting Minutes

**Location:**  
Village Hall -  
10631 Main Street  
Roscoe, IL 61073

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**Zoning Board of Appeals**  
Wednesday, May 13, 2026  
5:30 PM

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## CALL TO ORDER

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

1. Administration of Oath of Office and Introduction of Brooke Schlichting

## ROLL CALL

### PRESENT

Chairman Richard Butera  
Member Carla Jorgenson  
Member Brooke Schlichting  
Member Teresa Skridla

Village Administrator Joe Kurlinkus

Village Zoning Consultant Hillary Rottmann

Chief of Fire Jay Alms

Village Attorney Tom Green

Village Clerk Kimberly Garza

### ABSENT

Member Laura Baluch  
Member Melissa Smith  
Member Daniel Spinazzola

## APPROVAL OF MINUTES

2. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **April 8, 2026.**

ZBA Chairman Butera asked for a motion for the approval of the minutes.

Motion was made by ZBA Member Skridla, second by ZBA Member Jorgenson. Voting yes.  
ZBA Members Schlichting, Butera, Skridla, Jorgenson 4-0-0.

**NEW BUSINESS**

- 3. ZBA 2026-009 Design Review for **Site and Sidewalk Improvements located at 10774 Main Street** (PIN: 04-33-332-007).

Applicant Foraged Holdings LLC (Greg & Deanna Osborn)

Hillary Rottoman Village Zoning Consultant explains that Forged Home's request is Phase Two of the project at 10774 Main Street, following the earlier exterior-improvement approval. She outlines that the property was rezoned to MSC- Main Street Core, and Phase Two focuses on site improvements, including new sod and landscaping where asphalt was removed, a pedestrian walkway to the entrance, and a new sidewalk along Main Street that must meet code and align with future road-improvement plans. Hillary describes a proposed asphalt milling pad off Broad Street intended for outdoor displays, pop-up vendors, and occasional food trucks emphasizing that it must remain accessory to the indoor retail use and cannot be used for parking. Hillary notes that the building is under 3,000 sq ft, so no off-street parking is required, with on-street parking available on Main and Broad. She also details required landscaping-one canopy/evergreen tree and about 13 shrubs or tall grasses-and reviews conditions of approval such as utility locates, inspections, traffic control during construction, and ensuring the milling pad does not become a standalone operation. She concludes by recommending approval, stating the plan meets zoning and design-standard requirements.

ZBA Chairman Butera asked is it going to be essentially the same type of parking that exists right now? or will there be any enhancement of the street parking?

Hillary Confirms that parking will remain exactly as it is today. The village may change striping in the future when Main Street is reconstructed, but for now the plan is to use existing on-street parking, which she notes is plentiful between the two intersections.

ZBA Chairman Butera states "Although the food trucks are a good idea... that's not considered a standalone use, right? Because obviously it's kind of operational on its own - does that fit into everything? Maybe explain what it does."

Hillary explains that the zoning code was updated to be more flexible and food-truck-friendly, but the approval includes conditions to ensure food trucks cannot operate as a standalone business. They must be accessory to the primary retail use and operate in conjunction with the store, not independently.

Tom Green Village Attorney swears in the owners Greg & Deanna Osborne, 11245 Yarby lane Machesney Park.

ZBA Chairman asked the owner if there was anything that they would like to be able to tell the board that hasn't been laid out in the packet material.

Greg Osbornes explain that they are adding two new parking spaces where a former garage-door loading area is now being converted into landscaping, since the space will no longer function as an entry or loading zone. They describe plans to extend the existing 46- inch sidewalk to create a continuous, accessible walkway with proper ADA features at Broad Street,

noting that pedestrians in the area are already eager for improved walkability. They outline their vision for the asphalt milling pad, which can host coffee trucks, seasonal markets, and up to three 10X10 vendor tents, supported by Deanna connections in the antique and vendor community.

ZBA Chairman Butera asked them to explain what their business is and what they would like to do.

Deanna explains that Foraged Home is a home decor and repurposed-goods store, focused on thrifting, flipping, and giving old items new life. Greg adds that the rear of the building will include large sliding doors opening into a workshop area for craft nights and community events.

ZBA Member Skridla asked "The sidewalk - everything they plan to do - does that coincide with the future plans for the road improvements? I just want to make sure they're not spending a ton of money on improvements that will get ripped out later because of road work."

Joe Kurlinkus Village Administrator explains that the sidewalk and site improvements are aligned with the village's future road-reconstruction plans, and the engineering team has already reviewed the proposal against those long-term designs. He notes that the corner alignment may shift slightly in the future, which is why the village is not requiring to extend fully across the frontage right now. He confirms that the project has been checked against the planned street layout, and the owners were even given the construction documents so their architect could design accordingly. Joe also emphasizes that the road project is far in the future, with no set timeline or funding.

ZBA Member Brooke Schlichting stated that she is excited for the owners to get started on their project.

Greg Osborne also notes that the interior plumbing and electrical systems are being future-proofed to support potential later uses such as an ice cream shop, coffee shop or bakery.

A motion was made to approve the Phase Two Design by ZBA Member Jorgenson, second by ZBA Member Teresa Skridla. Voting yes: ZBA Members Jorgenson, Schlichting, Skridla, Butera 4-0-0.

ZBA Member Brooke Schlichting stated that she is excited for the owners to get started on their project.

**OLD BUSINESS**

No Old Business.

**PUBLIC COMMENT (Limited to 3 minutes per speaker)**

Rob Baxter Parkway Drive, just a few quick things, I appreciate what you guys are doing, the time you put into this, and as we try to reshape downtown Roscoe. I know the village board is doing that, too, and it's a long time coming. As a previous board member, committee member, etc. We talked about this 20 years ago and never seemed to really get it to a point where it was actually taking shape and moving forward. So, with that said I noticed on this committee there's a lot of absenteeism, having served on committees myself I don't know if you guys need to change the time for it or what, but it seems like

there's to me just quite a few people that don't show up on a regular basis and I don't know if that's something that needs to be addressed. It's not meant as anything personal, but when somebody does commit to something like this, they should try to make sure they're here. So, there's this one negative thing I wanted to say, but two other quick things. When we look at businesses like this, I appreciate you guys really rolling out the red carpet to make them feel welcome. Recently, we had a Starbucks that wanted to come here and the village board, I don't think the President wanted to back them anymore. Village board did not find a way to make that happen. I have no vested interest in Starbucks, but too often we end up not really making the effort we should to get business here. that was the one on I90 there. And I hope that as you move forward when you make these zoning decisions that you'll make them with business in mind, too, which tonight seems to be the case. Last thing, I do have concerns about the multifamily surge in Roscoe. The mess that's taking shape up by Hawks Pointe. I guess I understand at the state level they're also pushing a surge in multifamily housing because it's cheaper, it gives people different alternatives, etc., etc. Really, it's not that much cheaper. Rents are running 17 to 2,300. But the bottom line is I hope as you move forward that you'll work on maintaining the quality of life that we've set up here in Roscoe, too. Single family homes have always been kind of the go to here. And that development up on Old River Road and Roscoe Road in particular hurt because it's changing the landscape of what we've known Roscoe to be. It looks idiotic with curbs on the corner when nothing else has curb and I understand the drainage and all that and it's going to have beautiful sidewalks and it's going up against the village or a subdivision that doesn't have any of that. So, as we move forward, let's move forward in a manner that is, I think, representative of Roscoe and what we build here, our schools, our living conditions, our, I guess our way of life that I think many of us hold dear. I just wanted to put that on the record. Again, I appreciate what you guys do. You do give this a thorough look. And if there's something that doesn't weigh in with your vision or with the Village's vision, the village board, let's really look at it and make sure it's going to tie in long term so that we can get a Rockton look or something that once you know draws people downtown, they can walk around downtown, they can shop, they can feel comfortable being down here and give them a reason to be down here. So that's pretty much it. So, thank you.

**ADJOURNMENT**

ZBA Chairman Butera asked for a motion to Adjourn the meeting.

Motion was Made by ZBA Member Skridla, second by ZBA Member Jorgenson. Voting yes: ZBA Members Butera, Skridla, Jorgenson, Schlichting 4-0-0.

Meeting Adjourned at 5:56 pm.

**Zoning Board of Appeals Meeting of June 10, 2026**

**Application No. PUD-2026-01 GDP**

**Applicant:** Ken Salah, Capo Construction

**Location:** 5745 McDonald Road, PIN: 08-04-451-003

**Requested Actions:** General Development Plan (GDP) for a residential development and rezoning of a portion of the subject property from RM, Multifamily Residential, to PUD, Planned Unit Development.

**Existing Use:** Row Crop and Single-Family Residence

**Proposed Use:** Residential development featuring duplexes and townhomes

**Existing Zoning:** RM, Multifamily Residential

**Adjacent Zoning:**

- **North:** R1, Single-Family Residential
- **East:** R1, Single-Family Residential
- **South:** R1, Single-Family Residential
- **West:** CG, Commercial General

Current Zoning Map



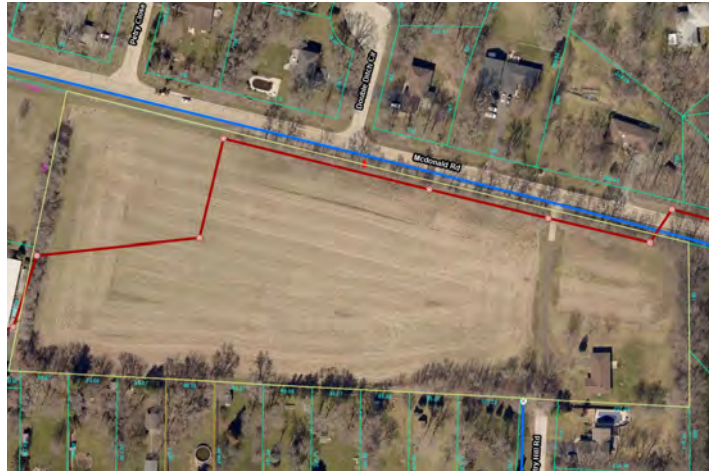
Location Map



**Background:** The subject property consists of approximately 10.24 acres and is currently improved with a single-family residence. The applicant, Ken Salah of Capo Construction, is proposing a Planned Unit Development (PUD) on approximately 6.65 acres of the property to accommodate a total of 57 residential units, consisting of duplexes and three- and four-unit



Existing Utilities: Blue = Water Red = Sewer



The proposed development includes seven four-unit townhome buildings (28 units), one three-unit townhome building (3 units), and 13 duplex buildings (26 units). A subdivision plat will be required to create the proposed lots. The development will be served by two access points from McDonald Road, with the internal street network privately owned and maintained. Stormwater detention facilities are proposed on-site.

#### Conceptual Development Character and Unit Mix



The property is conveniently located near several community amenities, including Main Street, the McDonald Road path, and the Stateline Family YMCA, providing the proposed development with convenient access to recreational, commercial, and community services.

**Zoning:** The subject property is currently zoned RM, Multi-Family Residential, and has been for at least 18 years. This district is intended to accommodate more compact and dense residential development compared to the R1 and R2 districts, consisting of duplexes, and multifamily residential development. Through the proposed GDP rezoning, the property will establish a customized GDP and use the RM zoning district as the comparable district under the Planned Unit Development.

**Permitted Uses:** Section 15-409 of the Village of Roscoe Zoning Ordinance lists the permitted, special, and accessory uses of the RM, Multi-Family Residential zoning district. Currently, the district permits single-family, two-family, and multi-family as permitted by-right land use.

**Bulk Dimensions:** Section 15-408 of the Village of Roscoe Zoning Ordinance provides the bulk dimensions for the RM district. The applicant is requesting flexibility from the minimum lot area, lot width, lot depth, and required front, side, and rear yard setback standards.

Density Requirements		
	Village Standards RM	Proposed GDP Standards
Min. Site (Lot) Area	19,800 sf	19,800 sf across the entire site
Max. Lot Coverage	30%	30% across the entire site
Min. Site Area per DU	3,300 sf	3,300 sf across the entire site*

\*At 3,300 sq ft per dwelling unit, a 57-dwelling unit requires at least 188,100 sq ft (4.3 acres). The project provides approximately 5,082 sq ft per dwelling unit over 6.65 acres, which exceeds the minimum requirement and is therefore below the maximum density threshold.

Lot Requirements				
	Village Standards RM	Proposed Two-Unit	Proposed Three-Unit	Proposed Four- Unit
Min. Lot Width	100'	26'	33.5'	26'
Min. Depth	125'	90'	100'	90'
Max. Building Height	35'	35'	35'	35'
Front Yard	30'	20'	20'	20'
Side Yard	15'	0' between attached DU / 7.5 between buildings/ 15' property line	0' between attached DU / 7.5 between buildings	0' between attached DU / 7.5 between buildings/ 15' property line
Rear	30'	25' / 10' for Lots 46-47	25'	25' / 10' for Lots 48-51

**Parking Requirements:** Section 15-619 of the Village of Roscoe Zoning Ordinance provides the minimum required off-street parking spaces:

<b>Parking Requirements*</b>			
	<b>Village Standards</b>	<b>Number of Parking Spaces Required</b>	<b>Proposed On-Site Parking Provided*</b>
Two-Family	2 spaces per dwelling unit with 1 parking space to be in a fully enclosed building (garage)	26 enclosed 26 driveway  Total: 52	52 enclosed 52 driveway  Total: 104
Multifamily (except elderly)	2½ spaces per dwelling unit with 1 parking space to be in a fully enclosed building (garage)	31 enclosed 47 driveway  Total: 78	52 enclosed 52 driveway  Total: 104
Total		130 spaces	208 spaces

\*Each unit will have a two-car, attached garage in addition to space for two vehicles to be parked on-site within the driveway. Both garage and driveway parking spaces count towards meeting the on-site parking requirements. The applicant exceeds the minimum off-street parking requirements associated with the proposed Two-Family and Multifamily land uses.

### **Engineering Comments:**

#### Utilities

- Water
  - Potable water infrastructure exists on the north and south side of the site. Developer shall be responsible for coordinating with North Park Public Water District on the design and permitting of any required water main extensions and water service connections during the Specific Implementation Plan (SIP) phase.
- Sanitary
  - Sanitary sewer infrastructure exists on the site. Developer shall be responsible for coordinating with Four Rivers Sanitation Authority on the design and permitting of any required sewer main extensions and sewer service connections during the SIP phase.
- Stormwater Management
  - Stormwater detention facilities are indicated on the conceptual site plans. An approved drainage study will be required as part of the SIP phase to demonstrate compliance with applicable stormwater management requirements.

#### Roadway Improvements

- Private streets are being proposed throughout the development. The Village will require necessary maintenance agreements to be provided during the SIP phase.

- Interior sidewalks and/or pedestrian paths are recommended by staff and the developer shall provide connections to the McDonald Road path. Pedestrian accommodations will be worked through during the SIP phase.
- If it is determined during the SIP phase that street lighting is necessary, the developer shall be responsible for constructing and maintaining street lighting.

### Traffic and Parking

- Village Code requires proposed street access points to align with existing entrances located on the opposite side of the roadway and does not allow dead end roads without an appropriate turnaround. As an alternative, Village Staff may consider median treatments that restrict access to right-in/right-out movements to satisfy the intent of this requirement. A Traffic Impact Analysis (TIA) will be required and will determine final access points and required public improvements (turn lanes, restricted access points, etc.). An approved TIA will be required during the SIP phase.
- Due to limited overflow parking, which may lead to residents parking on the private roads, staff recommends no-parking signage to be considered along internal roadways during the SIP phase to prevent conflicts with clear space requirements for emergency access and vehicular circulation.

### Fire Access and Emergency Services

- Proposed 20-foot-wide access lanes may not meet emergency access requirements and may be subject to change during the SIP review process.
- Internal dead end roadways do not appear to provide adequate maneuvering space or turnaround areas for emergency vehicles, including fire apparatus and ambulances. Staff is recommending incorporation of dead-end turnarounds for emergency access and snow plowing. Final roadway configuration will be worked through during the SIP phase and will be subject to Harlem-Roscoe Fire Department review and approval.

### **Background Information about Planned Unit Developments**

Section 15-719 of the Village of Roscoe Zoning Ordinance outlines the purpose, intent, potential zoning flexibilities, and applicability associated with a PUD. Additionally, Section 15-723 of the Zoning Ordinance outlines the procedural steps associated with a PUD.

A Planned Unit Development is a unique zoning district that is specific to a particular project or area. In addition to enabling flexibilities from zoning requirements, Planned Unit Developments also enable the implementation of additional standards for design and operation, and/or requirements related to timing. With the resulting combination of customized flexibility and control, every Planned Unit Development is reviewed on its relation to the subject property, nearby properties, and the community as a whole.

Every Planned Unit Development has three steps:

1. Conceptual discussion to identify project concepts and concerns.
  - Completed - May 7, 2026 with staff & June 2, 2026 with Village Board
2. General Development Plan (GDP) to establish the unique zoning district equivalent to a Zoning Map Amendment.

- Current Step - June 10, 2026
- 3. Specific Implementation Plan (SIP) to approve design and operation details equivalent to Site Plan and Design Review.
  - Future Date

Planned Unit Developments also allow for the developer and municipality to establish the zoning for multi-phased projects through the GDP step, while allowing expensive engineering and architecture plans to be submitted later as a sequence of SIPs, as the need for each development phase evolves.

To further protect the public interest, Roscoe's zoning requirements for Planned Unit Developments require the applicant to list items of requested zoning flexibility from the existing district regulations, in addition to clearly depicting them on submittal drawings.

If the General Development Plan (GDP) is approved, a Specific Implementation Plan (SIP) will be required at a later stage of the approval process. The SIP must provide detailed development information, including building elevations with proposed exterior materials and colors, floor plans, exterior lighting plans, and landscaping plans.

In addition, this project will also require approval of a subdivision plat. This process may occur concurrently with the SIP review or be pursued separately, depending on the applicant's preference.

**Required Findings:** Section. 15-721(1) states that no application for a planned unit development shall be approved unless all the following findings are made about the proposal. Indented text below indicates staff-suggested findings for use by the Zoning Board of Appeals.

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

The proposed project is consistent with the Comprehensive Plan's Future Land Uses Map classification of HDR, High-Density Residential, suitable for multifamily residential development.

**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.

The proposed Planned Unit Development has been designed, located, and will be operated and maintained in a manner that will not impair access to light and air on adjacent properties. The project will be required to comply with all applicable building, fire, engineering, and utility regulations, and will be served by existing public infrastructure and emergency service providers.

**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.

The proposed Planned Unit Development is not expected to negatively impact the use, enjoyment, or orderly development of nearby land. It is not anticipated to adversely affect surrounding property values and is considered compatible with adjacent development. The applicant has increased setbacks on the east and south of the project to mitigate potential impacts.

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.

At this GDP stage, detailed utility, roadway, and drainage design has not yet been finalized; however, the GDP indicates the site can be adequately served by existing or extendable infrastructure. Full engineering details and confirmation of compliance with Village standards will be required at the SIP stage and Subdivision Plat review.

Any required impact fees or contributions for public facilities and infrastructure will be determined as the project advances through subsequent review stages and in accordance with applicable ordinances and policies.

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.

There are no known archaeological, historical, or cultural resources on or near the site. The proposed development is not expected to impact any such resources.

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.

The project is required to complete a Traffic Impact Analysis (TIA) as part of the subsequent SIP and Subdivision Plat review. The findings of the TIA will be used to evaluate and confirm that adequate ingress and egress, and circulation are provided to serve the development. Any necessary improvements or modifications identified through the TIA will be required to be incorporated into the SIP and engineering plans.

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.

The proposed GDP does not currently include a landscaping plan, but one will be required to be submitted and reviewed as part of the SIP process.

**Modification Standards:** Section 15-721(2) states, 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. Indented text below indicates staff-suggested findings for use by the Zoning Board of Appeals.

a. Integrated design.

The proposed Planned Unit Development is designed as a cohesive and coordinated development that supports efficient land use, and an orderly arrangement of buildings.

b. Beneficial common open space.

No formal open space is provided; staff does not anticipate that the absence of a dedicated common open space will negatively impact the quality of the development or its compatibility with neighboring properties.

c. Location of taller buildings.

All proposed housing within the Planned Unit Development is intended to be no taller than 35 feet. This is consistent with the surrounding residential developments and is not expected to create any adverse impacts on neighboring properties.

d. Functional and mechanical features.

Details regarding accessory structures, trash enclosure, utilities, and their associated screening will be addressed and reviewed as part of the subsequent SIP phase.

e. Visual and acoustical privacy.

Visual and acoustical privacy are not anticipated to be concerns; however, screening and barrier requirements will be further evaluated and addressed during the SIP phase.

f. Energy efficient design.

The Planned Unit Development is designed to utilize land efficiently and will incorporate best practices in stormwater management and building design.

g. Landscape conservation and visual enhancement.

The existing tree line along the property boundary should be preserved where feasible, where vegetation is in good condition and provides effective screening and landscape value. A landscaping plan will be required and reviewed as part of the SIP phase.

h. Drives, parking and circulation.

The site will be accessed from two public street connections from McDonald Road with an internal private road network. A Traffic Impact Analysis (TIA) will determine any needed improvements, which will be incorporated during the SIP

phase to ensure safe and efficient vehicle and pedestrian circulation. Ensuring connections to the existing McDonald Road path will also be reviewed.

i. Surface water drainage.

Stormwater detention facilities are indicated on the conceptual site plans. An approved drainage study will be required as part of the SIP phase to demonstrate compliance with applicable stormwater management requirements.

**Staff Comments:** As noted above, the proposed General Development Plan (GDP) is consistent with the Village Comprehensive Plan, and the proposed land use is permitted under the current RM, Multifamily Residential zoning district. The applicant is requesting flexibility from the RM district regulatory standards related to density and lot standards through the Planned Unit Development (PUD) process. The proposed 57 dwelling units on 6.65 acres result in a density of approximately 8.57 dwelling units per acre, which is considered moderate density. In exchange for the requested zoning flexibility, the applicant is proposing a market-rate residential community with elevated architectural design and upgraded building materials and finishes.

The proposed General Development Plan (GDP) is subject to conditions of approval that will be required in the subsequent SIP phase, including but not limited to potential Traffic Impact Analysis (TIA) recommendations and pedestrian circulation and connectivity improvements. These refinements may result in adjustments to the final unit count and site layout. The primary consideration at the current GDP stage is whether the proposed concept, including the requested flexibilities, are generally consistent with the required findings and whether the proposed framework is acceptable to guide future detailed design.

The development introduces housing types that are currently limited within the Village, expanding housing diversity for existing and future residents. A broader and more diverse housing stock supports residents across different life stages, allowing households to remain within the Village as their housing needs evolve. Additionally, rising land, infrastructure, utility, and construction costs continue to challenge residential development feasibility, often making lower-density projects less financially viable. Moderate-density development can help address these challenges by distributing hard costs across a greater number of dwelling units, promoting more efficient use of land, and improving overall cost efficiency of development. Recent housing market indicators suggest that demand for housing continues to exceed available supply within the Village. The proposed development would help address documented housing needs while supporting long-term community growth.

The proposed development would support local businesses and services by adding new households to the community. The project would also strengthen the Village's tax base and maximize the return on existing public investments.

**Staff Recommendation Regarding the GDP:** Staff recommends approval of the General Development Plan (GDP) submitted by Capo Construction for a residential development on a portion (6.65 acres) of the property located at 5745 McDonald Road, PIN: 08-04-451-003, finding that the criteria for GDP submittal and approval have been met. Staff further recommends approval of the associated GDP Zoning Map Amendment from RM, Multifamily

Residential to PUD, subject to compliance with the listed flexibilities, staff-recommended conditions of approval, and any additional conditions imposed by the Zoning Board of Appeals.

**Approved Flexibilities:**

- The maximum density of 57 dwelling units (8.57 units per acre) for residential development with a mix of duplexes and townhomes.
- Minimum site area of 19,800 square feet over the entire site.
- Minimum site area per dwelling unit of 3,300 across the entire site.
- Maximum lot coverage of 30% across the entire site.
- The reduction of the minimum lot width to 26 feet.
- The reduction of the minimum lot depth to 90 feet.
- The reduction of the front yard setback to 20 feet.
- The reduction of side yard setbacks to 0 feet between attached dwelling units, 7.5 feet between buildings, and 15 feet at PUD boundaries.
- The reduction of rear yard setbacks to 25 feet and 10 feet for proposed subdivision lots 46 through 51.

**Conditions of Approval:**

1. The General Development Plan (GDP) is approved contingent upon review and approval of a final subdivision plat.
2. The applicant shall submit a Specific Implementation Plan (SIP) application containing all materials and information required by the Village Zoning Ordinance.
3. Any modifications, recommendations, or requirements identified by the Village Engineer shall be incorporated into the SIP and subsequent development approvals.
4. The location and design of cluster mailboxes and subdivision entrance signage shall be identified and reviewed as part of the SIP and subdivision plat approval process.
5. All proposed signage shall comply with the applicable sign regulations of the RM, Multifamily Residential zoning district.
6. Each dwelling unit shall be provided with a minimum of 100 square feet of land area reserved for the construction of a patio or deck.
7. The Applicant is required to perform a Traffic Impact Analysis (TIA), provide a copy to Village Staff, and incorporate any recommendations from the report into the SIP.
8. The applicant shall coordinate with the Village Engineer and Fire Department to confirm the final street design, roadway geometry, and emergency access requirements.
9. The SIP shall include pedestrian circulation and connectivity on site and to the existing McDonald Road path.
10. Fences and accessory structures shall comply with the Village Zoning Ordinance. Any future fence or accessory structure shall be subject to applicable Village permitting requirements.
11. Development of the site shall substantially conform to the approved General Development Plan and Planned Unit Development documents. Any standards, requirements, or design elements not expressly modified through the Planned Unit Development approval shall comply with the applicable provisions of the RM, Multifamily Residential zoning district, and all other applicable Village ordinances.



**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: Ken Salah (Agent)Jon P Chapman(Owner)
- 2. Project Location: 5745 McDonald Rd Roscoe IL
- 3. Brief Project Description:  
Multi-Family Townhome Development with a mix of Duplex, Four-Family and Six Family Buildings  
on land bordered by McDonald Road to the North,undeveloped land to the East,  
Single-Family residences to the South and Commercial property to the West
- 4. Project Property Legal Description:  
Pin 08-04-451-003 - See attachment
- 5. Project Property Size in Acres and Square Feet: 6.65 Acres / 289,674Square Feet

**B. Owner Information**

- 1. Signature: See attached Letter from Owner
- 2. Name: Jon P Chapman
- 3. Address: \_\_\_\_\_
- 4. Phone Number: 815-222 46 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

- 1. Signature: \_\_\_\_\_
- 2. Name: Ken Salah
- 3. Address: 14632 Golf Rd Orland Park IL 60462
- 4. Phone Number: 708243710 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

**PART II. APPLICATION REQUIREMENTS**

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

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

Submit all of the above electronically to: [permits@roscoeil.gov](mailto:permits@roscoeil.gov).

## PART III. SITE DATA TABLE

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

<b>Total Development Size</b>	<b>6.65 acres</b>
<b>Minimum Lot Size(s)</b>	<b>2,620 s.f.</b>
<b>Minimum Front Yard Setback(s)</b>	20' from private drive easements
<b>Minimum Side Yard Setbacks</b>	<b>0' - 7.5' &amp; 15' @ site boundary</b>
<b>Minimum Rear Yard Setback(s)</b>	25' / 10' @ Lots 46-51
<b>Minimum Impervious Surface Percentage</b>	
<b>Maximum Height of Buildings</b>	<b>35'</b>
<b>Maximum Number of Dwelling Units (for residential projects)</b>	57
<b>Average Unit Square Footage</b>	
<b><u>Total Building Area by Floor for Each Building (for non-residential projects)</u></b>	N/A
<b>Minimum Lot Coverage Percentage</b>  This is calculated by adding the total footprint of all buildings and structures on a lot and dividing by the total lot area.	16.5%
<b>Minimum Number of Underground/Covered Parking Spaces</b>	104
<b>Minimum Number of Surface/Uncovered Parking Spaces</b>	104

**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?

Property is currently zoned RM Multi-Family Residential. This development consists of duplex, 3-family and 4-family buildings.

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

The current zoning district setbacks are being followed at the outside boundaries of the project. No variance requested.

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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?

To be designed per ordinance as project advances.

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

Lower density duplexes are positioned along the south property line that adjoins single-family residences.

The current zoning district allows for a maximum 87 dwelling units based on the Minimum Site Area per DU Standard of 3,300 sf.

This development will only have 57 DU's which equals 5,082 sf site area per DU. 34.5 percent less density than what is allowed.

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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.

<b>Code Standard</b>	<b>Proposed Modifications</b>	<b>Justification</b>
<b>Uses</b>	Zoned RM Multi-Family No Modification requested.	
<b>Total Lot Area/ Dimensions</b>	2,620 sf from 19,800 sf 26' width interior lot width from 100', 90' minimum depth from 125'	Project to be developed w/ Townhome dwellings on individual lots for each DU. Minimum Site Area per ordinance is .45 acres. Overall Project site is 6.65 acres
<b>Lot Area per Unit/Density</b>	Minimum Lot Size: 2,620 sf from 19,800 sf. Maximum Lot Coverage: 45% from 30%.	Project to be developed w/ Townhome dwellings on individual lots for each DU. Ordinance requires 3,300 sf/DU and 30% Building Coverage. Overall Project has 5,082 sf site area/DU and 16.5% building coverage.
<b>Floor Area</b>		
<b>Front Setback</b>	20' from private drive easements which is 10' less than required.	Project to be developed with private drives, not public streets within public rights-of way.

<p><b>Side Setback</b></p>	<p>No modification at Site Boundary. 0' between attached units. 7.5' at interior lot lines between buildings.</p>	
<p><b>Rear Setback</b></p>	<p>No modification at Site Boundary. 25' / 10' for Lots 46-51</p>	
<p><b>Building Height</b></p>	<p>35'</p>	
<p><b>Open Space/ Lot Coverage</b></p> <p>See lot coverage calculation in above data table</p>		
<p><b>Accessory Structures</b></p>		
<p><b>Landscaping</b></p>	<p>No modifications requested</p>	
<p><b>Parking</b></p>	<p>No modifications requested</p>	<p>2 surface spaces in driveway 2 covered spaces in DU garage.</p>

To the Village of Roscoe,

I, Jon P. Chapman, owner of the property at 5745 McDonald Road, Roscoe, IL 61073 (PIN: 08-04-451-003), hereby verify my approval for Ken Salah of Capo Construction LLC to apply for a Planned Unit Development (PUD). This application pertains to a residential development of approximately 6 to 7 acres on the western portion of the property.

Please feel free to contact me at jonchapman364@gmail.com or (815) 222-4688 should you have any questions or require further information.

Best regards,

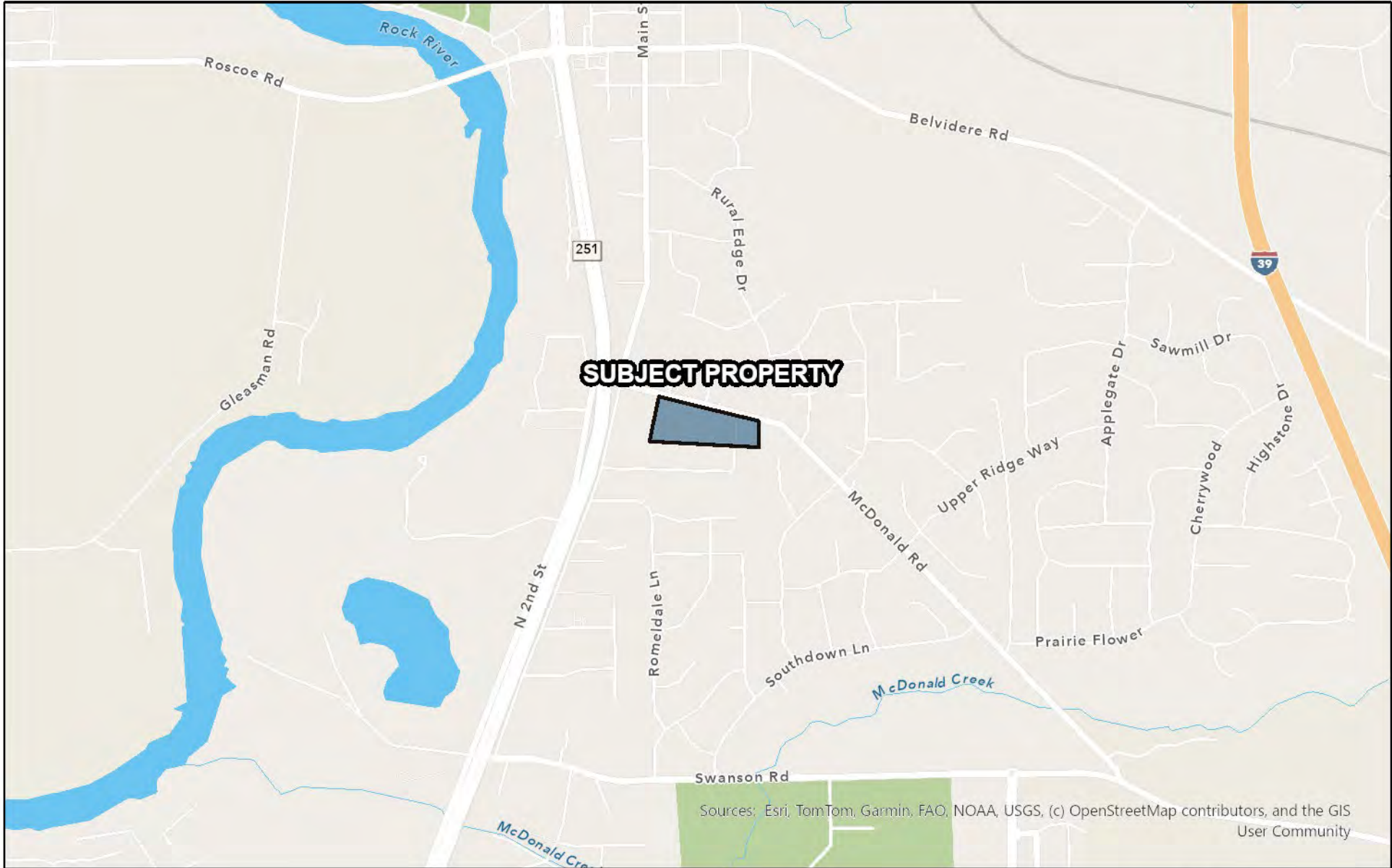
A handwritten signature in black ink that reads "Jon P. Chapman". The signature is written in a cursive, flowing style.

Jon P. Chapman

Lot	Owners Name	Address	PIN	Zoning Dist.
2	HAYNES COMMERCIAL LLC	9775 2ND ST	08-04-379-012	CG
27	ABEL , PHILIP E & MARIE F	5734 COUNTRY CT	08-04-452-015	R1
132	AMERICAN PRAIRIE LAND CORP	9807 DOUBLE DITCH CIR	08-04-402-027	R1
17	ANDREWS , MICHAEL B & CHELSEY M	5550 COUNTRY CT	08-04-452-005	R1
18	BERGERON , JOHN L & DEANN M	5562 COUNTRY CT	08-04-452-006	R1
72	BROOKS , DENNIS H & LINDA J	9826 PETRY CL	08-04-402-019	R1
134	BUCKMAN , LAWRENCE E III & DEBORAH KAY	9842 DOUBLE DITCH CIR	08-04-402-025	R1
pt 6	CHAPMAN , JON	5745 MCDONALD RD	08-04-451-003	RM
128	CHMIOLA , THEODORE J & CHRISTINE M	9802 SAGE HEN TRL	08-04-402-032	R1
15	CLAUS , KENNETH	5516 COUNTRY CT	08-04-379-007	R1
26	CRONBERG , RICHARD	9690 MERINO RUN	08-04-476-004	R1
25	CUMMINS , ROBERT	5696 COUNTRY CT	08-04-452-013	R1
74	DACH , RICHARD JR & PEGGY	9833 PETRY CL	08-04-402-021	R1
21	DIERDERICH , JILL	5628 COUNTRY CT	08-04-452-009	R1
3	DJ PROPERTIES LLC	9779 2ND ST	08-04-379-011	CG
135	FRANKLIN , JAMES R & MARGARET A	9830 DOUBLE DITCH CIR	08-04-402-024	R1
28	GOODWIN , CONNIE L & VINCENT M	9679 COUNTRY HILLS RD	08-04-476-001	R1
130	HANSEN , CONSTANCE	5746 MCDONALD RD	08-04-402-029	R1
38	HANSEN , CONSTANCE HAYNES COMMERCIAL LLC	5778 MCDONALD RD 2ND ST	08-04-402-030 08-04-379-013	R1 CG
24	HEISLER , DAVID A & MARY JO C	5684 COUNTRY CT	08-04-452-012	R1
29	HILLS , JAMES E & PULSUP	9671 COUNTRY HILLS RD	08-04-476-002	R1
20	HULMES , HEATHER	5606 COUNTRY CT	08-04-452-008	R1
133	JACOBS , BARBARA	9835 DOUBLE DITCH CIR	08-04-402-026	R1
14	KEISTER , HOLLY L & KURT R 1 KELLY WILLIAMSON CO	5444 COUNTRY CT 9789 2ND ST	08-04-379-006 08-04-451-006	R1 CG
136	KLAAS , DENNIS M & LORA A	9804 DOUBLE DITCH CIR	08-04-402-023	R1
126	LUKOWSKI , DONALD G & KAREN J	9776 SAGE HEN TRL	08-04-402-034	R1
110	MORRIS , WILLIAM J & JULIA M	5769 SWEET GRASS DR	08-04-402-014	R1
131	NELSON , MICHAEL J & VACCARELLO, ANGELA M 71 NOBLE , HAROLD	5710 MCDONALD RD 9802 PETRY CL	08-04-402-028 08-04-402-020	R1 R1
127	PAPINI , TED J & JEANNE	9788 SAGE HEN TRL	08-04-402-033	R1
16	PURDY , CHRISTOPHER	5538 COUNTRY CT	08-04-452-002	R1
70	RAHN , EDWARD W & ARLENE S	5538 MCDONALD RD	08-04-402-017	R1
19	RAMIREZ , CARLOS & ACEVEDO MAGANA, MARIA FERNANDA	5574 COUNTRY CT	08-04-452-007	R1
23	RICHARDSON , JOHN & LORI	5672 COUNTRY CT	08-04-452-011	R1
26	ROUSH , GARY L & LINDA S	5728 COUNTRY CT	08-04-452-014	R1
22	SIRECI , PETER P & JOANNE	5640 COUNTRY CT	08-04-452-010	R1
125	SMITH , ROBERT & BARBARA 2 THOMPSON , MICHAEL	9774 SAGE HEN TRL 5541 MCDONALD RD	08-04-402-035 08-04-451-007	R1 CG
	1 THOMPSON , MICHAEL THOMPSON , MICHAEL	9691 2ND ST 9697 2ND ST	08-04-451-005 08-04-452-016	CG CG
25	VAN HORN , JACQUELINE	9678 MERINO RUN	08-04-476-005	R1
13	VEGA , SANDRA	5432 COUNTRY CT	08-04-379-005	R1
75	YAGLA, LARRY D. & , DEAN-YAGLA, SHARON	9805 PETRY CL	08-04-402-022	R1

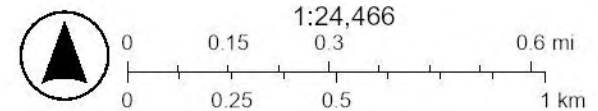
# GENERAL LOCATION MAP

Item # 2.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

5/12/2026



Part of PIN NO. 08-04-451-003

## Legal Description:

Part of Lot Six (6) as designated upon the Plat of Malott Farm, being a subdivision of part of the South Half of Section 4, Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision is recorded in Book 18 of Plats on Page 12 in the Recorder's Office of Winnebago County, Illinois, bounded and described as follows, to-wit: Beginning at the Northeast corner of Lot Two (2) as designated upon the Plat of McDonald Corners, being a replat of part of Lot 6 of the Plat of Malott Farm, being a subdivision of part of the South Half of Section 4, Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which is recorded in Book 47 of Plats on Page 145 in said Recorder's Office of Winnebago County, Illinois; thence South  $13^{\circ}-18'-48''$  West, along the East line of said Lot Two (2) and said line extended South, 495.38 feet to the North line of Plat No. 2 of Country Lane, being a replat of part of the North Half of Lot 7 of the Plat of Malott Farm, being a subdivision of part of the South Half of Section 4, Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision is recorded in Book 38 of Plats on Page 80A in said Recorder's Office of Winnebago County, Illinois; thence South  $85^{\circ}-45'-46''$  East, along said North line, 700.00 feet; thence North  $04^{\circ}-14'-14''$  East, 203.12 feet; thence North  $14^{\circ}-52'-17''$  East, 166.50 feet to the South line of McDonald Road; thence North  $75^{\circ}-07'-43''$  West, along the South line of said McDonald Road, 664.00 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois.

Containing 6.65 acres

Prepared by:

R.K. Johnson &amp; Associates, Inc.

1515 Windsor Road

Loves Park, IL 61111


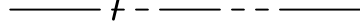






May 28, 2026 Job No. 11743

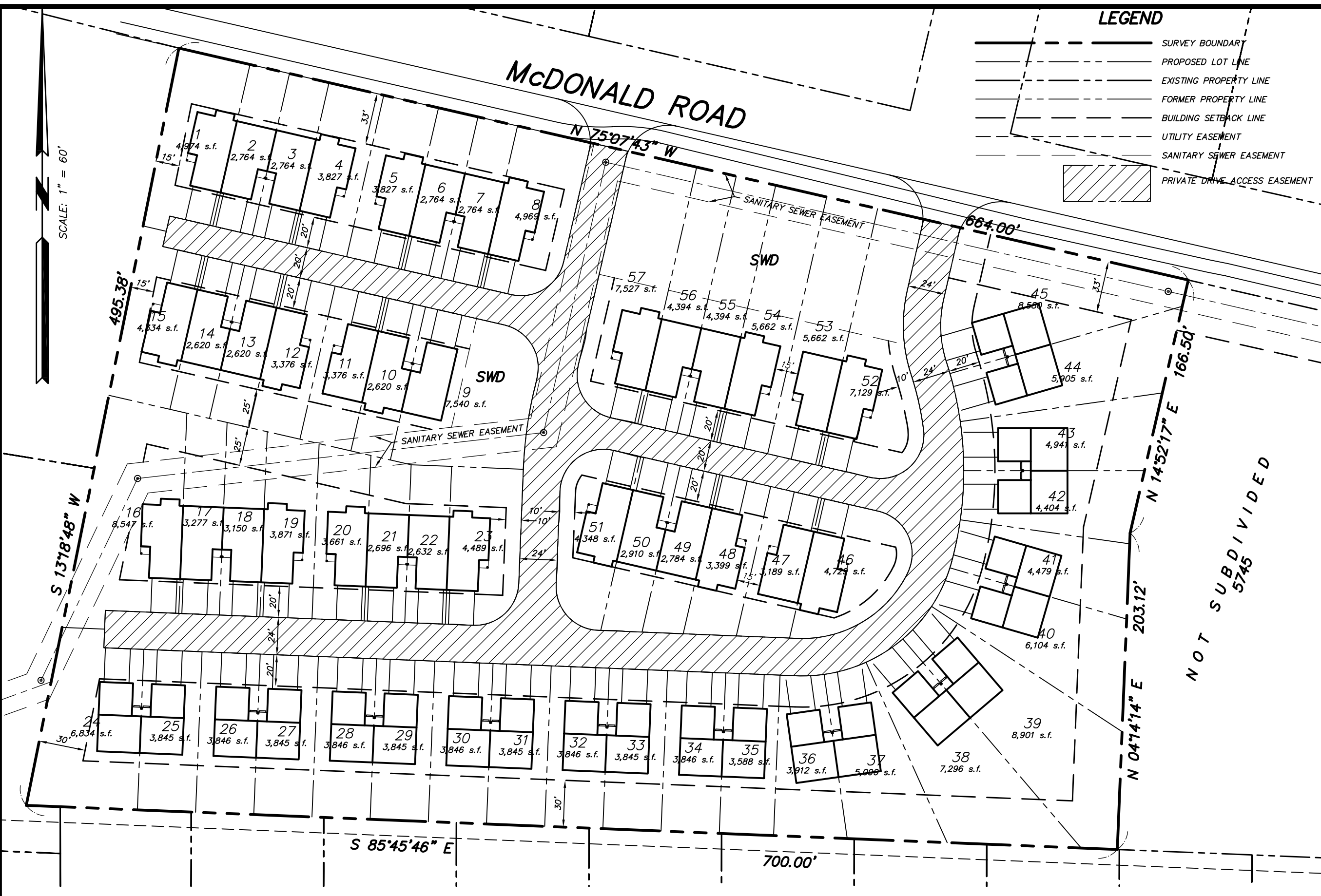
C:\Land Projects 2009\11743 CAPO Construction 5745 McDonald Road\dwg\11743 EX-HIBIT B.dwg, 5/28/2026 12:57:05 PM, JCW

SCALE: 1" = 60'

McDONALD ROAD

LEGEND

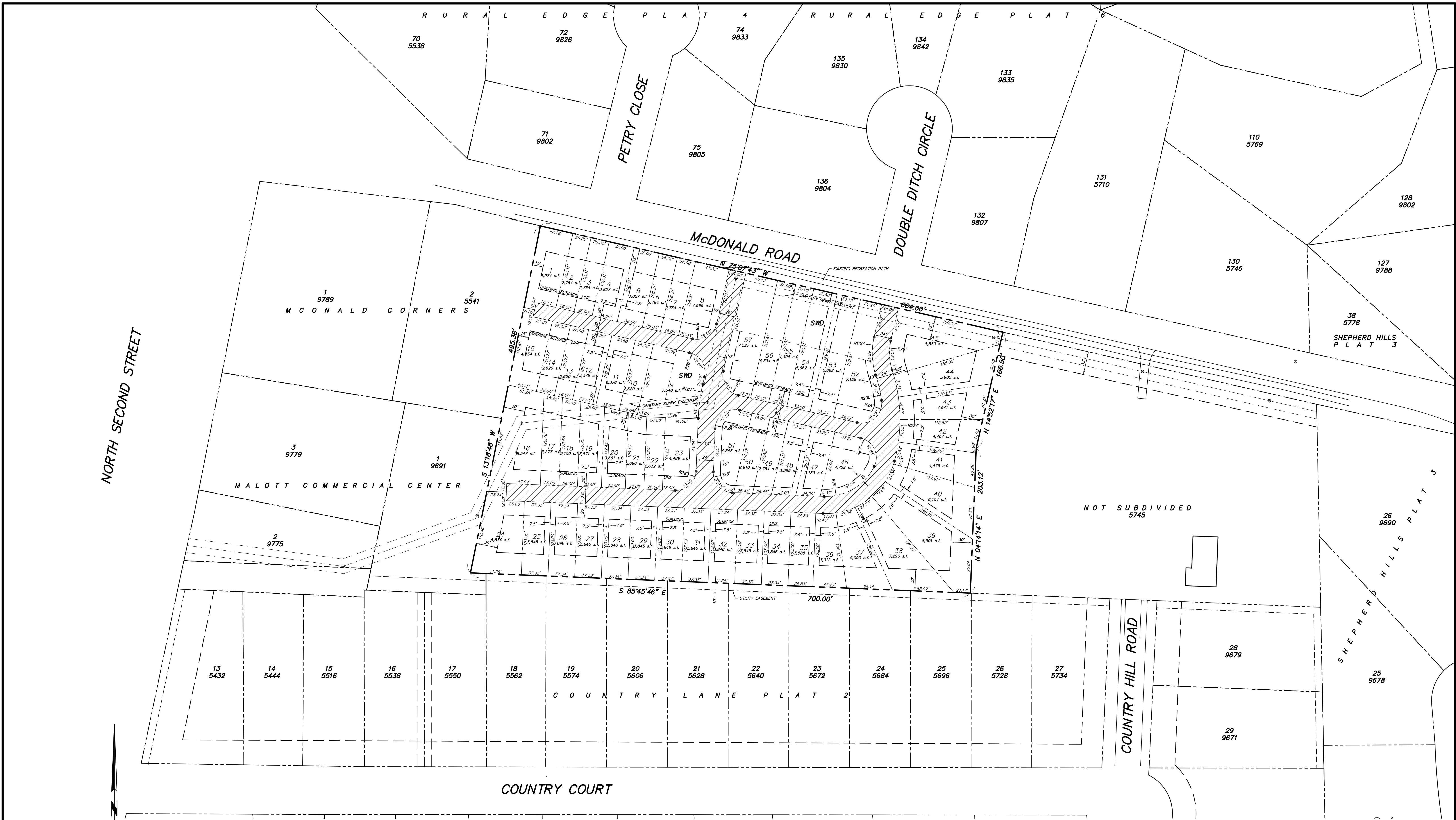
-  SURVEY BOUNDARY
-  PROPOSED LOT LINE
-  EXISTING PROPERTY LINE
-  FORMER PROPERTY LINE
-  BUILDING SETBACK LINE
-  UTILITY EASEMENT
-  SANITARY SEWER EASEMENT
-  PRIVATE DRIVE ACCESS EASEMENT



PREPARED BY:  
**R.K. JOHNSON & ASSOCIATES, INC.**  
 CONSULTING CIVIL ENGINEERS - LAND SURVEYORS  
 1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111  
 (815) 633-5097 - www.rkjohnsonassociates.com  
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994  
 MAY 13, 2026  
 JOB NO. 11743  
 PREPARED FOR: CAPO CONSTRUCTION

**PROPOSED RESIDENTIAL  
 PLANNED UNIT DEVELOPMENT**  
 OF  
**PART OF LOT 6 AS DESIGNATED UPON  
 THE PLAT OF MALOTT FARM**  
 BEING A SUBDIVISION OF PART OF THE SOUTH  
 HALF OF SECTION 4, TOWNSHIP 45 NORTH, RANGE  
 2 EAST OF THE THIRD PRINCIPAL MERIDIAN  
 VILLAGE OF ROSCOE  
 WINNEBAGO COUNTY, ILLINOIS

NOT SUBDIVIDED  
5745



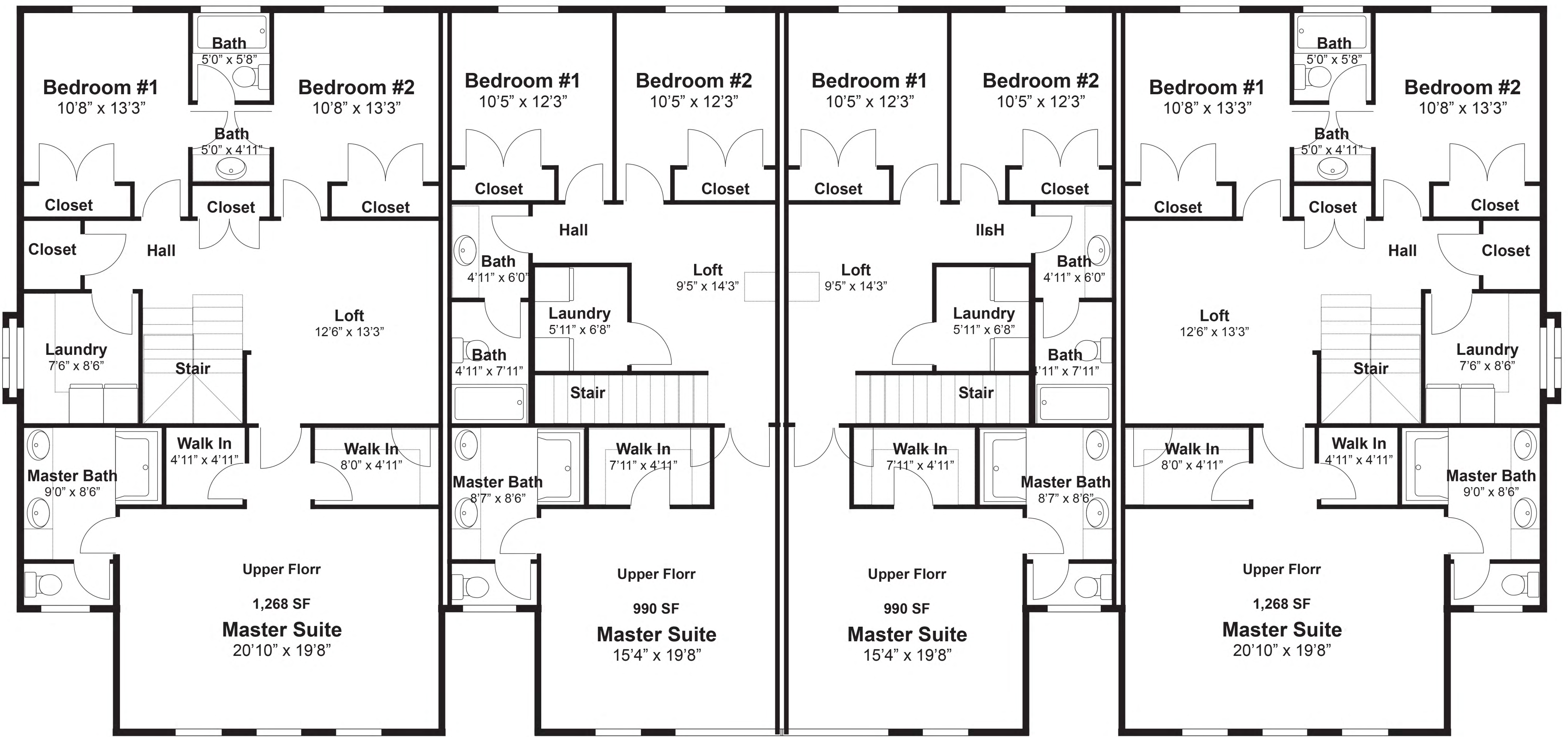


# Duplex Floor Plan

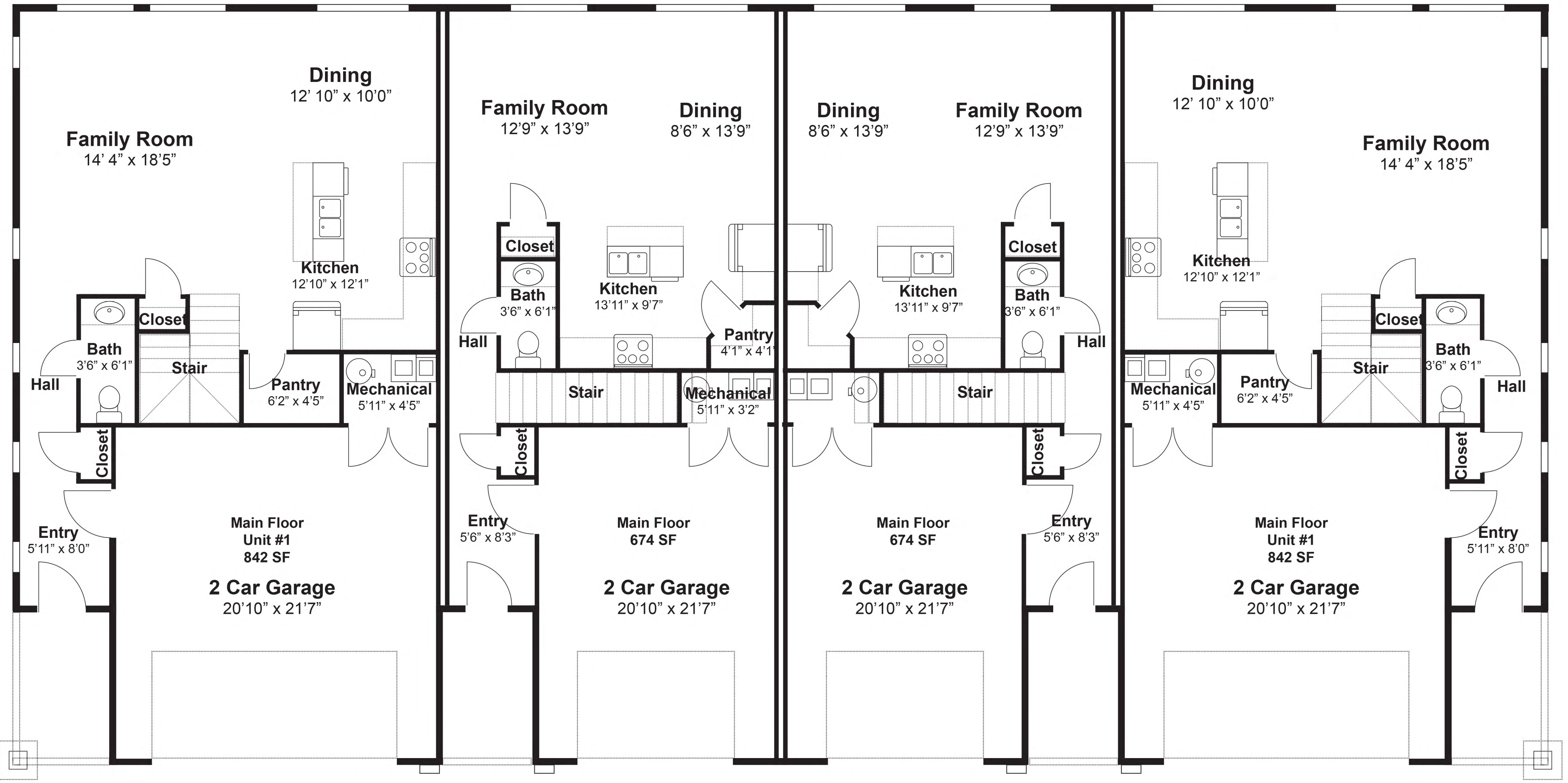




Second Floor



Main Floor







### Entrance Visualization

