



Meeting Agenda

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

APPROVAL OF MINUTES

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

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**.

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



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals

Wednesday, August 13, 2025
5:30 PM

CALL TO ORDER

Chairman Butera called the meeting to order at 5:34 pm.

ROLL CALL

PRESENT

Chairman Richard Butera
Member Laura Baluch
Member Melissa Smith
Member Teresa Skridla
Member Daniel Spinazzola
Member Ryan Swanson
Member Carla Jorgenson

Josef Kurlinkus Village Administrator

Hilary Rottmann Zoning Consultant

Jackie Mitch Zoning Consultant

Kimberly Garza Village Clerk

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **June 11, 2025**.

Chairman Butera asked for a motion for an approval of the minutes for June 11, 2025.

Motion was made by ZBA Member Swanson, second by ZBA Member Skridla. Voting yes: ZBA Members Jorgenson, Smith, Baluch, Butera, Swanson, Skridla. Spinnazola stated that he was Abstain was not at the meeting 6-0-1.

NEW BUSINESS

2. Introduction of **Hilary Rottmann** from **Vandewalle & Associates, Inc.**

Hillary Rottmann - is a Zoning Consultant with Vandewalle and Associates. She is also a local resident with extensive experience in Illinois Municipal Planning. She has worked previously in Local Government for about 10 years. She has worked in the Villages of Antioch, Schiller Park, Mchenry County, Boone County and lastly Hillary has been working for the City of Beloit for the last seven years. She emphasized her availability and commitment to helping members feel informed about zoning processes and upcoming changes.

3. ZBA 2025-015: **Public Hearing for a Variance** request to waive the requirement for perimeter landscaping and setback of a parking expansion located at **13548 Metric Road** (PIN: 04-16-351-008).
[Applicant: Austin Bunge representing Mark's Auto Service]

Jackie Mitch explains what a variance is to the ZBA Board.

She explains that a request for a property seeking relief from the 7-foot width landscaping requirements on the north side of the property, explaining that strict enforcement would prevent two-way traffic and access to the garage door.

Chairman Butera asked if there was a representative from Mark's Auto Services here.

Juan is here and he is part owner of the Business, he explains that it is really hard to do anything on the northside of the building due to the property next to them is right on the edge.

Chairman Butera asked if the Board had any questions for Juan.

ZBA Member Baluch asked if it was ok to look at potential variance in the future without any real plans.

Jackie Mitch stated that this is pretty close to a final plan.

ZBA Member Baluch asked Juan if he was planning on moving forward with the plan.

Juan stated that if it is allowed yes.

ZBA Member Smith asked if there will be landscaping at all.

Juan stated he believes that when the engineers came out and looked at the property, they factored it in the plans to have landscaping.

Jakie Stated that code requires that 7-foot perimeter landscaping on the east and the south side of the property. She also stated that the code also requires one landscape island. She has advised the applicant and engineer that would need to be added for final approval of the parking lot design.

Motion was made to move to the board by ZBA Member Baluch, second by ZBA Member Spinnazola. Voting yes: ZBA Members Jorgenson, Swanson, Baluch, Skridla, Spinnazola, Chairman Butera, Smith 7-0-0.

4. ZBA 2025-016: **Design Review** for Approval of an **Accessory Storage Structure and Signage** located at **5063 Edgemere Court** (PIN: 04-28-353-008).
[Applicant: Todd Henning, Rock Cut Ebikes]

Mr. Henning introduced Rock Cut Ebikes as a family-run business specializing in electric bicycles and rentals. He shared that the business was originally started for his autistic son and has grown into a community-focused operation involving his older son as store manager. The rental side of the business is gaining popularity, and the proposed container would serve as a functional extension of the store-not just for storage, but as an active rental hub to promote local engagement.

Mr. Henning emphasized the positive community impact of the rentals, noting that they encourage outdoor activity and support from nearby businesses. He's built partnerships with local restaurants and shops, aiming to create a destination experience. The container, dubbed the "Rock Cut Rental Hut," would increase visibility and attract trail users, helping to draw attraction to the area.

The proposed unit is a 20-ft container with a 16-ft overhead door. Henning plans to enhance its appearance by adding dark gray steel siding and a small, branded sign. He acknowledges the container has minor wear and intends to "fur it out to give it a nice appeal. He's open to painting the garage door to match the siding for uniformity and stated that if the color scheme doesn't work, he is open for suggestions to maintain a professional look.

The unit will be unmanned but actively used by store staff, located just steps away from the main storefront. Rentals will be stored inside and retrieved as needed. Mr. Henning clarified that it's not a standalone storefront but a "functional arm" of the business. If demand grows, he's open to staffing the unit in the future.

The container will be placed near the grassy area by the building, away from traffic and visual obstructions. Mr. Henning worked with the landlord to secure the spot and noted it was the only feasible location after the landlord declined a more prominent placement near the trail. the unit will sit on leveled pavers with no permanent foundation, making it easy to relocate if needed. He has assured the Board that the unit will only be used for rentals and not general storage, and he's willing to remove the bikes during off-season months. He has stated that he has a warehouse for storage in Rockford.

Jackie Mitch from Vandewalle stated this is a design review application she is recommending for an approval. She stated that it does meet all the requirements for the CG Zoning District. There are a few conditions of approval in the staff report and the ZBA is empowered to add additional conditions of approval.

ZBA Member Baluch made a motion to approve with staff conditions and garage door be a matching color or similar shade to the siding, second by ZBA Member Smith. Voting yes: ZBA Trustees Spinnazola, Skridla, Baluch, Butera, Swanson, Jorgenson, Smith 7-0-0.

5. ZBA 2025-017: **Public Hearing** for a **Map Amendment from the CR: Retail and Service Commercial District to the R1: Single Family Residential District** for properties commonly known as **12052 Joncey Drive** (PIN: 04-28-477-005) and **12126 Joncey Drive** (04-28-477-004).
[Applicant: Amy Silvestri representing McCurdy Family]

Jackie Mitch from Vandewalle stated that the applicant requested a zoning change for two vacant lots on Joncey Drive, originally platted as part of the Kinnikinnick Creekside Subdivision. The lots are currently zoned CR but have remained undeveloped. The proposed amendment would rezone them to R1 to allow for single-family residential development. Jackie noted that the change aligns with surrounding land use and reflects current market conditions, which favor residential over commercial development in this area.

Joe Kurlinkus Village Administrator presented a map showing the parcels in question and explained that the proposed R1 zoning patterns. He emphasized that the lots are currently vacant and that rezoning would not negatively impact neighboring properties. He stated that commercial demand in the area is low, and there are sufficient commercial parcels elsewhere in the Village. Based on these factors, staff recommended approval and include formal findings of fact in their projects.

Rob Baxter raised concerns about the potential for future multifamily development. He requested assurance that the lots would remain single-family.

Joe Kurlinkus clarified that R1 Zoning only permits single-family homes, and any future request to rezone to multifamily (RM) would require a separate public hearing and approval by both the ZBA and the Village Board. This addressed the concerns and reaffirmed the intent of the current amendment.

ZBA Members agreed that the CR zoning had not attracted commercial development and that R1 would be more appropriate given the residential character of the area. They discussed lot sizes, setbacks, and compatibility with existing subdivision covenants.

Motion was made by ZBA Member Smith to approve the zoning change from CR to R1, second by ZBA Member Skridla. Voting yes: ZBA Members Swanson, Smith, Butera, Skridla, Spinnazola, Baluch, Jorgenson 7-0-0.

6. ZBA 2025-018: **Review** of a **Replat** for the properties commonly known as **12052 Joncey Drive** (PIN: 04-28-477-005) and **12126 Joncey Drive** (04-28-477-004). - No action needed
[Applicant: Amy Silvestri representing McCurdy Family]

The Applicant proposed a replat of two vacant lots originally zoned CR and platted as part of the Kinnikinnick Creekside Subdivision. The lots have remained undeveloped for years, and the owner seeks to rezone them to R1 and divide them into six single-family residential parcels. This replat aligns with the surrounding neighborhood's residential character and responds to low commercial demand in the area.

The replat would create six residential lots, each meeting R1 zoning standards for frontage, setbacks, and lot size. Joe Kurlinkus noted that two of the proposed lots (78 and 79) contain a drainage easement, which may limit building placement. No specific home designs or builders were identified at this stage. The replat was presented for informational purposes only, with formal approval to the Committee of the Whole than to the Village Board.

No Action needed move to the Committee of the Whole.

7. **ZBA 2025-014: Public Hearing for a Text Amendment** revising the Village of Roscoe **Zoning Ordinance Sec. 15-175. Land divisions and Article III Residential District Regulations** of the Village Code of Ordinances.

Jackie Mitch from Vandewalle stated this is a zoning text amendment instead of changing the zoning map were changing the words in the zoning code. The proposed text amendment revises section 15-175 and related residential zoning articles to streamline minor land division procedures and introduce a new zoning district. The goal is to improve clarity, promote owner-occupied housing formats and ensure better control over residential development types.

Creation of RA District: A new "Residential Attached" zoning district specifically for townhomes, allowing the Village to distinguish townhome development from larger multifamily projects.

Design Standards: RA district includes architectural guidelines, bulk regulations, and outdoor space requirements tailored to townhomes.

Minor Land Division Streamlining: Developers creating four or fewer parcels can use a simplified approval process, reducing administrative burden.

5-year Cap on Minor Divisions: To prevent abuse of the streamlined process, a limit was added on how many minor divisions can occur within five years.

The ZBA Board wants to make sure all land divisions, even minor ones, must be approved by the Village Board.

Jackie stated the staff recommended approval of the proposed text amendments; she has included finding in the staff report.

Motion was made by ZBA Member Swanson to include the recommendation of the staff, second by ZBA Member Spinnazola. Voting yes: ZBA Members Skridla, Baluch, Swanson, Jorgenson, Smith, Spinnazola, Butera 7-0-0.

8. **ZBA 2025-019: Public Hearing for a Text Amendment** revising the Village of Roscoe **Zoning Ordinance Article VII of Chapter 155 relating to Accessory Structures and Accessory Buildings** of the Village Code of Ordinances.

Jackie Mitch from Vandewalle stated this amendment was introduced as a zoning code "cleanup" to clarify how accessory structures-specifically swimming pools-are regulated. The issue arose during permit reviews, where ambiguity in the code made it difficult to consistently apply setback requirements. The goal is to ensure that pools and similar structures are clearly defined and subjects to appropriate zoning standards.

Swimming pools are formally categorized as accessory structures. Pools must comply with the same setback rules as other accessory buildings (e.g., sheds, detached garages). The amendment ensures that zoning staff can uniformly apply rules during permit review, reducing confusion and potential disputes. The amendment does not alter where pools can be built-only how they are regulated within existing zoning districts.

Joe Kurlinkus Stated the amendment is a clarification rather than a policy shift. The change was promoted by inconsistencies in how pool permits were processed. By explicitly stating that pools are accessory structures, the Village can enforce setbacks and placement rules more effectively.

Motion was made to approve text amendment by ZBA Member Skridla, second by ZBA Member Jorgenson. Voting yes: ZBA Members Smith, Swanson, Baluch, Butera, Spinnazola, Jorgenson, Skridla 7-0-0.

9. ZBA 2025-020: Discussion of **Roscoe Main Street District Text Amendments.**

Jackie Mitch from Vandewalle introduced the amendment as part of a broader zoning modernization effort aimed at revitalizing Roscoe's Main Street corridor. The new provision allows commercial accessory structures- such as retail units or unmanned extensions of existing businesses-to be placed within the district. This pilot initiative is intended to test flexible retail formats that support small business growth and increase street-level engagement.

OLD BUSINESS

No Old Business.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Mr. Henning stated he has interest in potentially after his lease runs out. he has inquiries about building into the red zone, particularly the lot that is a commercial building in the front frontage property. He is questioning whether he would be required to build a two-story brick building. He stated that it would be a financial burden for him to build a second story building. He stated that he roughly needs 5000 square feet. He stated that he needed to know what kind of construction that he would need.

Jackie Mitch stated that now wouldn't be the time to discuss this because it's not on the agenda, but he would be required to have a two story.

ADJOURNMENT

Chairman Butera asked if anyone would like to make a motion to Adjourn the Meeting.

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

Zoning Board of Appeals Meeting of October 8, 2025

Application No. ZBA 2025-021

Applicant: Village of Roscoe

Location: N/A

Requested Action: Zoning Text Amendments to Chapter 155 addition of Main Street Zoning

Existing Use: N/A

Proposed Use: N/A

Existing Zoning: N/A

Adjacent Zoning: N/A

Description: The proposed amendments to Chapter 155 of the Village Code of Ordinances introduce two new zoning districts, designed to align with and advance the vision and goals set forth in the Main Street District Roscoe Blueprint. The Blueprint identifies current zoning policies are misaligned with the community's development goals and recommends updates to support mixed-use development and a more compact, walkable development pattern. The proposed zoning districts establish standards to guide development and redevelopment. The guidelines address key elements such as building height, massing, facade treatment, and streetscape design, intending to shape the physical environment to promote a vibrant, pedestrian-friendly downtown.

The proposed amendment would create the following new zoning districts.

- **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:** A transition zone between the high-density core and surrounding residential neighborhoods, offering a mix of housing types and small-scale commercial uses.

Attached are the proposed amendments to the Zoning Ordinance.

Zoning Text Amendment Procedure: A zoning text amendment is a change to the language included in the zoning ordinance. Section 15-779, Map Amendments and Text Amendments, outlines the procedures for zoning text 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 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 text amendment is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan and Main Street District Blueprint because it establishes new zoning districts that support the development of a mixed-use, walkable downtown in alignment with the community's long-term goals.

Staff Recommendation: Staff recommends **approval** of the requested zoning text amendments to Chapter 155 of the Village Code of Ordinances, including the recommended findings of fact.

Village of Roscoe

Proposed Zoning Text Amendments: Main Street Zoning Districts

Draft: September 1, 2025

Sec. 15-386. Establishment of districts.

In order to carry out the purposes of this chapter, the following districts are established:

<i>Abbreviation</i>	<i>Title</i>
UT	Urban Transition District
RE	Single-Family Rural Estate Residential District
R1	One-Family Residential District
R2	Two-Family Residential District
RM	Multifamily Residential District
CO	Limited Commercial Office District
CR	Retail and Service Commercial District
CH	Highway Commercial District
CG	General Commercial District
IL	Light Industrial District
IG	General Industrial District
IH	Heavy Industrial District
PC	Public/Conservancy District
HC	Health Care District
PUD	Planned Unit Development Overlay District
<u>MS-C</u>	<u>Main Street – Core District</u>
<u>MS-E</u>	<u>Main Street – Edge District</u>

Sec. 15-408. Residential bulk standards.

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

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

District	<i>Minimum Site</i>			<i>Development Intensity</i>			<i>Minimum Yards</i>		
	Area	Width Interior Lot	Min. Depth	Max. Height	Max. Lot Coverage	Min. Site Area per DU	Front (1)	Side	Rear
RE	22,000 sf	110 ft.	150 ft.	35 ft	25 percent	22,000 sf	30 ft.	30 ft. in total with a min. of	30 ft.

								10 ft. per side	
R1	9,500 sf	75 ft.	125 ft.	35 ft.	30 percent	9,500 sf	30 ft.	10 ft.	30 ft.
R2	15,000 sf	100 ft.	125 ft.	35 ft.	30 percent	7,500 sf	30 ft.	15 ft.	30 ft.
RM	19,800 sf	100 ft.	125 ft.	35 ft.	30 percent	3,300 sf	30 ft.	15 ft.	30 ft.

(1) The required front yard setback of lots fronting Main Street between Grove Street and Elevator Street or fronting Elevator Street between Highway 251 and Pearl Street shall be a minimum of ~~ten~~ 0 feet and a maximum of 1520 feet.

(Ord. of 3-2-2021, § 155.3.2)

ARTICLE VI. SPECIAL DISTRICT REGULATIONS

Sec. 15-491. Purpose and intent.

- (a) *HC Health Care District.* The HC Health Care District is intended to provide appropriately located areas for medical and health care related uses in a campus-type setting offering health care related services, equipment and products required by residents of the village and its surrounding area.
- (b) *UT Urban Transition District.* The UT Urban Transition District is intended to prevent premature urban development of certain lands on land that may be annexed to the village.
- (c) *PC Public/Conservancy District.* The PC Public/Conservancy District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas that are under municipal, public related use, or where the use for public municipal purpose is anticipated to be permanent. Permitted uses shall generally serve the public municipal benefit and may include public or private utilities, parks, and natural features.
- (d) *MS-C Main Street – Core.* The MS-C Main Street – Core District is intended to provide appropriate flexibilities and standards to promote the development of mixed-use neighborhoods. Development in these areas should place a high priority on walkability, additional housing, accessibility, local and small business uses, and high-quality architectural design.
- (e) *MS-E Main Street – Edge.* The Main Street – Edge District is intended to act as a companion and buffer between the Main Street – Core zoned areas. This District promotes transition between the higher-density areas along Main Street and the surrounding lower-density residential areas.

(Ord. of 3-2-2021, § 155.6.1)

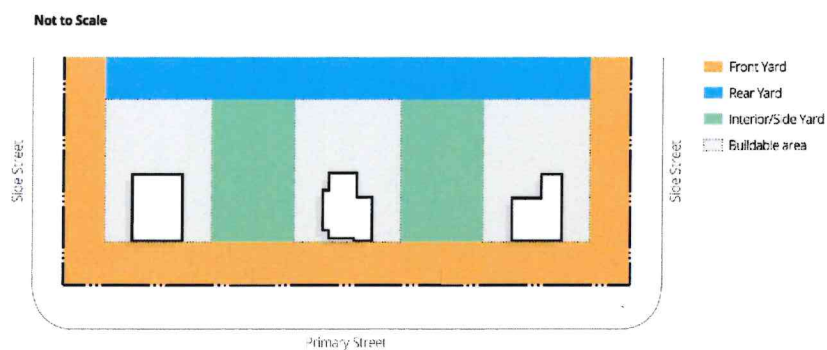
Sec. 15-492. Special district bulk standards.

All development in industrial districts must comply with the requirements in Table 15-492, unless otherwise expressly stated.

Table 15-492. Special Use Districts-Bulk and Yard Standards

District	Minimum Site			Development Intensity			Minimum Yards		
	Area	Width Interior Lot	Min. Depth	Max. Height	Max. Lot Coverage	Min. Site Area per DU	Front	Side	Rear
UT	5 acres	300 ft.	—	35 ft.	—	5 acres	½ ROW	25 ft.	75 ft.
HC	10 acres	200 ft.		120 ft.	60 percent		½ ROW up to max of 60 ft. ⁽¹⁾	10 ft. ⁽¹⁾	10 ft.
P				55 ft.			30 ft.	20 ft.	20 ft.
<u>MS-C</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>4 stories⁽⁴⁾</u>	<u>80 percent</u>	<u>None</u>	<u>None⁽³⁾</u>	<u>None⁽²⁾</u>	<u>None</u>
<u>MS-E</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>3 stories</u>	<u>75 percent</u>	<u>None</u>	<u>5 ft⁽³⁾</u>	<u>0 ft</u>	<u>15 ft</u>

- (1) 30 feet if abutting R district; additional 1 foot for every 4 feet over 45 feet in height.
- (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.



Graphic 15-492. Special Use Required Yards
(Ord. of 3-2-2021, § 155.6.2)

Sec. 15-493. Special district permitted uses.

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

- (1) *Permitted uses.* A "P" indicates that a use is considered permitted within that district as of right.
- (2) *Special uses.* An "S" indicates that a use is permitted as a special exception in that district upon approval from the village board as required in section 15-780.
- (3) ~~*Conditional uses.* A "C" indicates that a use is permitted as a secondary use as a condition of the primary use being a permitted use under the medical category.~~
- (4) *Uses not permitted.* A blank space or the absence of the use from the table indicates that use is not permitted within that district. However, a use not identified on the table may be determined by the zoning administrator to be a permitted or special use in the district, based on their evaluation as to whether the proposed use is similar enough in character, intensity, and operations to that of a permitted or special use in the district.

Table 15-493. Special Districts-Permitted and Special Uses

	<i>UT</i>	<i>HC</i>	<i>MS-C</i>	<i>MS-E</i>	<i>PC</i>
Agriculture					
Agricultural, horticultural, forestry	P				P
Horse stables with the privilege to conduct exhibitions	S				S
Residential					
Single-family dwellings	S				S
<u>Cottage Court Developments</u>				<u>S</u>	
<u>Townhouses</u>			<u>S</u>	<u>S</u>	
<u>Two-family dwellings</u>				<u>S</u>	
<u>Multifamily dwellings</u>			<u>P/S*</u>	<u>P/S*</u>	
<u>Mixed-use building</u>			<u>P*</u>	<u>P*</u>	
Mobile home park subject to provisions of section 15-553	S				
Assisted living facility		P			
Independent living facility		P			
Community based senior or independent living facilities		P			
Nursing, retirement, or convalescent facility		P			
Commercial					
Wholesale nursery operations	S				
Banquet/event space	S				P
Bed and breakfast					P
Sale of products produced on the premises only from temporary stands or existing operational structures	S				
Home occupations	P				
Daycare centers	S	P			
Cafe, coffee shop/tea shop		<u>SG</u>	<u>P</u>	<u>P</u>	
Barber/beauty shop		<u>SG</u>	<u>P</u>	<u>P</u>	
Bookstore		<u>SG</u>	<u>P</u>	<u>P</u>	
Flower shop		<u>SG</u>	<u>P</u>	<u>P</u>	

Financial institution		<u>SG</u>	<u>P</u>	<u>S</u>	
Convenience store		<u>SG</u>	<u>P</u>	<u>S</u>	
Restaurant		<u>SG</u>	<u>S</u>	<u>S</u>	S
Bar, tavern, microbrewery, taproom, or tasting room			<u>S</u>	<u>S</u>	S
Auditorium		<u>SG</u>			
Laundry facility		<u>SG</u>	<u>P</u>	<u>S</u>	
Dry cleaning shop		<u>SG</u>	<u>P</u>	<u>S</u>	
Cafeteria operated as part of a hospital, nursing, retirement, or convalescent facility, assisted living facility or independent living facility	P				
Storage and maintenance buildings		<u>SG</u>			
<u>Professional offices</u>			<u>P</u>	<u>P</u>	
<u>Business services</u>			<u>P</u>	<u>P</u>	
<u>Personal services</u>			<u>P</u>	<u>P</u>	
<u>Gift and/or antique shop</u>			<u>P</u>	<u>S</u>	
<u>Retail trade</u>			<u>P</u>	<u>S</u>	
Institutional					
Cemeteries	S				
Place of worship	S	<u>SG</u>			
Educational institution	S				
Educational facilities		<u>SG</u>			
Library			<u>S</u>	<u>S</u>	P
Medical					
Hospital		P			
Hospice		P			
Physician and medical office		P			
Research laboratory facility		P			
Medical laboratory		P			
Other diagnostic facilities, including without limitation those involving radiologic, nuclear, and fluoroscopic modalities		P			
Surgery center		P			
Freestanding emergency room		P			
Urgent and immediate care center		P			
Clinic		P			
Ambulatory care facility (including surgery)		P			
Ambulance service		P			
Optician shop		P			
Medical insurance provider		C			
Optometry office		P			
Family or child advocacy center		P			
Religious/charitable institution		P			
Rehabilitation facility, including without limitation cardiac rehabilitation		P			
Physical/occupational/speech/occupational therapy		P			
Health and fitness facility		P	<u>P</u>	<u>P</u>	

Clubs and associations		P	<u>P</u>	<u>P</u>	
Helicopter pad		P			
Pharmacy		P	<u>P</u>	<u>P</u>	
Durable medical equipment		P			
Community Facilities (Public Service)					
Water filtration plant, pumping station, and water reservoir	S				P
Sewage treatment plan	S				P
Public administrative offices			<u>S</u>	<u>S</u>	P
Public service buildings			<u>P</u>	<u>P</u>	P
Police station	S		<u>P</u>	<u>P</u>	P
Fire station	S		<u>P</u>	<u>P</u>	P
Public utility, radio, television, cell towers					
Public utility offices			<u>P</u>	<u>P</u>	P
Electrical substation and booster stations					P
Municipal towers and weather sirens					
Garages for storage of municipal vehicles used in conjunction with the operation of a permitted use					
Telephone exchange	S				
Electronic substations and booster stations	S				P
Emergency power facility		<u>SG</u>			P
Noncommercial communication antennae		<u>SG</u>			
Energy center or central power plants		<u>SG</u>			P
Recreational					
Parks, forest preserves, and recreational areas (public)	P	P	<u>S</u>	<u>S</u>	P
Community recreation facilities			<u>S</u>	<u>S</u>	P
Conservancy					P
Amusement and recreation services	S				S
Golf course	S				S
Other					
Accessory buildings, structures, and uses located on the same site with a permitted use include barns, stables, coops, tank houses, storage tanks, windmills, silos, other farm outbuildings, private garages and carports, storehouses, garden structures, greenhouses, recreation rooms and hobby shops, and storage of petroleum products for the use of persons residing on the site;	P				P
Food trucks					P
Accessory structures and uses, not including warehouses, on the same site as a permitted use	P				
Service buildings and facilities normally accessory to the permitted use	P				
Ground-mounted and building-mounted earth station dish and terrestrial antennas	S				
Roof-mounted solar collectors	P		<u>S</u>	<u>S</u>	

Municipally owned wells, pumping stations, water towers and reservoirs, and municipally owned telecommunications towers and antennas, provided they are located not less than 50 feet from any lot line	P	P	<u>S</u>	<u>S</u>	P
Utility substation, municipal wells, pumping stations, and towers, provided that the use is not less than 50 feet from any lot line	P	P	<u>S</u>	<u>S</u>	P
Transmitting towers, receiving towers, and relay and microwave towers, and broadcast studios	S	S			S
Solar energy collectors erected as an accessory structure	P	S			S
Any other usual and customary uses accessory to the above permitted uses as determined by the zoning administrator or designee	S	S			S
<u>Accessory Dwelling Unit</u>			<u>S</u>	<u>S</u>	
<u>Accessory Commercial Unit</u>			<u>S</u>	<u>S</u>	

*Uses that utilize pre-approved building plans from the Village may be permitted by-right. Projects that do not utilize these plans shall require a special use permit.

(Ord. of 3-2-2021, § 155.6.3)

Sec. 15-494. Development standards applicable to the HC district.

Hospitals shall, upon application for approval, submit a traffic management plan that identifies preferred routes for emergency responsiveness for review by the village traffic engineer.

(Ord. of 3-2-2021, § 155.6.4)

Sec. 15-495. Development standards applicable to the MS-C district.

Any development occurring within the Main Street – Core District shall conform to the standards set forth in this section.

(1) Uses requiring pre-approved plans.

- a. The following uses permitted by-right require that the applicant utilize building plans that have been pre-approved by both the Zoning Board of Appeals and Village Board. Applicants using these pre-approved plans are exempt from Design Review and must submit a site plan to Village staff for approval regarding use, bulk, performance, and landscaping standards.

- i. Multifamily dwellings
- ii. Mixed-use buildings
- iii. Accessory dwelling units
- iv. Accessory commercial units

- b. Applicants seeking to develop one of the uses stated in Section 15-495(1)(a) without utilizing one of the pre-approved building plans must apply for both a Special Use Permit and Design Review Approval through the Zoning Board of Appeals.

(2) Design standards for new construction.

- a. Buildings are limited to 4 stories in height, regardless of linear feet.
- b. All façades shall consist of a minimum percentage of windows or doors to allow views into and out of the building's interior and to promote a visual connection to the street and river. The minimum percentage of windows or doors shall include trim but exclude gables.

- i. Ground floor, nonresidential uses: The total area of windows and doors shall comprise a minimum of 25 percent of the ground floor façade area containing the nonresidential use.
 - ii. Ground floor, residential uses: The total area of windows and doors shall comprise a minimum of 15 percent of the ground floor façade area containing the residential use.
 - iii. Upper floors, all uses: The total area of windows and doors shall comprise a minimum of 15 percent of the total façade area above the ground floor.
- c. Building façades.
 - i. Buildings must either:
 - 1. Utilize a building style that clearly creates a base, mid-section, and top element. This can be done with elements such as, but not limited to: change of material, creating bump-out sections for the base, installation of a band or 'belt-line' around the building, and the addition of a roof element such as a cornice;
 - 2. Create an undulating and articulated building façade that provides visual interest and variation across all elevations. All rooflines must complement the façade by including distinct design elements, such as gables, cornices, parapets, or slopes, to avoid monotony. Façades shall not exceed 40 feet in length without architectural articulation, which may include:
 - a. Recesses or projections that step back or project a portion of the main façade plane.
 - b. Recesses or projections of upper floors from the ground floor façade plane.
 - c. Vertical division using different textures or materials.
 - d. Division of the façade into individual units through the use of windows, entrances, arcades, porches, decks, balconies, lighting, etc.
 - e. Roof form variations such as the inclusion of dormers, change in roof lines, or change in roof type.
 - d. Primary entrances shall be oriented with the following hierarchy:
 - i. If located along Main Street, the primary entrance shall be oriented towards Main Street.
 - ii. If located along Bridge Street (but not Main Street), the primary entrance shall be oriented towards Bridge Street.
 - iii. If located along any other street, the primary entrance shall be oriented toward the front yard of the property.
 - e. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.
 - f. Façades on multiple-tenant buildings should be broken into design elements that reflect individual tenant spaces through staggering of vertical façade planes, window/door groupings, and awnings.
 - g. Materials.
 - i. All elevations in the MS-C district must be comprised of at least 50 percent high-quality materials, as defined in Section 15-752.
 - h. Pedestrian access.
 - i. Sidewalk and pedestrian access shall be provided from the main entrances to parking areas and the public sidewalk.
 - ii. If no public sidewalk is currently available, a pedestrian walkway from the main customer entrance to the public street right-of-way shall be provided.
- (3) Multiple buildings on the same lot.
 - a. Developments such as 'cottage-court' style single-family homes may allow up to 6 homes on a single lot, provided that these homes meet all other applicable standards.
- (4) Development at the intersection of Bridge Street and Main Street.
 - a. All development that occupies a corner on the intersection of Main Street and Bridge Street must maintain at least 50% ground level commercial space as a mixed-use building.

Sec. 15-496. Development standards applicable to the MS-E District.

Any development occurring within the Main Street – Edge District shall conform to the standards set forth in this section.

(1) Uses requiring pre-approved plans.

a. The following uses permitted by-right require that the applicant utilize building plans that have been pre-approved by both the Zoning Board of Appeals and Village Board. Applicants using these pre-approved plans are exempt from Design Review and must submit a site plan to Village staff for approval regarding use, bulk, performance, and landscaping standards.

- i. Multifamily dwellings
- ii. Mixed-use buildings
- iii. Accessory dwelling units
- iv. Accessory commercial units

b. Applicants seeking to develop one of the uses stated in Section 15-496(1)(a) without utilizing one of the pre-approved building plans must apply for both a Special Use Permit and Design Review Approval through the Zoning Board of Appeals.

(2) Design standards.

a. Buildings are limited to 3 stories in height.

b. Building facades.

i. Utilize a building style that clearly creates a base, mid-section, and top element. This can be done with elements such as, but not limited to: change of material, creating bump-out sections for the base, installation of a band or 'belt-line' around the building, and the addition of a roof element such as a cornice.

c. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.

d. Materials.

i. All elevations for buildings in the MS-E district must be comprised of at least 50 percent high-quality materials, as defined in Section 15-752.

e. Pedestrian access.

i. Sidewalk and pedestrian access shall be provided from the main entrances to parking areas and the public sidewalk.

ii. If no public sidewalk is currently available, a pedestrian walkway from the main customer entrance to the public street right-of-way shall be provided.

(3) Single-family and two-family dwellings.

a. Any new or proposed homes must have the garage to the home either as a detached accessory building placed in the rear yard of the property or as an alley-loaded garage in the rear yard of the property. In no case should the garage of the home be oriented in the front of the principal home.

b. Front façades of single-family homes must either include a front porch or stoop to increase pedestrian street engagement.

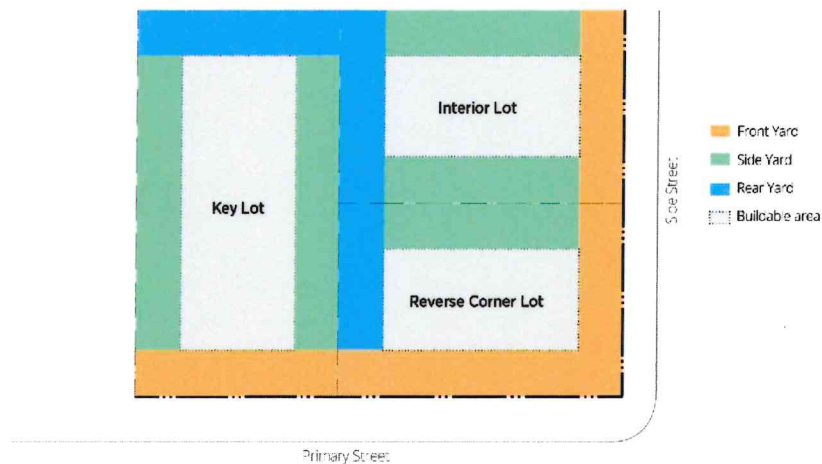
(4) Multiple buildings on the same lot.

a. Developments such as "cottage-court" style single-family homes may allow up to 6 homes on a single lot, provided that these homes meet all other applicable standards.

Secs. 15-497—15-511. Reserved.

Sec. 15-516. Accessory building.

- (a) No accessory building shall be located in a required front yard.
- a. Accessory Commercial Units in the MS-C and MS-E districts may be located in the front yard of the principal building if attached to the principal building. No ACU may be closer than 5 feet to the front lot line.
- (b) A total of one accessory building may be permitted on any parcel, unless otherwise authorized through a provision of this Code.
- (c) On lots less than or equal to one acre, an accessory building shall not exceed 700 square feet in area.
- (d) On lots greater than one acre, an accessory building shall not exceed 1,200 square feet in area.
- (e) On a reverse street corner lot, a lone accessory structure shall not be located closer to the rear property line than the required side yard of the adjoining key lot and not closer to the street than the required front yard of the adjoining key lot.
- (f) Accessory buildings within either the MS-C or MS-E districts are subject to the same exterior materials standards in Section 15-495 and 15-496.



Graphic 15-516. Accessory Building Lot Types

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

Table 15-516. Accessory Buildings

<i>Districts</i>		<i>Maximum Height</i>	<i>Setback to Side Lot Line</i>	<i>Setback to Rear Lot Line</i>
R1	One-Family Residential District	20 ft.	10 ft.	10 ft.
R2	Two-Family Residential District	20 ft.	10 ft.	10 ft.
RE	Single-Family Rural Estate Residential District	20 ft.	10 ft.	10 ft.
RM	Multifamily Residential District	20 ft.	10 ft.	10 ft..
CR	Retail Service Commercial District	20 ft.	10 ft.	10 ft.
CG	General Commercial District	25 ft.	10 ft.	10 ft.
CH	Highway Commercial District	25 ft.	10 ft.	10 ft.
IG	General Industrial District	35 ft.	30 ft.	30 ft.
IH	Heavy Industrial District	35 ft.	50 ft.	50 ft.
UT	Urban Transition District	20 ft.	10 ft.	10 ft.
HC	Health Care District	35 ft.	10 ft.*	10 ft.*
PC	Public/Conservancy	35 ft.	15 ft.	15 ft.
<u>MS-C</u>	<u>Main Street – Core</u>	<u>20 ft.</u>	<u>10 ft.</u>	<u>15 ft.</u>
<u>MS-E</u>	<u>Main Street – Edge</u>	<u>20 ft.</u>	<u>10 ft.</u>	<u>15 ft.</u>

(h) Accessory Dwelling Units and Accessory Commercial Units must meet the following standards:

- (1) Any construction of an ADU or ACU must first gain Design Review approval at the Zoning Board of Appeals.
- (2) The principal building must be residential in use.
- (3) The design of ADU and ACU buildings must be consistent with the design and aesthetic of the principal building on the lot including the color and material of exterior siding and moldings.
- (4) If the property's principal buildings do not consist of high-quality exterior materials, ADUs and ACUs are required to meet the exterior materials requirements for principal buildings within either the MS-C and MS-E districts listed in Section 15-495 and 15-496.
- (5) There must be at least one paned window on each façade of an ADU or ACU facing a public street.
- (6) ADUs and ACUs must have utility connection through the principal building on the lot.
- (7) Only one ADU or ACU is allowed per lot.
 - a. Attached ADUs and ACUs do not count towards the permitted number of accessory buildings (1) and accessory structures (2-5 max depending on lot size) on a lot at one time. However, detached ADUs and ACUs do count towards this figure.
- (8) ADUs and ACUs must comply with the accessory building bulk standards in Table 15-516 above.
- (9) If using one of the pre-approved plans for ADUs or ACUS offered by the Village, this use is permitted by right without the need for a Special Use Permit.
- (10) All accessory dwelling and commercial units must comply with the base zoning requirements, overlay zoning requirements, and accessory building requirements of the municipal code.

(Ord. of 3-2-2021, § 155.7.5)

Sec. 15-619. Off-street parking requirements.

- (a) *Minimum requirements.* Except as otherwise expressly stated, off-street motor vehicle parking spaces must be provided in accordance with the parking ratio requirements of Table 15-619(1).
- (b) *Maximum requirements.* To minimize excessive areas of pavement no parking lot shall exceed the required number of parking spaces by more than ten percent, except as approved by zoning administrator. In granting additional spaces, the zoning administrator shall determine that the parking is needed based on documented evidence of actual use and demand provided by the applicant.
- (c) *Off-street parking.* Uses within the HC Health Care District must provide off-street parking in accordance with the parking ratio requirements of Table 15-619(2).
- (d) *Main Street Districts (MS-C and MS-E).*
 - i. Uses within either the MS-C or MS-E districts are exempt from the minimum parking requirements in Section 15-619(1) and shall provide off-street parking in accordance with the parking ratio requirements of Table 15-619(3).
 - ii. Uses within either the MS-C or MS-E districts are permitted to count the number of on-street parking spaces provided within 50 feet of the main customer entrance towards their required minimum number of parking spaces.

Table 15-619(1). Off-Street Parking Requirements

Use	Required Parking
Residential	
Single-family	2 spaces per dwelling unit under 1,200 square feet with 1 parking space to be in a fully enclosed building (garage)
	3 spaces per 1,200 square feet or over dwelling unit with 2 parking spaces to be in a fully enclosed building (garage)
Two-family	2 spaces per dwelling unit with 1 parking space to be in a fully enclosed building (garage)
Multifamily unit (except elderly)	2½ spaces per dwelling unit with 1 parking space to be in a fully enclosed building (garage)
Multifamily units which are specifically designed for and occupied by persons 60 years of age or older	1 space per elderly housing unit
Bed and breakfast inn	2 spaces for residents plus 1 space for each guest room
Community-based housing, nursing homes, boardinghouses, group homes, single-family occupancy units	½ space for each resident
Hotels, motels	1 space per sleeping unit
Retail and Service Uses	
(Based on gross floor area) Retail and service uses, including financial institutions, except as listed	1 space per 250 square feet
Car washes: self-service manual	1½ spaces for each bay and 1 for each employee
Car washes: automatic	1½ spaces for each bay
Car washes: with internal drying operation	1 space for each employee
Auto maintenance facilities & service stations	1 space per fuel pump and 1 space per service bay
Auto repair facilities	2 spaces per repair/service bay
Offices and Clinics	
Bowling alley	4 spaces per alley

Drive-up banking facilities	4 spaces per window
Drive-up ATMS	3 stacking spaces per window
Fast food/drive-in restaurant	1 space per 100 square feet
Restaurants and other establishments dispensing food or beverages for consumption on the premises	1 space per 75 square feet
Furniture, carpet and appliance sales	1 space per 800 square feet
Passenger vehicle sales and other motor vehicles sales	1 space per 1,600 square feet of display area plus the required number of spaces for any associated uses
Mortuaries, funeral home	1 space for each 4 seats, 1 space for each employee, and 1 space for each hearse
Shopping centers over 45,000 square feet	1 space per 250 square feet
Medical, dental, and optical offices and medical clinics	1 space per 150 square feet
Other business and professional offices	1 space for 300 square feet
Industrial Uses	
Manufacturing, auto and body repair, furniture repair, upholstery shops	1 space per 500 square feet
Warehouses, wholesale establishments, storage and distribution centers	1 space per 2,000 square feet 1 space per employee
Community Service Uses	
Churches, high schools, colleges, business and trade schools	The greater of 1 space per 200 feet or 1 space per 4 seats
Hospitals	The greater of 1 space per 600 square feet or 1½ spaces per bed
Libraries, art galleries, museums	1 space per 250 square feet
Recreational buildings or community centers	1 space per 250 square feet
Schools: nursery, elementary or middle school	1 space per each 20 pupils
Places of Assembly	
Stadiums, arenas, auditoriums, skating rinks, theaters, convention halls	The greater of 1 space for each 4 seats or 1 space per 75 square feet
Miscellaneous Uses	
Fraternities, sororities, dormitories	1 space for each 2 beds
Planned mixed: 1 space for each 2 beds Use Developments	Spaces shall be the sum of the individual uses
Other uses not listed	Spaces shall be based on the most similar use listed or as determined by the zoning officer

Table 15-619(2). HC Off-Street Parking Requirements

<i>Use</i>	<i>Required Parking</i>
Assisted living facility, retirement or convalescent facility, or independent living facility	1 space per 2 residents
Daycare facility	1 space per 6 children and each adult as applicable per shift
Durable medical equipment facility	1 space per 300 square feet
Family or child advocacy center	1 space per 250 square feet
Health and fitness facility	1 space per 300 square feet
Hospice	1.5 spaces per bed
Hospital	The greater of 1 space per 600 square feet or 2.5 spaces per bed

Medical, dental, and optical offices and medical clinics	1 space per 250 square feet
Nursing home	1 space per 3 resident rooms
Pharmacy	1 space per 400 square feet
Rehabilitation facility or physical/occupational therapy	1 space per 200 square feet
Research or medical laboratory	The greater of 1 space per 350 square feet or .80 spaces per employee
Surgery center	1 space per 300 square feet
Urgent or immediate care center or clinic or medical health center	1 space per 300 square feet

Table 15-619(3). MS-C and MS-E Off-Street Parking Requirements

<u>Use</u>	<u>Required Parking</u>
<u>Nonresidential uses over 3,000 square feet in area</u>	<u>1 space per 500 square feet</u>
<u>Two-Family</u>	<u>2 spaces per dwelling unit</u>
<u>Multifamily, studio unit</u>	<u>1 space per dwelling unit</u>
<u>Multifamily, one or two bedroom units</u>	<u>1.5 spaces per dwelling unit</u>
<u>Multifamily, three or more bedroom units</u>	<u>2 spaces per dwelling unit</u>

(Ord. of 3-2-2021, § 155.10.10)

Sec. 15-622. Bicycle parking requirements.

- (a) *Applicability.* For properties within commercial districts (CR, CG, CH, and CO), MS-C, MS-E, and RM districts, designated bicycle parking spaces shall be provided in accordance with the requirements of this subsection. Bicycle facilities shall be of high quality and reflect the architecture of the primary structure.
- (b) *Minimum required spaces.*
 - (1) *Commercial districts.* Bicycle parking facilities should be provided at a rate of one bicycle space per 25 vehicle parking spaces with a minimum of two spaces and a maximum of ten spaces.
 - (2) *Multifamily residential districts (MR).* Bicycle parking facilities should be provided at a rate of one bicycle space per ten dwelling units. A minimum of two bicycle spaces shall be provided.
 - (3) Main Street Districts (MS-C and MS-E). Bicycle parking facilities should be provided at a rate of one bicycle space per unit. A minimum of four bicycle spaces shall be provided for each principal nonresidential use.
- (c) *Location.* Bicycle parking shall be conveniently located near building entry points. Bicycle parking placement shall not conflict with pedestrian travel. Bicycle facilities provided in the public right-of-way may be used in parking calculations, so long as the entry point providing primary access to the building is set back no more than 20 feet from the front lot line.
- (d) *Facility.* Bicycle parking shall be provided using bicycle rack or locker-type parking facilities and shall be designed to allow a bicycle frame to be locked to a structure attached to the pavement or the building. Indoor bicycle parking for residential development is permitted, provided that residents have 24-hour access.

(Ord. of 3-2-2021, § 155.10.14)

Sec. 15-623. Pedestrian access and circulation.

Pedestrian access shall be required for all sites to improve the health, safety, and welfare of the public by providing clear pedestrian pathways at perimeter and internal site locations to reduce pedestrian and vehicular conflicts, improve accessibility for persons with disabilities and establish a multi-modal environment that is supportive of walking, biking and transit use.

- (1) The construction and repair of on-site sidewalks shall comply with all chapters of this Code.
- (2) Walkways in parking lots. Paved walkways shall be provided from the public right-of-way to the primary entrance of the building and for access to adjacent parks, shopping areas, transit stops, anticipated walkways and institutions. Pedestrian movement shall be accommodated within parking lots through marked crosswalks or similar methods.
- (3) When trails exist or are planned, nonresidential properties shall include paths or sidewalks to connect building entries to the trail system, where appropriate and feasible, as determined by the zoning administrator.
- (4) Minimum width for pedestrians. At least five feet of sidewalk space shall be kept clean and clear for the free passage of pedestrians at all times.
- (5) A minimum of one street tree or one medium shrub is to be planted and maintained every 10 feet of pedestrian walkway or sidewalk abutting a public right-of-way or private street.

(Ord. of 3-2-2021, § 155.10.15)

ARTICLE XI – LANDSCAPING

Sec. 15-653. Applicability.

(a) This landscape ordinance shall be applicable to all zoning districts and land uses within the village. The regulations contained herein shall be applied for any plan, plat or permit requiring review and or approval involving of any land development, alteration and or modification of a zoning lot, building structure, or parking facility contained therein requiring zoning department approval to maintain and protect property values.

- (1) Buildings and structures in the MS-C and MS-E districts are subject to the requirements of Section 15-665.
- (b) Individuals purchasing property within a completed residential development and homeowners' associations in the case of townhouse and condominium developments with established landscaping covenants shall be exempt from the planting specification and regulations contained herein, with the following exceptions:
 - (1) Any landscape plan approved as part of a development shall be maintained as the minimum landscape requirements for that development and shall not be removed without zoning administrator approval;
 - (2) All maintenance responsibilities as specified in this section and the proximity of plant materials to municipal utilities and property as stated in this section shall be enforced;
 - (3) Parkway trees and plantings shall be required to meet and established regulations for the applicable district.

Sec. 15-665. Main Street District Landscaping Standards.

(11) Applicability. The landscape standards of this section apply to all properties within the Main Street – Core (MS-C) and Main Street – Edge (MS-E) zoning districts. In addition, the requirements of Article XI – Landscaping

apply to MS-C and MS-E zoning districts, except for Section 15-653 and Section 15-657 through Section 15-650.

iii. Single-family and two-family dwellings are exempt from the landscaping standards in this section.

(12) Building foundation landscape requirements. Buildings shall meet the following standards around the foundation of buildings and structures.

iv. At least 50 percent of the foundation of the building must include plantings or landscaping features.

v. At least one tree or shrub every three feet or one medium-sized evergreen every eight feet is required.

vi. Plantings cannot include canopy trees or large evergreen trees.

vii. Only plantings within ten feet of the foundation will be counted.

viii. Buildings constructed with a zero-foot front setback, or those that incorporate a public or private plaza along the front façade, are exempt from foundation landscaping requirements along that frontage.

(13) Parking lot perimeter landscape requirements. Any proposed or existing and updated parking lot within either Main Street zoning district is required to meet the standards below.

ix. Parking lots shall ideally be screened primarily by the placement of buildings, rather than landscaping elements. Buildings or structures must be positioned to minimize the visibility of parking areas from public rights-of-way, neighboring properties, or public spaces. Landscaping may be used as a supplementary screening method but shall not be considered the primary method of screening.

x. The street-facing side of the parking lot shall include a masonry wall or split-rail wooden fence for at least 75 percent of the length of the parking lot, in addition to any required landscaping. This wall or fence should be placed in front of the landscaping so that it's is displayed prominently for passing vehicles and pedestrians.

xi. One native shrub or tall grass shall be planted at least every three feet but no more than every five feet for 75 percent of the perimeter of the parking lot.

(14) Street frontage landscape requirements. Street frontage landscaping shall be required where a developed lots abut a public street right-of-way. All landscaping used to meet this requirement shall be located within 10 feet of the public right-of-way.

i. For lots less than 30,000 square feet in area:

1. Trees. A minimum of one canopy tree or large evergreen tree shall be planted for every 50 linear feet of street frontage where a lot abuts to a public street right-of-way.

2. Shrubs and grasses. At least one shrub or tall grass shall be planted every 10 linear feet of street frontage where a lot abuts to a public street right of way.

ii. For lots 30,000 square feet in area or greater:

1. Trees. A minimum of one canopy tree or large evergreen tree shall be planted for every 25 linear feet of street frontage where a lot abuts a public street right-of-way.

2. Shrubs and grasses. At least one shrub or tall grass shall be planted every five linear feet of street frontage where a lot abuts a public street right-of-way.

iii. The zoning administrator may waive or modify street frontage landscape requirements where impractical due to site conditions. The zoning administrator may count building foundation landscaping per subsection (b) and parking lot perimeter landscaping per subsection (c) located within 10 feet of the public right-of-way street frontage landscaping requirements.

(15) Relation to existing development. The standards within this section shall apply in the following situations.

- xii. Building expansion. When an existing building or structure is expanded within either the MS-C or MS-E districts, the landscaping requirements of this Section shall apply only to the addition to the building or structure.
- ~~xiii.~~ Parking lot expansion. When an existing parking lot is expanded within either the MS-C or MS-E districts, the parking lot perimeter landscaping requirements of this Section shall apply to both the area of the expansion and the parking lot perimeter adjacent to public streets.

ARTICLE XIV – DEFINITIONS

Sec. 15-752. Definitions.

Mixed-Use Building means a building that includes both a dwelling unit and commercial element.

Accessory Dwelling Unit means a dwelling unit that is located on the same lot as a single-family or two-family residential use and may either be attached or detached to the principal building on the lot.

Accessory Commercial Unit means a commercial unit that is located on the same lot as a single-family or two-family residential use and may either be attached or detached to the principal building on the lot.

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

Cottage Court means a residential development typology consisting of a cluster of small, detached or semi-detached housing units arranged around a shared, central open space or courtyard. This configuration is intended to promote community interaction, provide efficient use of land, and maintain a pedestrian-friendly environment.

High Quality Materials means exterior siding materials that are durable, aesthetically pleasing, and designed to withstand environmental factors such as weather, temperature fluctuations, and UV exposure. These materials include, but are not limited to:

- a. Brick;
- b. Stone;
- c. Stucco;
- d. Brick Veneer;
- e. Stone Veneer;
- f. Metal paneling that imitates stucco siding;
- g. Engineered wood-look panels;
- h. Decorative metal paneling;

High Quality Materials does *not* mean materials such as:

- a. Vinyl siding;
- b. Treated wood, including LP SmartSide brands;
- c. Fiber Cement;
- d. Insulated;
- e. Composite;
- f. Polymer Shake and Shingle.

Parking lot median means a designated landscaped area within or between parking aisles in a parking lot, designed to provide visual and functional separation between rows of parking spaces. These medians serve as both a safety feature, aiding in vehicle navigation, and an aesthetic enhancement, contributing to the overall green space of the parking facility

Parking lot bay means the individual parking lot aisles within a lot.

Front porch means an architectural feature of a building that extends from the main entrance and is typically roofed and supported by columns or posts. A front porch provides a semi-enclosed or open area that serves as a transition space between the interior of the home and the exterior.

Stoop means a small, typically uncovered platform or set of steps at the entrance of a building, often leading directly to the front door. A stoop is usually smaller than a front porch and may be simple in design, consisting of just a few steps with a small landing area.

VILLAGE OF ROSCOE MAIN STREET ZONING DISTRICTS

Public Hearing
October 8, 2025



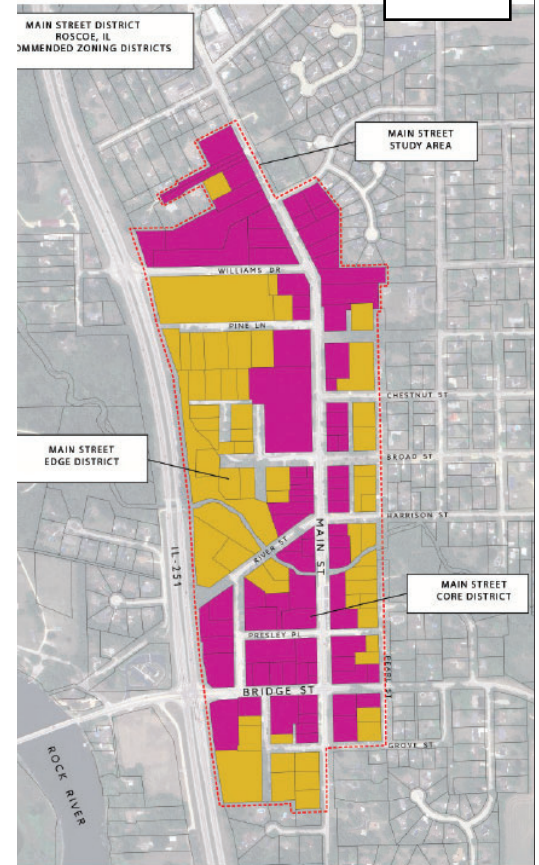
MAIN STREET DISTRICT PLAN

A BLUEPRINT TO SHAPE THE HEART OF ROSCOE

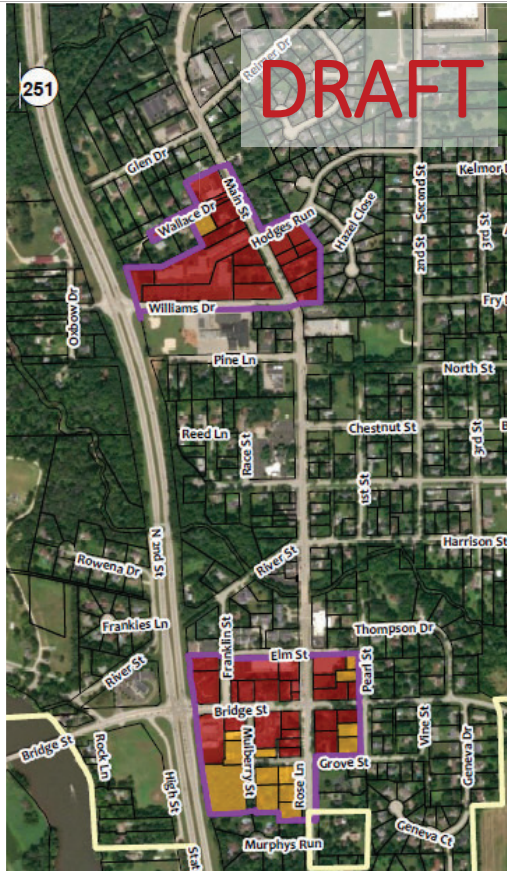
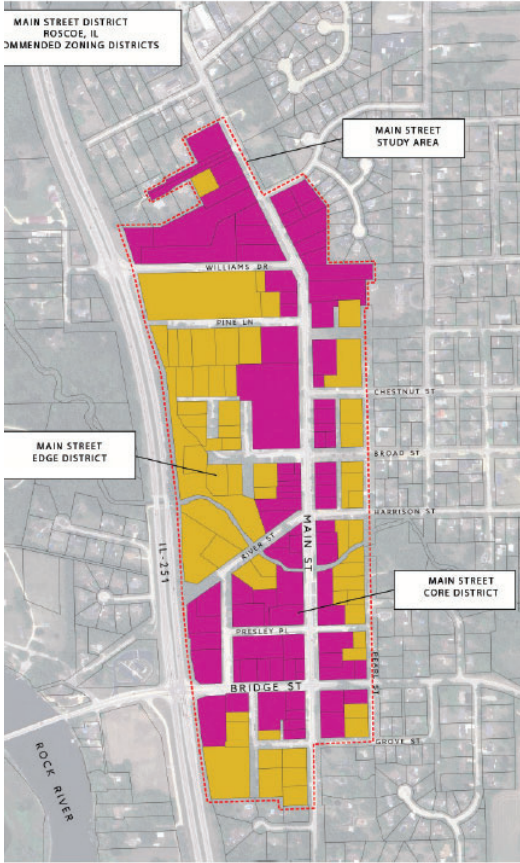
PLACE
foundry

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

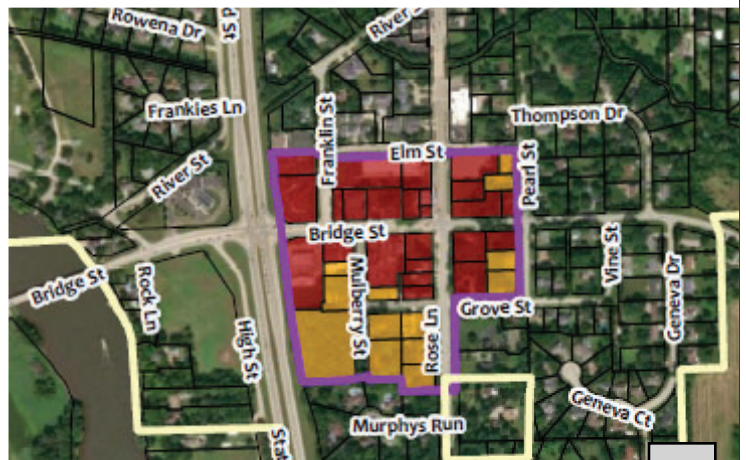


PROPOSED ZONING MAP

 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

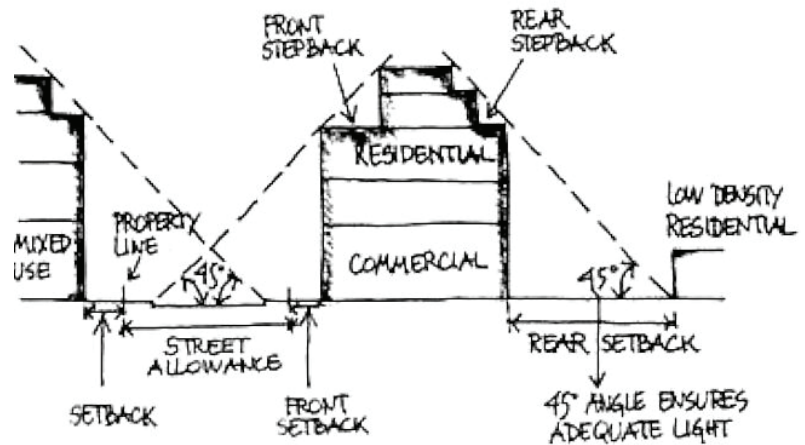




BUILDING HEIGHTS AND LOT COVERAGE

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%



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 |
|--|--|

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



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

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.

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 October 8, 2025 at 5:30 PM at Roscoe Village Hall,
 10631 Main Street, Roscoe, Illinois, 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. All interested
 persons are invited to attend the hearing and provide their input.
 Respectfully submitted, Hilary Rottmann
 Consulting Zoning Administrator, Village of Roscoe, IL.
 Dated 16 th Day of September 2025
 September 18, 2025

WNAXLP

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

09/18/25Publishing Fees: **\$17.88**

Signature:

Subscribed and sworn to before me
 this **18th day of September, A.D. 2025**

Notary Public

My Commission Expires: **3/9/27**

[Complete Story](#)

07/22/2025

2025 FALL APA-IL Virtual Plan Commissioner Training - Open to All



The APA-IL's *virtual* Plan Commissioner Training is happening on October 29, 2025. This is our second virtual training of the year!

Plan commissioners work hard reading packets, reviewing cases, conducting public hearings, and considering policy matters; but they rarely get the chance to sit back and discuss the big picture - what they do and the significance it has to the communities in which they live.

Most commissioners are not professionals in the planning or development fields and can benefit from a bit of extra training on the topic. Even seasoned commissioners appreciate the chance to learn what's new in planning, and discuss their role with fellow commissioners.

Dates, Location, and Time

- October 29, 2025
- 7:00 pm - 9:00 pm
- Virtual (Zoom).

*Please note: **a recording of this session will NOT be available to attendees.** The APA-IL believes that the success of our Plan Commissioner Training is due in part to the live discussion and conversations that occur during the training. If your commissioners are not able to attend the general training on the 30th, we encourage*

you to email APA-IL's Planning Officials Development Officer Tom Farace, AICP at podo@ilapa.org and coordinate a training for your community.

Item # 3.

Registration

- Cost: \$25/person
- Groups of 4 or more \$20/person - use coupon code FOFGRPDISC5 for *each* attendee registered
- **Discount: APA-IL Members attending the training get 10% off! Email Paula Freeze at admin@ilapa.org for the coupon code. [Click here](#) to become an Illinois Chapter-Only member for just \$50/year. Commissioners & board members can be APA-IL members too! Ask about our group membership for commissioners/board members.**
- Need help registering? [Click here for a step-by-step guide](#).

[CLICK HERE TO REGISTER](#)

This session's curriculum includes:

- Roles in the Development Process
- Responsibilities of Commission Members
- Basics of "Findings of Fact"
- The Fine Print
- Planning + Development 101
- Tools of the Trade - master plans, zoning codes, etc.
- Hot Topics
- Resources for Commissioners

Who is this training for?

All planning officials, boards, and commissions are welcome. This includes Zoning Board of Appeals, Design Review Board, Historic Preservation, etc.

This training is a great refresher for your commissioners or to get a new commissioner up to speed. The trainers will welcome attendee questions but for an in-depth discussion or to have a training session focused on your community's issues, you can consider holding a training in your community. Contact Tom Farace, AICP at podo@ilapa.org to schedule a training.

Professional urban planners are welcome to attend this training (no CM will be offered).

[Printer-Friendly Version](#)