



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, November 12, 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 **October 8, 2025.**

NEW BUSINESS

- 2. ZBA 2025-023: Design Review** for Approval of a **573 SF Building Addition and Signage** located at **13477 Quality Drive** (PIN: 04-22-101-002).
[Applicant: Kelly Guittar, Loves Travel Stops & Country Store]
- 3. ZBA 2025-022 Public Hearing for a Map Amendment** rezoning 54 properties to newly adopted districts: **MS-C Main Street -Core or MS-E Main Street-Edge** as listed below:

Parcel Number 04-33-176-016 Commonly known as 11212 Main Street from CG General Commercial District. to MS-C Main Street Core District

Parcel Number 04-33-176-017 Commonly known as n/a Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-001 Commonly known as n/a Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-006 Commonly known as 11172 Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-007 Commonly known as 11162 Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-020 Commonly known as 5332 Williams Drive from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-177-017 Commonly known as 5290 Williams Drive from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-177-021 Commonly known as 5300 Williams Drive from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-177-013 Commonly known as 11114 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-177-014 Commonly known as 11094 Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-177-015 Commonly known as 11076 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-180-001 Commonly known as 5473 Hodges Run from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-180-002 Commonly known as 5487 Hodges Run from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-180-003 Commonly known as 5459 Hodges Run from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-251-009 Commonly known as 5501 Hodges Run from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-251-002 Commonly known as 11087 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-251-003 Commonly known as 11073 Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-251-004 Commonly known as 11059 Main Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 04-33-381-010 Commonly known as 6556 Franklin Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-381-009 Commonly known as 5360 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-001 Commonly known as 10544 Main Street from IL Light Industrial District to MS-C Main Street Core District

Parcel Number 04-33-382-002 Commonly known as 10544 Main Street from IL Light Industrial District to MS-C Main Street Core District

Parcel Number 04-33-382-003 Commonly known as 5408 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-004 Commonly known as 5412 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-010 Commonly known as 5440 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-011 Commonly known as 5454 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-007 Commonly known as 5466 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-008 Commonly known as 10534 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-382-009 Commonly known as 10514 Main Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 04-33-455-009 Commonly known as 10567 Main Street from IL Light Industrial District to MS-C Main Street Core District

Parcel Number 04-33-455-003 Commonly known as 10531 Main Street from IL Light Industrial District to MS-C Main Street Core District

Parcel Number 04-33-455-007 Commonly known as 10517 Main Street from CG General Commercial District to MS-C Main Street Core District

Parcel Number 04-33-455-008 Commonly known as 5560 Bridge Street from R1 One-Family Residential District to MS-C Main Street Core District

Parcel Number 08-04-127-012 Commonly known as 5365 Bridge Street from CG General Commercial District to MS-C Main Street Core District

Parcel Number 08-04-127-006 Commonly known as 5411 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 08-04-127-011 Commonly known as 10458 Mulberry Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-127-008 Commonly known as 10432 Mulberry Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-127-007 Commonly known as n/a Grove Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-128-010 Commonly known as 5467-5441 Bridge Street from CR Retail and Service Commercial District to MS-C Main Street Core District

Parcel Number 08-04-128-008 Commonly known as 5460 Grove Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-128-004 Commonly known as 10458 Main Street from CG General Commercial District to MS-C Main Street Core District

Parcel Number 08-04-128-005 Commonly known as 10460 Main Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-128-006 Commonly known as 10440 Main Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-128-009 Commonly known as 5488 Grove Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-201-001 Commonly known as 10487 Main Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-201-002 Commonly known as 10443 Main Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-201-003 Commonly known as 5566 Bridge Street from RM Multifamily Residential District to MS-C Main Street Core District

Parcel Number 08-04-201-004 Commonly known as 10460 Pearl Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-201-005 Commonly known as 10448 Pearl Street from RM Multifamily Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-001 Commonly known as 5453 Grove Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-002 Commonly known as 10373 Mulberry Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-008 Commonly known as n/a Main Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-009 Commonly known as 10374 Main Street from R1 One-Family Residential District to MS-E Main Street Edge District

Parcel Number 08-04-129-004 Commonly known as 10360 Main Street from R1 One-Family Residential District to MS-E Main Street Edge District

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, October 08, 2025
5:30 PM

CALL TO ORDER

ROLL CALL

PRESENT

Chairman Richard Butera
Member Melissa Smith
Member Daniel Spinazzola
Member Carla Jorgenson

ABSENT

Member Laura Baluch
Member Teresa Skridla
Member Ryan Swanson

Joe Kurlinkus Village Administrator

Tom Green Village Attorney

Kimberly Garza Village Clerk Virtual

Jackie Mitch from Vandewalle Virtual

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **August 13, 2025.**

Chairman Butera asked for a motion to approve the Minutes for August 13, 2025.

Motion was made by ZBA Member Spinazzola, second by ZBA Member Smith. Voting yes: ZBA member's Jorgenson, Smith, Butera, Spinazzola 4-0-3.

NEW BUSINESS

2. ZBA 2025-021: **Public Hearing for a Text Amendment** regarding the proposed addition of two new zoning districts to **Chapter 155: Zoning Regulations of the Village Code of**

Ordinances. The proposed amendments would create the following new zoning districts: **MS-C Main Street -Core and MS-E Main Street-Edge.**

Joe Kurlinkus introduces Jackie Mitch from Vandewalle & Associates. He states that this is a public hearing and she needs to be sworn in.

Tom Green Village Attorney swore Jackie Mitch in.

Jackie Mitch Vandewalle & Associates states that this is a public hearing for our main street zoning districts. she goes through the slides from the Village's blueprint plan for Main Street. That was prepared recommendations for creating a vibrant, walkable downtown, a few of those recommendations included potential new zoning districts for the main street area. And the idea there was to allow for a greater mix of uses and promote more downtown style development that would create, a more active more vibrant, more exciting downtown destination that people would like to go to. The plan envisioned two different zoning districts. One would be the core district encourages dense, mixed-use development with retail and residential spaces, while the buildings are close to the sidewalk. While the edge district serves as a transitional zone with more residential character.

Jackie emphasized design standards, building setbacks, and architectural features that support pedestrian-friendly environments and higher-density development.

Chairman Butera asked about the (ADUs) accessory dwelling units and the (ACUs) accessory commercial units, would they be able to live in the residence while they are developing the building, or would it be limited to single family or two-family residences.

Jackie stated that the way it is drafted, you would be eligible for one of the ADUs or ACUs would be if you have a residential building.

Chairman Butera raised concerns about existing property conditions, market interest, and whether the new standards might deter investment.

Jackie clarified that the zoning changes are a foundational step, not a standalone solution, and highlighted the importance of public-private collaboration.

Joe Kurlinkus Village Administrator stated this is one step of a very long process.

ZBA Member Smith recommends the approval of the zoning text amendment, second by ZBA Member Spinazzola. Voting Yes: ZBA Members Spinazzola, Smith, Jorgenson, Butera 4-0-3.

OLD BUSINESS

3. American Planning Association -IL Plan Commissioner Virtual Training October 29, 2025 from 7:00 pm - 9:00 pm

[October 22nd deadline to register]

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

Chairman Butera asked for a motion to Adjourn the meeting.

Motion was made by ZBA Member Smith, second by ZBA Member Spinazzola. Voting yes: Jorgenson, Butera, Smith, Spinazzola 4-0-3.

Meeting Adjourn at 6:42 pm.

Zoning Board of Appeals Meeting of November 12, 2025

Application No. ZBA 2025-23

Applicant: Kelly Guittar, pb2 architecture + engineering

Location: 13477 Quality Drive, Loves's Travel Stops & Country Store

Requested Action: Approval of Design Review for Proposed Building Addition and Exterior Remodel

Existing Use: Gas Station, Travel Stop, Convenient Store, and quick-serve restaurant

Proposed Use: Gas Station, Travel Stop, Convenient Store, and quick-serve restaurant

Existing Zoning: Commercial – Highway (CH)

Adjacent Zoning:

North: CH (contiguous)

East: CH (contiguous)

South: CH (contiguous)

West: CH (contiguous)

Report: The applicant is seeking Design Review and approval for construction of a building expansion and exterior remodel to the existing Loves's Travel Stop & Country Store at 13477 Quality Drive at the corner of Willowbrook Road and E Rockton Road.

The proposed addition is part of a larger interior remodel/renovation project on the 8.57-acre site. The 573-square-foot addition to the north elevation of the existing building, which will accommodate a new vestibule, merchandiser cooler, IT room, and storage space. On the south side, improvements include a new canopy, redesigned storefront at the diesel entrance, and updated ADA access ramp. The existing exterior façade, composed of a combination of brick face, EIFS, and fiber cement panels, will be updated with new paint, enhanced lighting, and modern signage to reflect the updated branding. The building's base roof height of approximately 17 feet will remain, with architectural projections reaching up to 22 feet near entry points.

The applicant has submitted a sign package as part of the proposed improvements to the building. The wall sign package includes a total of 9 signs distributed across the building elevations as follows:

- Front (North) Façade: 7 signs with an increase of 3 signs and a net increase of 65.2 square feet of signage compared to the existing elevation.
- East Elevation: No signage is proposed.
- West Elevation: One sign is proposed, which is reduced in size from the existing signage on that elevation.
- Rear Elevation: One sign is proposed, which is larger than the existing sign it is replacing.

The submitted sign package, part of the proposed exterior remodel, qualifies as a Comprehensive Sign Plan (CSP) under Section 15-694 of the Sign Code. The subject property is located at the Rockton interchange, adjacent to Illinois State Route 51 and Interstate 90. Given its scale, multi-tenant configuration, and location, a CSP is appropriate to allow flexibility in signage standards while promoting a cohesive and functional design.

The plan ensures coordinated signage to support internal site navigation, with placement guided by traffic flow, access points, and building orientation. This includes positioned wall signage on façades with limited street visibility, such as the south-facing truck stop entrance. The number and size of signs are designed to align with the development's operational needs. A total of eight changeable copy posters are permitted, provided all signage remains accessory to the principal use of the site and does not function as a general advertising.

Additionally, design elements, materials, and color schemes are compatible with the building's architecture and contribute to a unified aesthetic across the site. Overall, the proposed signage complies with the intent and requirements of the Comprehensive Sign Plan regulations.

	Setback (Front)	Setback (Sides)	Setback (Rear)	Lot Coverage	Height
CH Standard	15 feet min	10 feet min	10 feet min	60% max	45 feet max
Proposal	Approx. 190 feet	Approx. 150 feet (W) and 160 feet (E)	Approx. 430 feet	4%	Approx. 17 feet and 22 feet

The proposal fully complies with all bulk requirements of the CH zoning district, as outlined in the table above. The planned expansion includes modifications to existing pedestrian pathways and ADA-compliant parking, notably widening the sidewalk to five feet to meet current Village Code standards. Both the addition and remodel adhere entirely to the zoning district's bulk regulations. These improvements will create a cohesive and unified appearance while maintaining uninterrupted vehicular access, on-site parking, and pedestrian circulation.

RECOMMENDATION:

Staff recommends **approval** of the Design Review for a for construction of a 573 square foot building expansion and remodel to the existing Loves's Travel Stop & Country Store with

signage within the CH (Highway Commercial) District for the property located at 13477 Quality Drive in the Village of Roscoe, subject to the following conditions:

1. The applicant shall install the materials that have been reviewed and approved by the Zoning Board of Appeals.
2. The applicant shall obtain all necessary building permits.



10631 MAIN STREET
PHONE: 815-623-2829 FAX: 815-623-1360

DESIGN REVIEW APPLICATION

ADDRESS OF PROPERTY: 13477 Quality Dr, Roscoe, IL 61073
 PIN: _____ TOWNSHIP _____
 EXISTING USE: Convenience Store with Fueling and Restaurants
 PROPOSED USE: Convenience Store with Fueling and Restaurants
 APPLICANT(S) NAME: Kelly Guittar
 ADDRESS: PO Box 2076
 CITY: Rogers STATE: AR ZIP: 72757
 EMAIL: kelly.guittar@pb2ae.com PHONE: 479-878-3522 CELL: _____
 OWNER(S) NAME: Love's Travel Stops & Country Stores
 ADDRESS: 10601 N Pennsylvania Ave
 CITY: Oklahoma City STATE: OK ZIP: 73120

ATTACHED THE FOLLOWING TO THIS APPLICATION:

☐ PROOF OF OWNERSHIP ATTACHED. **ETR**
☐ POWER OF ATTORNEY LETTER **ETR**
☐ METES AND BOUNDS LEGAL DESCRIPTION **ETR**
☒ SCALE DRAWING SITE PLAN **PROVIDED IN ADDENDUM-1**
☐ LANDSCAPING PLAN **ETR**
☐ PHOTOMETRIC PLAN **ETR**
☐ PARKING & LOADING PLAN **ETR**
☐ DRAINAGE REPORT PLANS (2 COPIES) **ETR**
☐ EROSION CONTROL PLANS (2 COPIES) **ETR**
☐ STORM WATER POLLUTION (2 COPIES) **ETR**
☒ 10 COPIES OF ALL THE DOCUMENTS
☒ DIGITAL COPY OF ALL DOCUMENTS & CAD DRAWINGS

SCHEDULE PRE-APPLICATION CONFERENCE WITH THE ZONING ADMINISTRATOR 815-623-2829.
 RETURN DOCUMENTS AND FORM TO ZONING ADMINISTRATOR.

APPLICANT(S) SIGNATURE

Kelly Guittar

Digitally signed by Kelly Guittar
 DN: C=US, E=kelly.guittar@pb2ae.com, O="pb2
 architecture + engineering", CN=Kelly Guittar
 Date: 2025.08.27 14:12:52-05'00'

FOR OFFICE USE ONLY:

DATE FILED: _____

ZBA DATE: _____

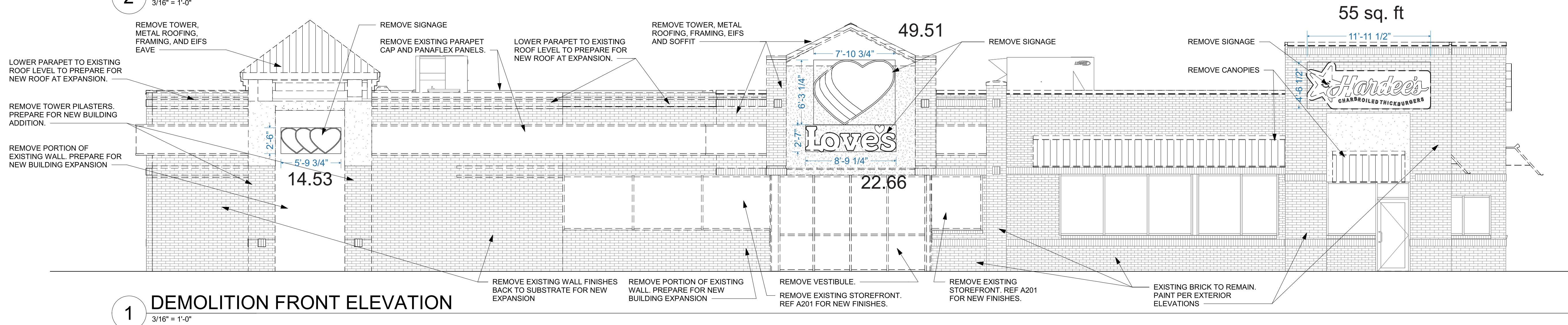
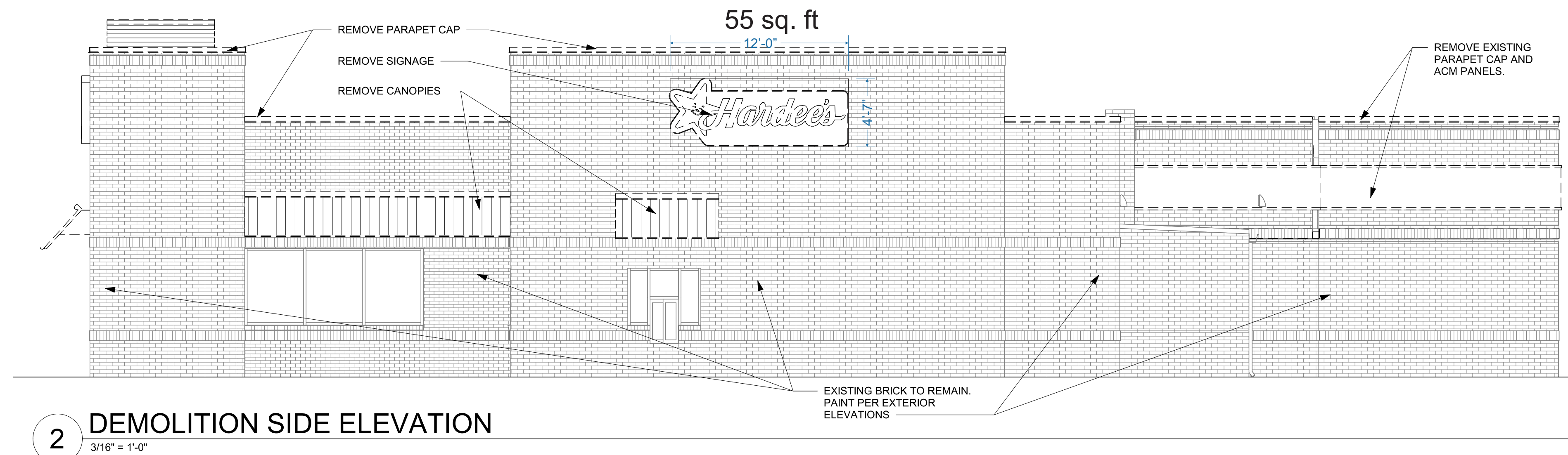
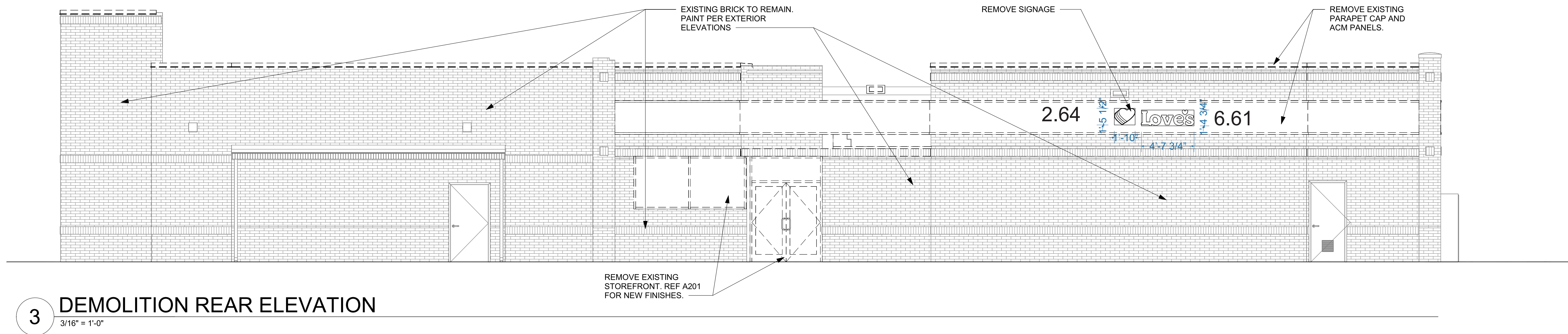
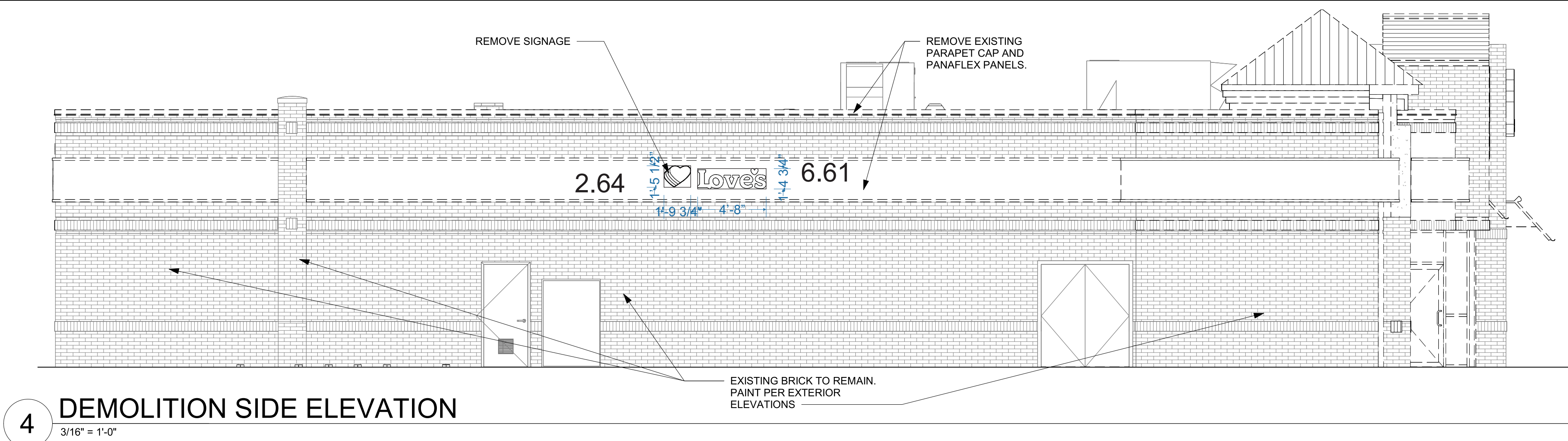
APPROVED/DENIED

ZONING ADMINISTRATOR

12



7/25/2025 11:11:11 AM
A:\external\0003-DEMOLITION EXTERIOR ELEVATIONS



215.2 sq. ft. original sq. ft.

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR THE PROJECT AND SITE AT 13477 ROSCOE, IL. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT DATE 07/17/2025 AND IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT DATE 07/17/2025. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF pb2 architecture +engineering IS PROHIBITED. THE USER OF THIS DRAWING FOR ANY OTHER PROJECT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE ORIGINAL DESIGNER. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF pb2 architecture +engineering IS PROHIBITED. THE USER OF THIS DRAWING FOR ANY OTHER PROJECT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE ORIGINAL DESIGNER.

ISSUE BLOCK	

CHECKED BY: CS
DRAWN BY: CB
DOCUMENT DATE: 07.17.2025

OUT TO PERMIT SET:
07.17.2025



ANY DOCUMENT THAT DOES NOT CONTAIN THE SEAL AND SIGNATURE OF THE ARCHITECT OR ENGINEER OF RECORD SHALL BE CONSIDERED PRELIMINARY. THESE DOCUMENTS SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION AND SHALL BE USED FOR REVIEW ONLY

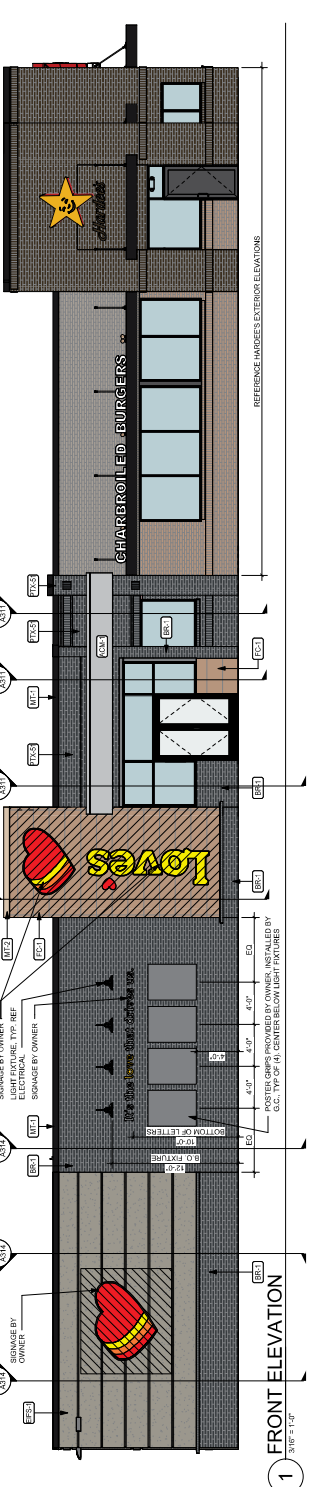
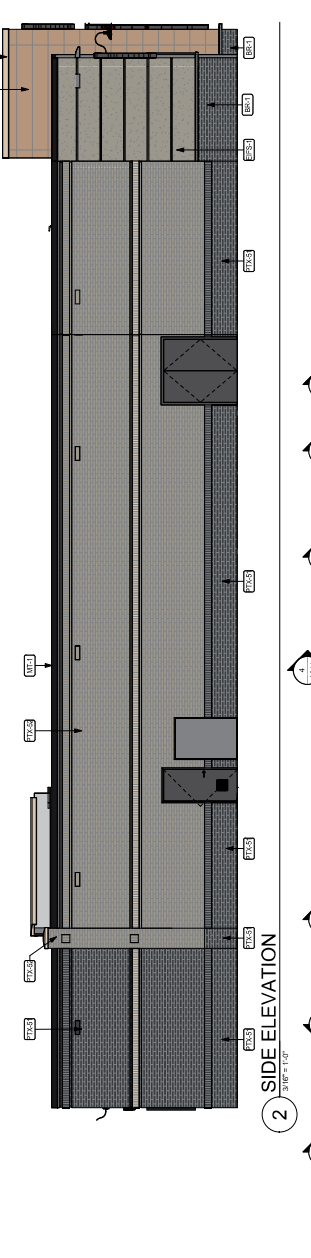
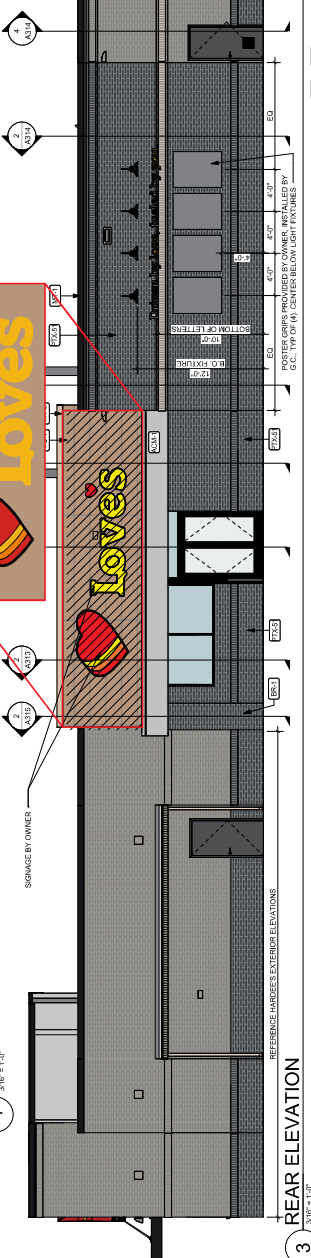
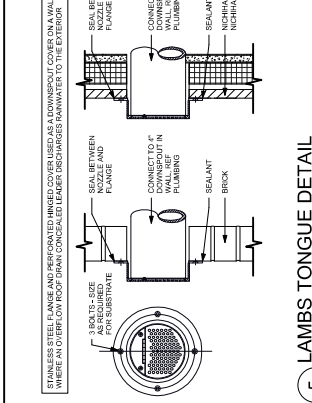
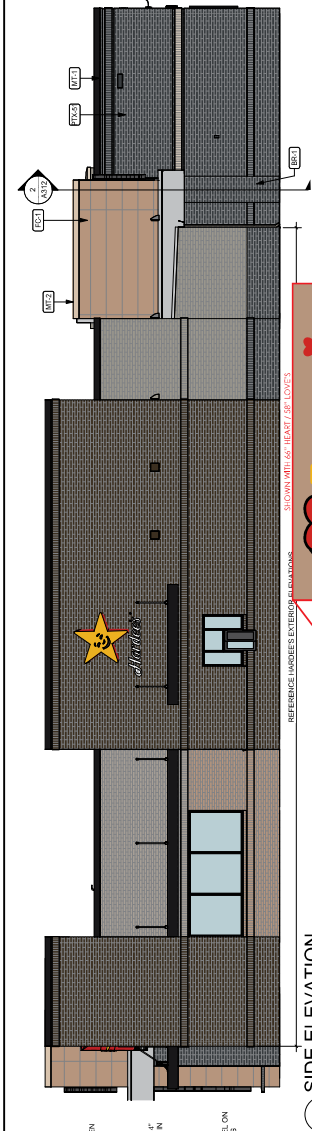
DEMOLITION
EXTERIOR
ELEVATIONS

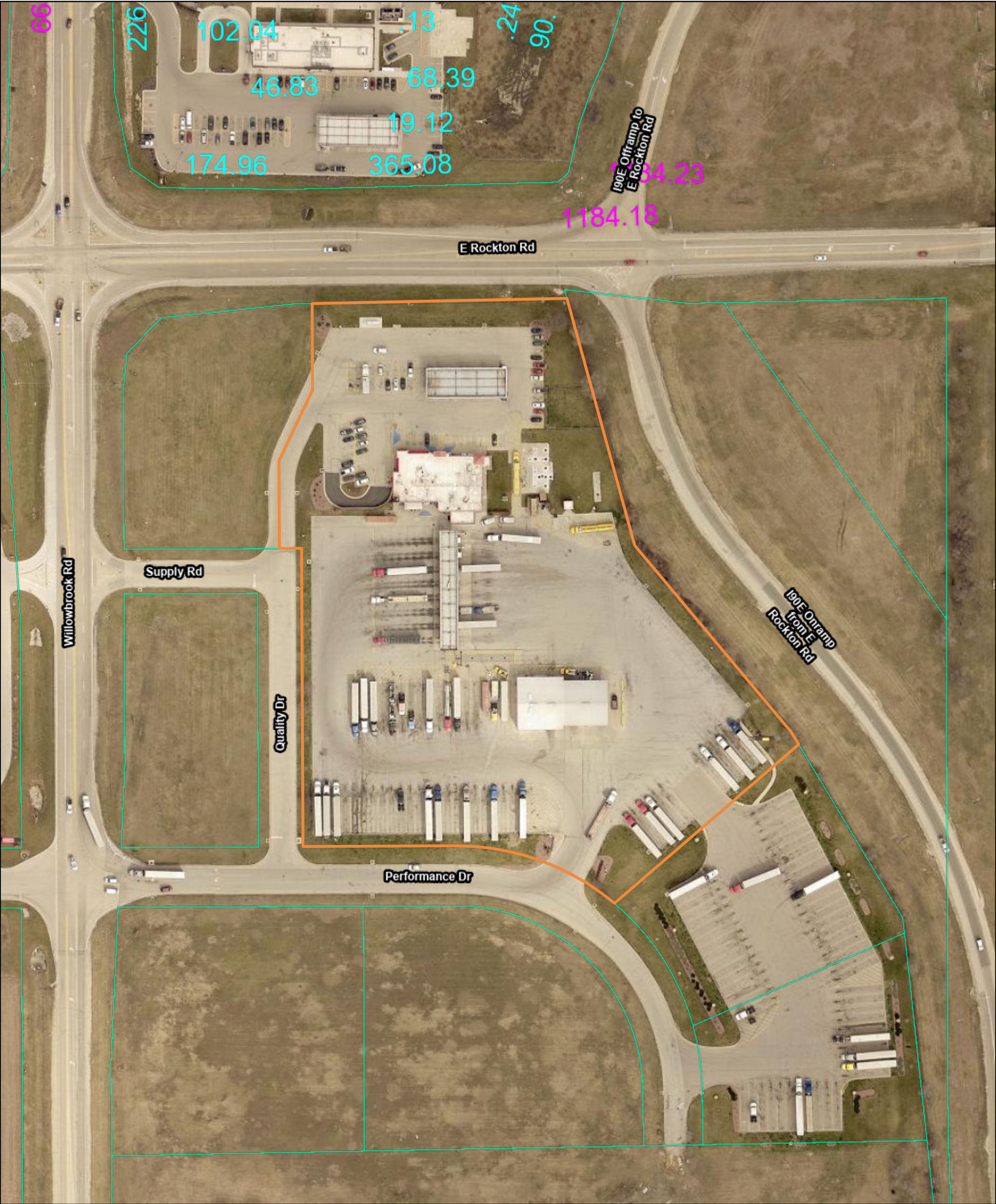
GENERAL NOTES

- MASONRY EXTERIOR UNITS IN BRICK
FINISHES SHALL BE AT ALL INTERIOR
SPECIFICATIONS. REF DETAIL ON SHEET A313
ENTRANCED ON EXTERIOR DOORS, UNO

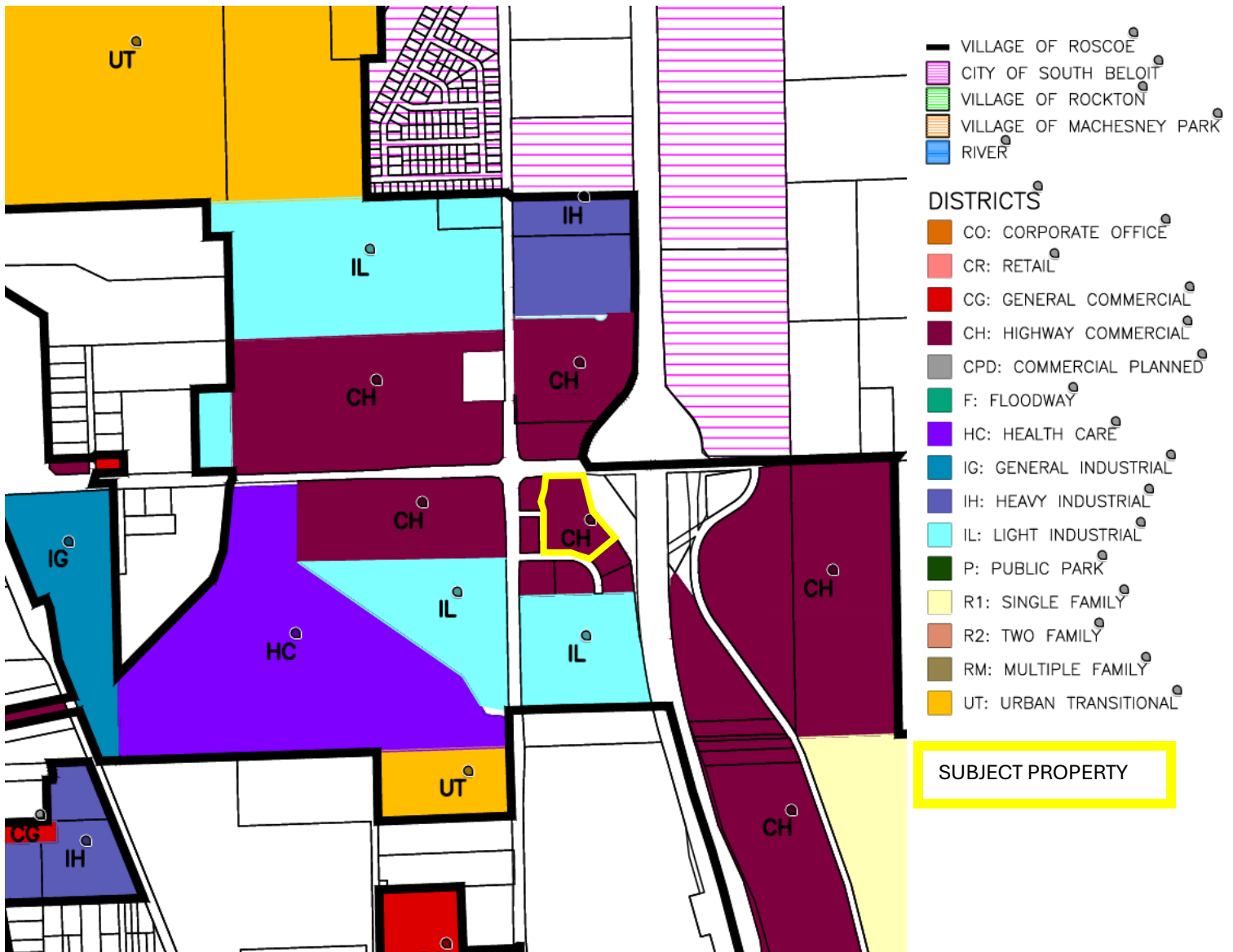
LEGEND

	2 1/2" EXTERIOR INSULATION FINISHING SYSTEM
	FACE BRICK, REF. FINISH
	SCHEDULE





ZONING MAP



Zoning Board of Appeals Meeting of November 12, 2025

Application No. ZBA 2025-022

Applicant: Village of Roscoe

Requested Action: A zoning map amendment to change the zoning of the subject properties from their existing district to MS-C and MS-E

Description: The request includes amending the existing zoning of 54 properties: 43 properties would be rezoned to MS-C, Main Street -Core and 11 properties would be rezoned to MS-E, Main Street Edge. A corresponding text amendment is currently under review, which will establish standards to guide future development and redevelopment within these districts.

The proposed new zoning districts are:

- **MS-C, Main Street Core District:** Focused on creating a vibrant, mixed-use environment that encourages pedestrian activity, commerce, and community gathering.
- **MS-E, Main Street Edge District:** Serves as a transition zone between the high-density core and surrounding residential neighborhoods, offering a mix of housing types and small-scale commercial uses.

The proposed zoning and text amendments are designed to align with and advance the vision and goals outlined in the Main Street District Roscoe Blueprint. The Blueprint identified that current zoning policies are misaligned with the community's development goals and recommended updates to support mixed-use development and a more compact, walkable pattern. The guidelines address key elements such as building height, massing, façade treatment, and streetscape design, with the intent of shaping a vibrant, pedestrian-friendly downtown.

MS-C District (Main Street Core)

The MS-C district encourages higher-density, multi-story development combining residential, commercial, and office uses. Buildings can reach up to 60 feet, supporting a lively streetscape without overwhelming surrounding areas. The district prioritizes pedestrian and bicycle accessibility, including wide sidewalks, bike lanes, and public amenities. Ground floors are required to be commercially active to foster street-level engagement. Architectural standards emphasize a cohesive and visually appealing mix of historic and modern design elements. Parking is strategically located in shared, on-street, or structured facilities to minimize surface lots and enhance urban character.

MS-E District (Main Street Edge)

The MS-E district promotes medium-density, mixed-use development with a slightly stronger residential focus than MS-C. Buildings are generally limited to 40 feet, maintaining a human-scale environment. Setbacks and buffer zones provide space for landscaping and green areas, easing the transition between the urban core and quieter neighborhoods. Streets are designed to support moderate traffic while remaining pedestrian- and bicycle-friendly, with on-street and shared parking primarily located behind buildings. Ground-floor commercial spaces accommodate small local businesses at a smaller scale than MS-C, enhancing walkability while preserving the residential character. The district also includes community-oriented spaces such as parks and playgrounds to foster family-friendly environments.

The Main Street Zoning District standards are shown in the table below:

	District Standards	
	MS-C Main Street -Core	MS-E Main Street -Edge
Lot Size	None	None
Lot Width	None	None
Lot Depth	None	None
Front Setback	None ⁽³⁾	5 ft ⁽³⁾
Side Setback	None ⁽²⁾	0 ft
Rear Setback	None	15 ft
Max Height	4 stories ⁽⁴⁾	3 stories
Max Lot Coverage	80%	75%

- (2) Yards adjacent to R districts must maintain a minimum side yard setback of at least 10 feet from the property line.
- (3) Principal buildings shall have a **maximum** setback of 15 feet.
- (4) Buildings within the MS-C district are required to be a minimum of 2 stories in height. 4-story buildings within this district are also required to have a step-down to 2 or 3 stories in height at the street level.

Staff Review: The proposed zoning changes for the Main Street Districts represent a strategic approach to urban growth that will directly benefit property owners while supporting the long-term economic and social vitality of the area. By integrating residential, commercial, and public spaces, the new zoning districts will foster a dynamic, mixed-use environment that promotes economic growth and attracts investment. The introduction of higher-density development in areas with existing infrastructure will reduce urban sprawl, make efficient use of land and preserving open spaces for future generations. Additionally, pedestrian-friendly infrastructure, including wide sidewalks and bike lanes, will not only improve safety and accessibility but also increase foot traffic, benefiting ground-floor commercial spaces and encouraging local business success. This vibrant, walkable environment will foster community interaction, providing a network of spaces for residents, businesses, and visitors to connect. With a focus on diverse housing types, the zoning change will create more affordable housing options, addressing the growing demand for housing while ensuring that development remains well-scaled to its surroundings. These changes offer flexibility and open development opportunities that are currently limited by existing zoning, allowing property owners the option to explore new commercial and residential possibilities.

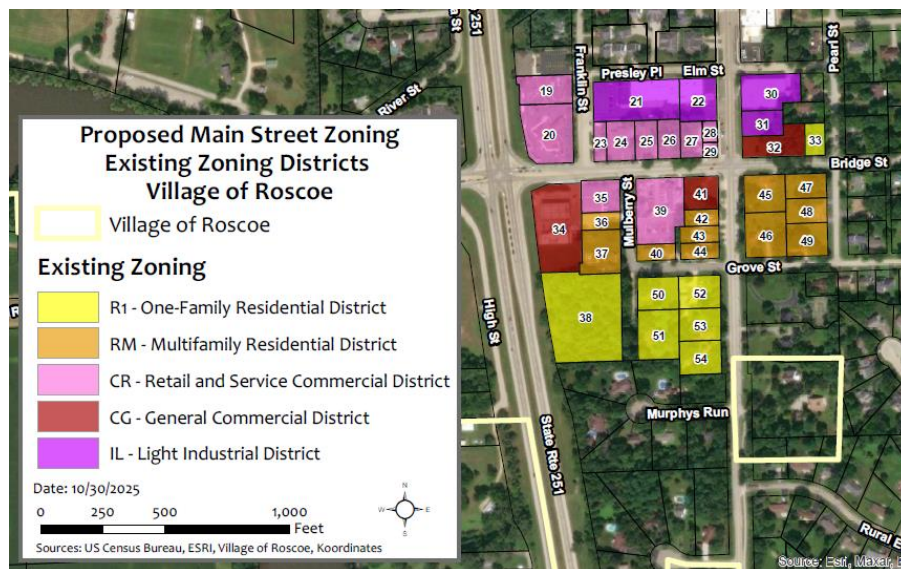
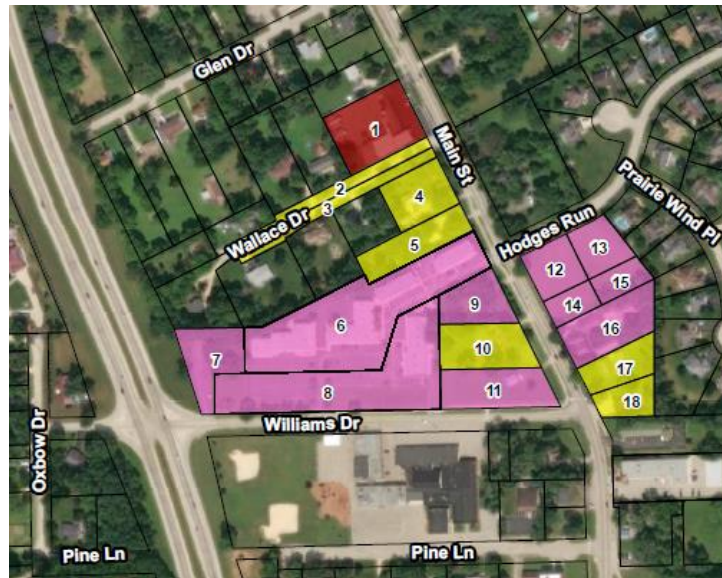
Phasing Plan

The Main Street District will be developed in phases, beginning with zoning the two ends of Main Street at the Williams Drive and Bridge Street areas. This phased approach allows growth to be managed in a controlled and sustainable manner while remaining responsive to market demands and community priorities over time. Starting at the ends establishes clear boundaries for the MS-C and MS-E districts and facilitates gradual integration with surrounding neighborhoods. These locations are ideal for initial development due to existing infrastructure, accessibility to Highway 251, and their role as transition zones between the higher-density urban core and surrounding residential areas. Early focus on these areas also encourages community engagement to help shape the long-term vision of the district. Phase 1 zoning actions will apply MS-C regulations to areas with higher business activity, supporting mixed-use, higher-density development, while MS-E zoning will guide

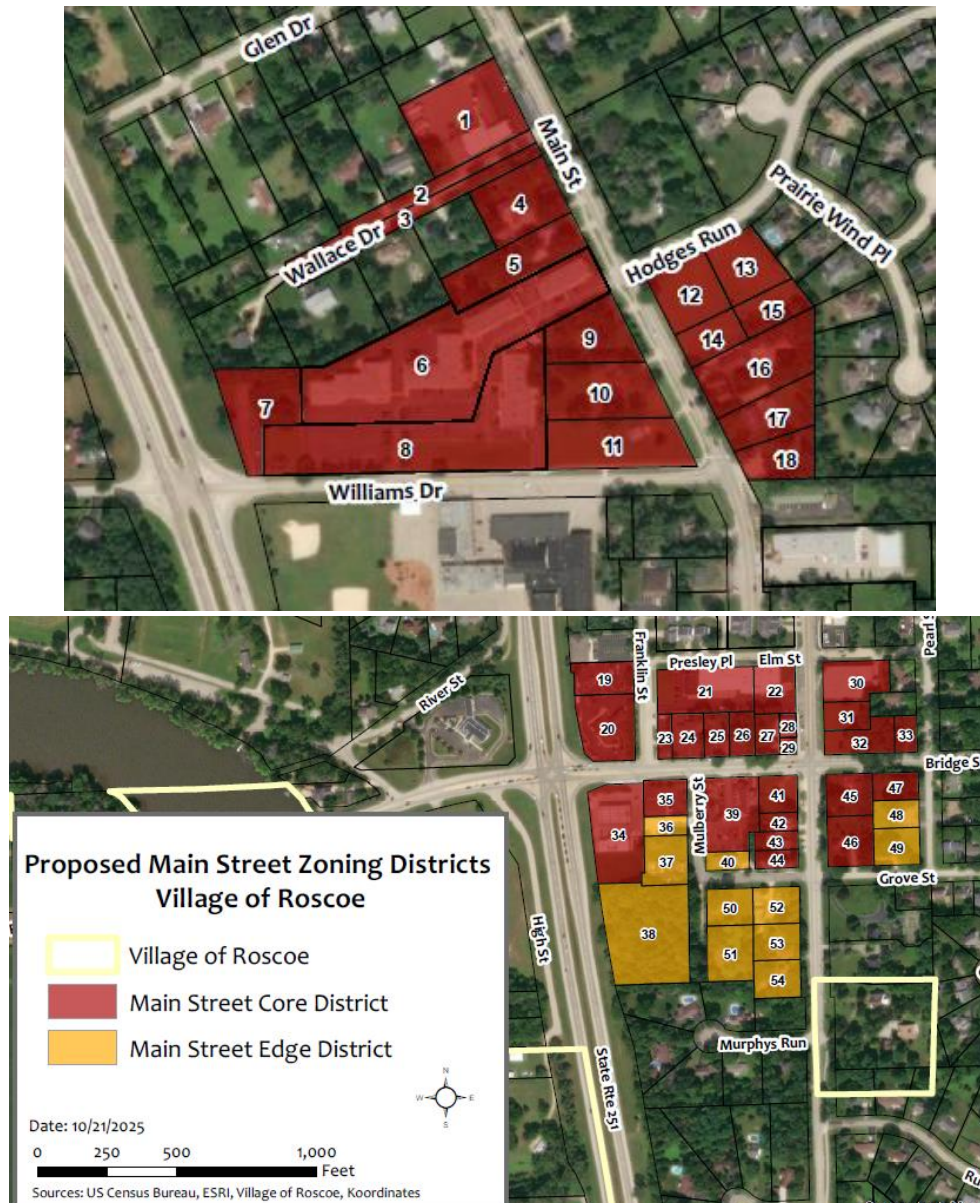
slightly lower-density residential and light commercial uses, creating a buffer between the core and adjacent neighborhoods.

A notice was mailed to all property owners about the zoning map amendments, and frequently asked questions have been created and added to the project website for public reference. Attached are maps depicting existing zoning and the proposed zoning.

Existing Zoning Map– Main Street Strategy Area



Proposed Zoning Map Amendment – Main Street Strategy Area



Zoning Map Amendment Procedure: A zoning map amendment (rezoning) is a change to the zoning district on the zoning map. Section 15-779, Map Amendments and Text Amendments, outlines the procedures for zoning map amendments. The ZBA must hold a public hearing for each proposed amendment. Within 45 days following the public hearing, the ZBA must make a specific finding as to whether the change is consistent with the purpose and intent of the zoning ordinance and the Village’s comprehensive plan. The concurring vote of four members of the ZBA is necessary to recommend the map amendment to the Village Board.

Required Findings by the Zoning Board of Appeals:

Staff has provided suggested findings for use by the ZBA.

The Zoning Board of Appeals finds that the proposed zoning map amendments are consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan, as it aligns with key goals and objectives for growth and development. The mapping of new Main Street Zoning Districts promotes development in a planned and coordinated manner, locating in areas efficiently served by existing and planned public water and sanitary sewer infrastructure. The proposal also contributes to the beautification and redevelopment of the downtown, encourages the preservation and restoration of historic buildings, and aligns with design guidelines intended to maintain architectural character and prevent monotony.

Staff Recommendation: Staff recommends **approval** of the requested zoning map amendments, including the recommended findings of fact.



Planning and Community Development Department

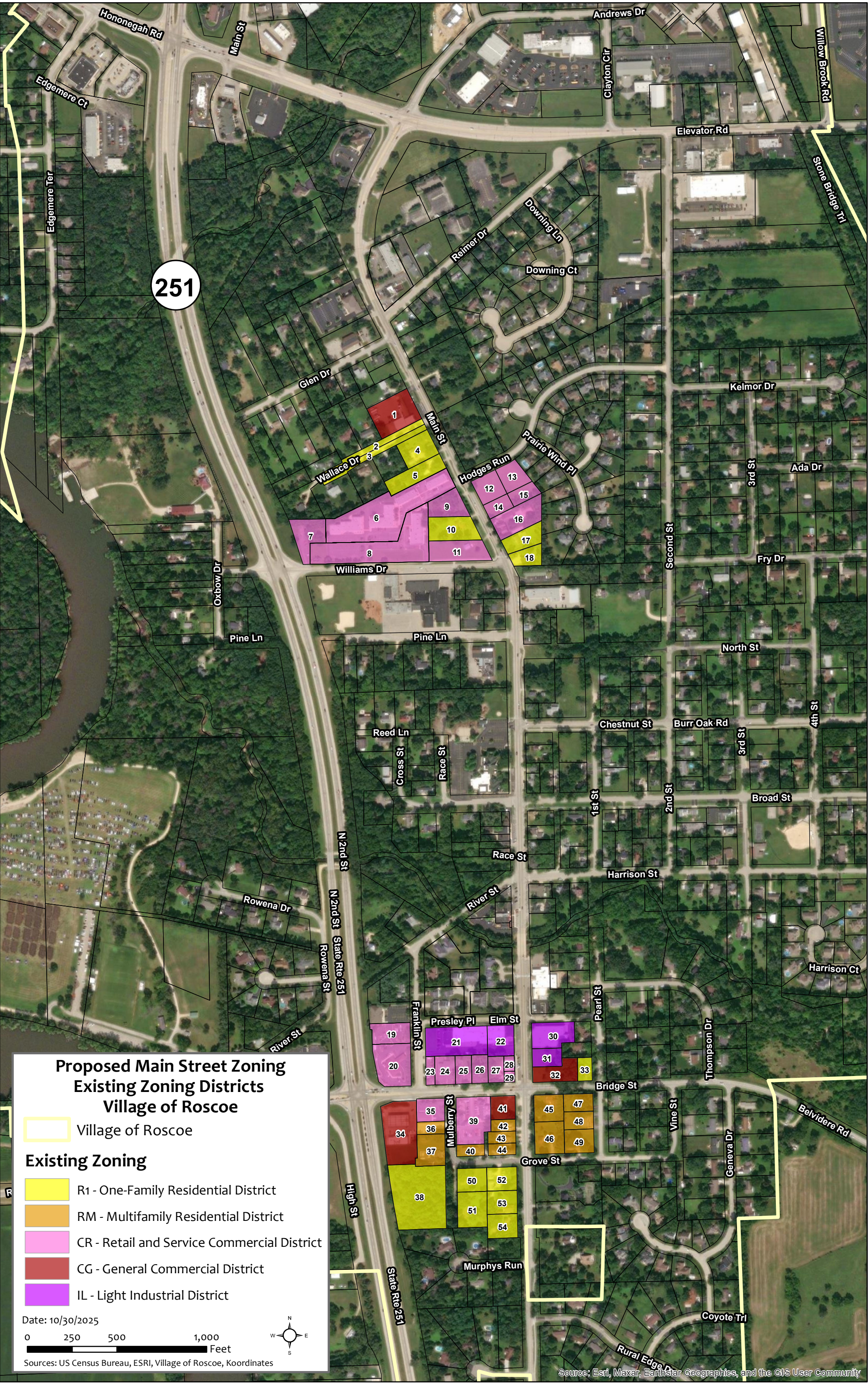
LEGAL NOTICE: ZONING BOARD OF APPEALS, ROSCOE, IL Public notice is hereby given, pursuant to a petition on file in the Village Clerk's office of the Village of Roscoe, that a public hearing will be held on November 12, 2025, at 5:30 PM at Roscoe Village Hall, 10631 Main Street, Roscoe, Illinois, to consider a proposed amendment to the Village of Roscoe Zoning Map. The proposed map amendment involves changing the zoning of the parcels listed below to MS-C (Main Street – Core) or MS-E (Main Street – Edge) zoning districts. All interested persons are invited to attend the hearing and provide their input. A map of the proposed amendments is available for review at Village Hall and on the Village website.

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3	n/a	04-33-177-001	21	10544 Main St	04-33-382-001	39	5467-5441 Bridge St	08-04-128-010
4	11172 Main St	04-33-177-006	22	10544 Main St	04-33-382-002	40	5460 Grove St	08-04-128-008
5	11162 Main St	04-33-177-007	23	5408 Bridge St	04-33-382-003	41	10458 Main St	08-04-128-004
6	5332 Williams Dr	04-33-177-020	24	5412 Bridge St	04-33-382-004	42	10460 Main St	08-04-128-005
7	5290 Williams Dr	04-33-177-017	25	5440 Bridge St	04-33-382-010	43	10440 Main St	08-04-128-006
8	5300 Williams Dr	04-33-177-021	26	5454 Bridge St	04-33-382-011	44	5488 Grove St	08-04-128-009
9	11114 Main St	04-33-177-013	27	5466 Bridge St	04-33-382-007	45	10487 Main St	08-04-201-001
10	11094 Main St	04-33-177-014	28	10534 Main St	04-33-382-008	46	10443 Main St	08-04-201-002
11	11076 Main St	04-33-177-015	29	10514 Main St	04-33-382-009	47	5566 Bridge St	08-04-201-003
12	5473 Hodges Run	04-33-180-001	30	10567 Main St	04-33-455-009	48	10460 Pearl St	08-04-201-004
13	5487 Hodges Run	04-33-180-002	31	10531 Main St	04-33-455-003	49	10448 Pearl St	08-04-201-005
14	5459 Hodges Run	04-33-180-003	32	10517 Main St	04-33-455-007	50	5453 Grove St	08-04-129-001
15	5501 Hodges Run	04-33-251-009	33	5560 Bridge St	04-33-455-008	51	10373 Mulberry St	08-04-129-002
16	11087 Main St	04-33-251-002	34	5365 Bridge St	08-04-127-012	52	10380 Main St	08-04-129-008
17	11073 Main St	04-33-251-003	35	5411 Bridge St	08-04-127-006	53	10374 Main St	08-04-129-009
18	11059 Main St	04-33-251-004	36	10458 Mulberry St	08-04-127-011	54	10360 Main St	08-04-129-004

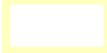
Respectfully submitted, Hilary Rottmann

Consulting Zoning Administrator, Village of Roscoe, IL.

Dated 23rd Day of October 2025



Proposed Main Street Zoning
Existing Zoning Districts
Village of Roscoe

 Village of Roscoe

Existing Zoning

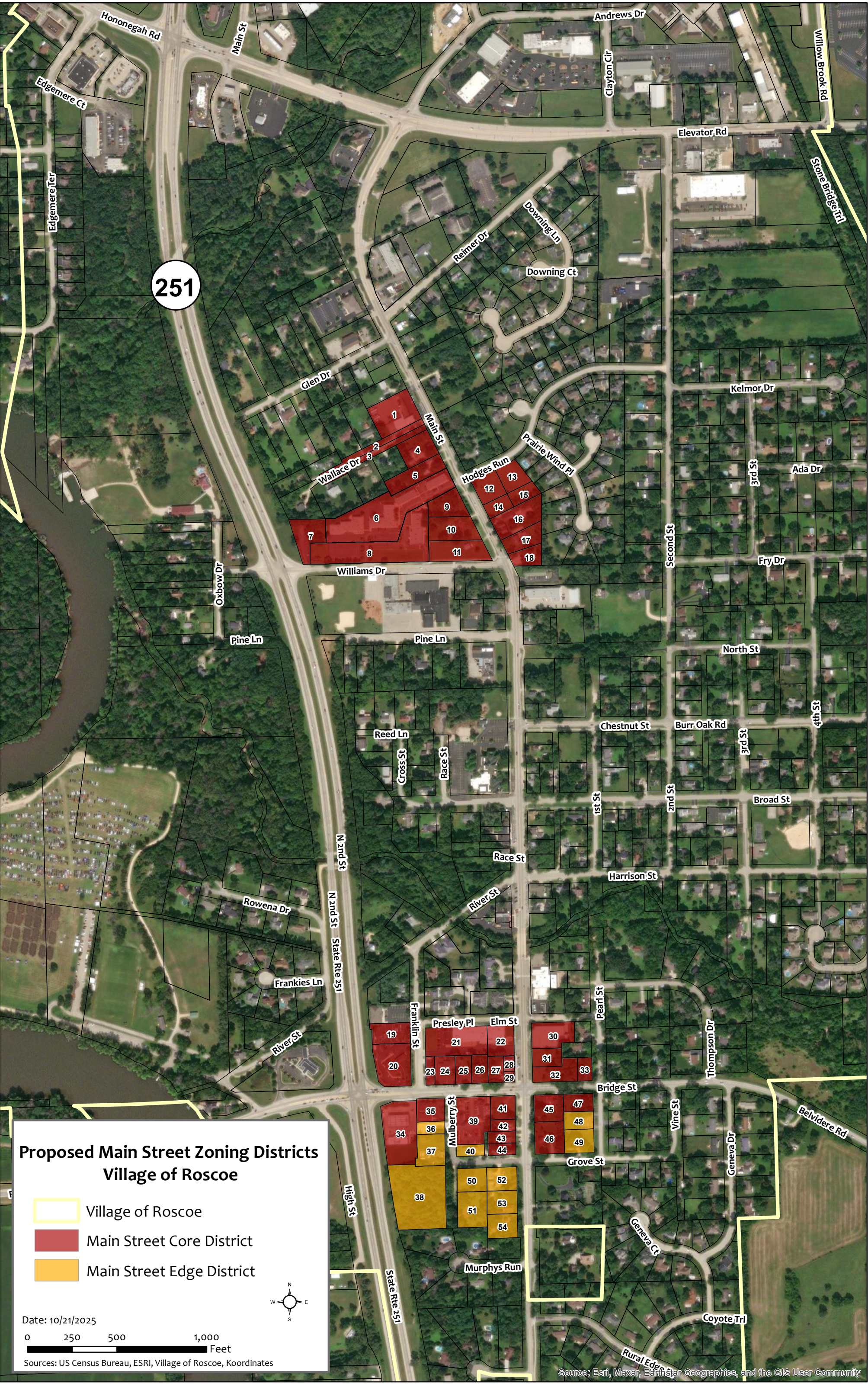
-  R1 - One-Family Residential District
-  RM - Multifamily Residential District
-  CR - Retail and Service Commercial District
-  CG - General Commercial District
-  IL - Light Industrial District

Date: 10/30/2025

0 250 500 1,000 Feet

Sources: US Census Bureau, ESRI, Village of Roscoe, Coordinates





Proposed Main Street Zoning Districts Village of Roscoe

- Village of Roscoe
- Main Street Core District
- Main Street Edge District

Date: 10/21/2025

0 250 500 1,000 Feet

Sources: US Census Bureau, ESRI, Village of Roscoe, Coordinates

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

VILLAGE OF ROSCOE MAIN STREET ZONING DISTRICTS

Public Hearing
October 8, 2025



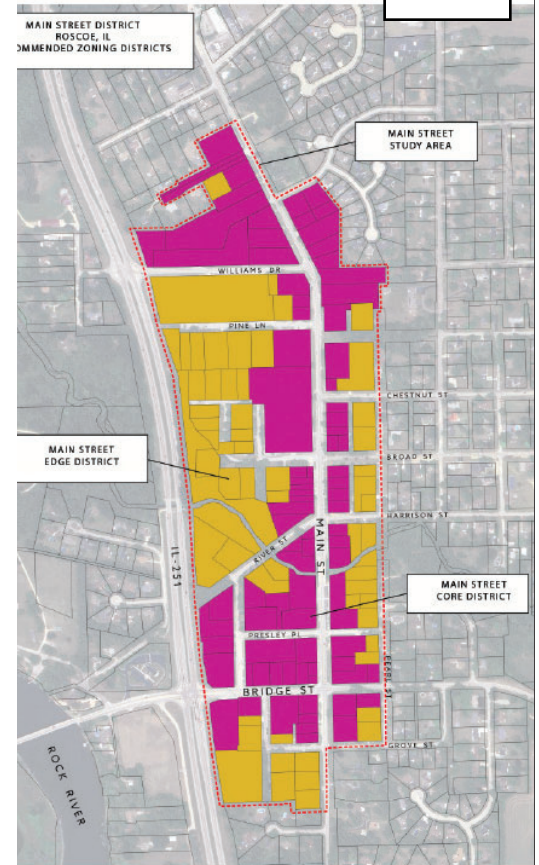
MAIN STREET DISTRICT PLAN

A BLUEPRINT TO SHAPE THE HEART OF ROSCOE

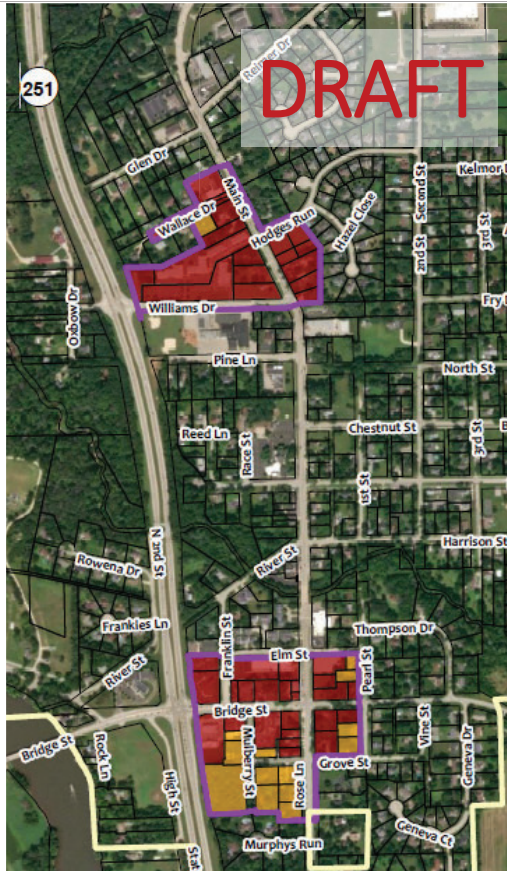
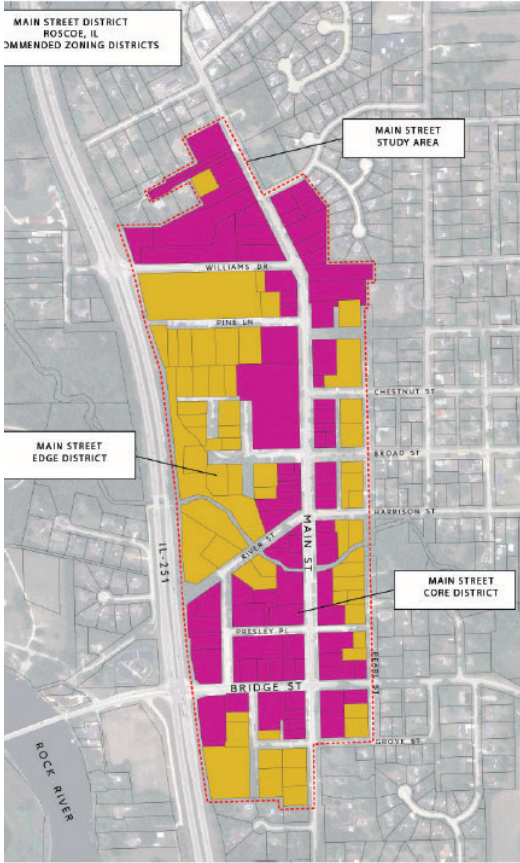
PLACE
foundry

PLAN RECOMMENDATION – CREATE TWO NEW ZONING DISTRICTS

- **Main Street Core District:** Focused on creating a vibrant, mixed-use environment that encourages pedestrian activity, commerce, and community gathering.
- **Main Street Edge District:** A transition zone between the high-density core and surrounding residential neighborhoods, offering a mix of housing types and small-scale commercial uses.



PROPOSED ZONING DISTRICTS

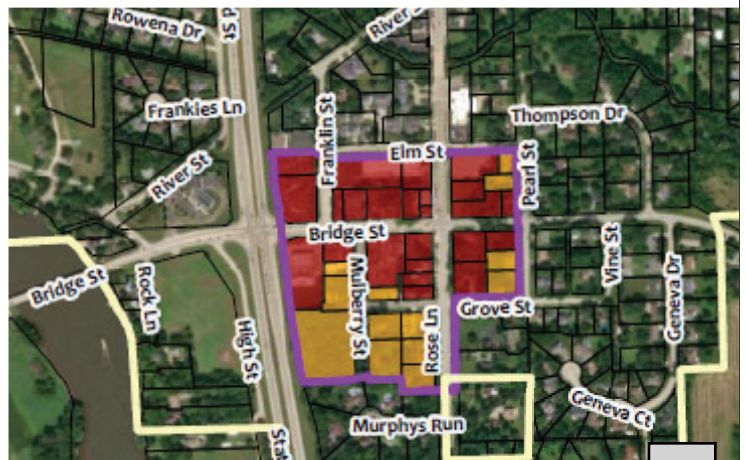


PROPOSED ZONING MAP

VANDEWALLE & ASSOCIATES INC.



DRAFT



MIXED USE AND RESIDENTIAL LAND USES



Main Street – Core:

- Mixed-use buildings (S)
- Multifamily dwellings (S)
- Townhouse (S)
- Accessory Dwelling Unit (S)

Main Street – Edge:

- Mixed-use buildings (S)
- Multifamily dwellings (S)
- Townhouse (S)
- Cottage Court (S)
- Two Family (P)
- Accessory Dwelling Unit (S)

S = Permitted by Special Use

P = Permitted by right

 VANDEWALLE &
ASSOCIATES INC.







PLACE
foundry

NONRESIDENTIAL LAND USES



Main Street – Core:

- Restaurant (S)
- Retail use (P)
- Salon/Barber (P)
- Bar (S)
- Office (P)
- Accessory Commercial Unit (S)

Main Street – Edge:

- Restaurant (S)
- Retail use (S)
- Salon/Barber (P)
- Bar (S)
- Office (P)
- Accessory Commercial Unit (S)

See draft code for a complete list of uses

DOWNTOWN BUILDINGS

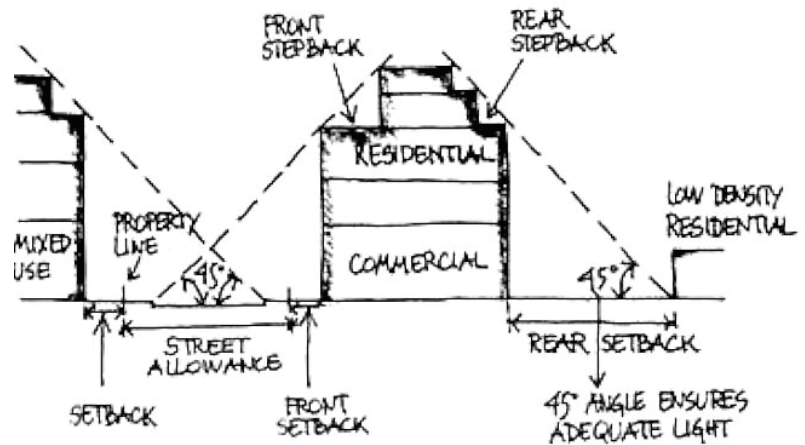




BUILDING HEIGHTS AND LOT COVERAGE

Building Heights

- Main Street – Core:
 - Minimum 2 stories
 - Maximum 4 stories, step back from street
- Main Street – Edge:
 - Maximum 3 stories
- Lot Coverage: 75-80%



VANDEWALLE & ASSOCIATES INC.

BUILDING SETBACKS

- | | |
|--|--|
| <ul style="list-style-type: none"> • Main Street – Core: <ul style="list-style-type: none"> - Front: Buildings must be located between 0-15 feet from front lot line - Minimum Side Setbacks: 0-10 feet - Minimum Rear Setbacks: 0 feet | <ul style="list-style-type: none"> • Main Street – Edge: <ul style="list-style-type: none"> - Front: Buildings must be located between 5-15 feet from front lot line - Minimum Side Setbacks: 0-10 feet - Minimum Rear Setbacks: 15feet |
|--|--|

VANDEWALLE & ASSOCIATES INC.

DESIGN STANDARDS

DESIGN STANDARDS – MAIN STREET CORE

- **Transparency (windows and doors):**
 - Minimum 25% for ground floor commercial/nonresidential
 - Minimum 15% for ground floor residential
 - Minimum 15% for upper floors
- **No flat, unadorned walls**
- All sides of building with at least **50% high-quality materials**





DESIGN STANDARDS – MAIN STREET CORE

- Development at the intersection of **Main Street and Bridge Street** must be a mixed-use building with at least **50% ground level commercial space**
- **Primary entrances oriented to Main Street or Bridge Street** (where possible)
- **Pedestrian access**



DESIGN STANDARDS – MAIN STREET EDGE

- **No flat, unadorned walls**
- All sides of building with at least **50% high-quality materials**
- **Clearly defined entrance**
- Single family – garage at rear or side, porch or stoop on front



PARKING

- May count on-street parking spaces within 50 feet of the main customer entrance
- Reduced parking requirements for residential development*
 - Two-Family: 2 spaces per dwelling unit
 - Multifamily, studio: 1 space per dwelling unit
 - Multifamily, 1-2 bedroom: 1.5 spaces per dwelling unit
 - Multifamily, 3+ bedrooms: 2 spaces per dwelling unit
- Nonresidential uses over 3,000 sq. ft.: 1 space per 500 sq. ft.

**Other zoning districts require 2 or 2.5 spaces per dwelling unit)*



LANDSCAPING STANDARDS

- Building foundation planters or in-ground plantings
- Parking lot perimeters
- Screening of mechanical equipment, loading docks, and waste receptacles
- Species diversity requirements
- Do not apply to single or two family development



HIGH-QUALITY MATERIALS

Exterior siding materials that are durable, aesthetically pleasing, and designed to withstand environmental factors such as weather, temperature fluctuations, and UV exposure. Including:

- Brick, brick veneer
- Stone, stone veneer
- Stucco, stucco panels
- Engineered wood-look panels
- Decorative metal paneling



ACCESSORY DWELLING UNITS (ADUS)

- Dwelling unit that is located on the same lot as a single-family or two-family residence
- Either attached or detached to the principal building



ACCESSORY COMMERCIAL UNITS (ACUS)

- Commercial unit that is located on the same lot as a single-family or two-family residence
- Either attached or detached to the principal building



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ASSOCIATES INC.

STANDARDS FOR ADUS AND ACUS

- Design Review required; design must complement the design and aesthetic of the principal building, including the color and material of exterior siding and moldings
- Minimum exterior building materials requirements
- The principal building must be residential in use.
- At least one window on each façade facing a public street
- May be in front yard if attached to principal building
- Must comply with the base zoning requirements, overlay zoning requirements, and accessory building requirements of the municipal code.
 - 10-foot setbacks from side and rear lot lines

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ASSOCIATES INC.

PRE-APPROVED PLANS

- Develop and approve pre-approved building plans to streamline the development process
- To be developed in the future – starting with ADUs and ACUs
- Example:



SOUTH BEND NEIGHBORHOOD INFILL

Pre-approved, ready-to build housing

NEXT STEPS

1. Zoning Board of Appeals – Public Hearing for zoning text – **tonight!**
2. Zoning Board of Appeals – Public Hearing for zoning map
3. Village Board – Consider Adoption of zoning text and map

Affidavit - Proof of Publication

STATE OF WISCONSIN }
 Rock County } SS.

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

10/27/25

Publishing Fees: \$93.22

Signature:

M. Richardson

Subscribed and sworn to before me
 this 27th day of October, A.D. 2025

Notary Public

Jennifer J. Noble

My Commission Expires: 3/9/27

Planning and Community Development Department
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Respectfully submitted, Hilary Rottmann
 Consulting Zoning Administrator, Village of Roscoe, IL.
 Dated 23rd Day of October 2025
 October 27, 2025

WNAXLP

