



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, June 11, 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 **May 14, 2025**.

NEW BUSINESS

OLD BUSINESS

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

[Applicant: Anthony Pipitone]

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

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

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, May 14, 2025
5:30 PM

CALL TO ORDER

ZBA Chairman Richard Butera called the meeting to order @ 5:30 pm.

ROLL CALL

PRESENT

Chairman Richard Butera
Member Brad Hogland
Member Teresa Skridla
Member Daniel Spinazzola
Member Ryan Swanson

ABSENT

Member Laura Baluch
Member Melissa Smith

Village Clerk Kimberly Garza

STAFF

Josef Kurlinkus - Village Administrator
Evan Hoier - Zoning Administrator (Vanderwall & Associates)
Jay Alms - Battalion Chief for the Harlem/Roscoe Fire Department
Bradon Boggs - Village Engineer

APPROVAL OF MINUTES

- Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **April 9, 2025.**

ZBA Chairman Richard Butera entertained a motion for the approval of the Minutes for the Zoning Board of Appeals from April 9th, 2025.

Motion was made by ZBA Board members Ryan Swanson, seconded by ZBA Board member Richard Butera. Voting yes: ZBA Members Skridla, Butera, Swanson, Hoglund, Spinazzola 5-0-0.

NEW BUSINESS

2. New members of the Zoning Board were introduced. Richard Butera, Teresa Skridla, Daniel Spinazzola.

President Gustafson swore in Daniel Spinazzola to the Zoning Board.

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

[Applicant: Anthony Pipitone]

This is a Public Hearing and Recommendation for Approval of a Planned Unit Development.

Chairman Butera stated the applicant Anthony Pipitone submitted several documents, housing plans, housing picture for the development.

Evan Hoier Zoning Administrator for the Village presented the staff report discussing a proposed development plan by Anthony Pipitone at the North end of Prairie Rose Prairie Garden Subdivision west side of the Schnucks. This is a Zoning District known as a commercial plan that would need a PUD. The development would consist of duplexes in the Commerical Plan District, using R2 zoning standards. Mr. Hoier stated that the roadways are streets within the development are going to be private. The rain gutter on one side of the streetway, the landscaping plans are consistent with the Villages plans.

Mr. Hoier recommendations are that the applicant work more closely with staff since they are going to be 2-unit buildings instead of one-unit buildings.

Chairman Butera recommends a layover but suggests working with the applicant to improve architectural details. Mr. Pipitone, a local landlord and business owner, confirms this is his first development project from scratch.

Motion was made to layover the PUD to next Board meeting to the have the new Board look more into the project.

Motion was made by ZBA Member Richard Butera, seconded by ZBA Member Teresa Skridla. Voting yes: ZBA Members Spinazzola, Butera, Skridla, Hoglund. Swanson Abstain 4-0-1.

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

Mr. Pipitone is the applicant that is here today to discuss his future plans for the development of a Subdivision with 15 Buildings, 29 Units. Which will be 2 Bedrooms, 2 Baths, 2 Car Garage Duplexes with one single family home set apart in the subdivision. Mr. Pipitone would like to start development in August. This project will be done in 3 phases. Which will take a

couple of years to complete. Mr. Pipitone for is asking the Board for approval to combine all 12 Parcels into one, for the development.

Chairman Butera asked if there is going to be any Condo Association fees.

Mr. Pipitone said no there will no association fees. it will rental properties.

Chairman Butera asked if the rental properties will be for sale.

Mr. Pipitone said no sir, they will not be for sale he will be the owner of all of the units.

Mr. Pipitone brought in a layout design for the board to review.

Chairman Butera asked how is going to be marketed to families and what were you anticipating in terms of your rent?

Mr. Pipitone stated he will be targeting more on retired people, single, married couples, small family no more than 3 people in a unit since it is a 2-bedroom 2-bath unit no pets.

ZBA Member Skridla asked if the units will be wheelchair accessible since he is targeting the older community.

Mr. Pipitone said yes, he believes they will.

Chairman Butera asked if there was anyone that would like to comment on the development.

Margaret Bauch one of the owners of Roscoe Rock and Sand, her property is adjacent to the property that we are discussing tonight. One of her concerns are the water runoff, she is assuming that between the architects and the engineers that the issue would be taken care of.

Brandon Boggs stated

Mrs. Bauch Stated that she would like to save the Village some money from the Police Department. she stated that they have a lot of traffic coming over the hill from Prairie roads. now the Village police have to come out and investigate who is out there and why they are out there.

Mrs. Bauch explained that her company is under a lot of regulations for having a mine. she would like to see some kind of protection or barrier so that no one can get into the quarry. She is concerned about the safety of the children she has stated that there have been 2 deaths in the past at quarries or small subdivisions in the past two years. Mrs. Bauch also stated that she has signs out there that say no trespassing, but that doesn't deter them away from coming inside. Mrs. Bauch stated that there have been main paths built coming out of Prairie Rose Subdivision going down to the quarry.

Chairman Butera asked if Barriers would help keep people out?

Mrs. Bauch stated that if the Zoning Board that would be satisfactory. Yes. Ok. she said that she has the Woodbury Subdivision right behind the quarry. she stated that she has excellent neighbors on both side and they watch the quarry for trespassers when her or her son are not there.

Mrs. Bauch stated that when people are caught trespassing the police have to come out and the police ask if she would like to press charges. what she usually does is if it's there first offence she would like for the kids to be brought back to the parents and have them address the dangers of them being in the quarry, rather than arrest them. She addressed again that she is under Heavy Governmental Regulations from M Shaw, they are like OSHA for Miners. She has to make sure that she logs every single person including herself when they go down in the quarry, regulations are very strict. One question that Mrs. Bauch has is when Woodbury became a subdivision, they had one deed?

Administrator Kurlinkus stated yes that is correct one parcel.

Mrs. Bauch stated that if Woodbury decides to sell or move out of any of the properties, there is a disclaimer in the deed that states that no one can make any changes to the quarry's property.

Chairman Butera asked what kind of people does she have trespassing, is it mostly young people?

Mrs. Bauch stated mostly young people, but when Steve (her son) tries to speak to them they just completely ignore him and then they have to call the police. She stated that she has two quarries one on both sides of the road and they get a lot of young adults that like to go down into the quarry to fish and have picnics and leave behind a bunch of debris and fishing poles for her and her son to clean up. She has stated that she feels that she should not have to clean up either.

Brandon Boggs Village Engineer addresses the drainage and water issues.

Brandon Boggs stated the existing site, the very Northeastern Portion currently has a drywall structure. essentially connected via storm sewer that a portion of the property currently drains to. during a preliminary meeting with the engineering firm and staff they did a historical search of the existing detention basins or ditches on the southside of the site. They instructed the applicant that they would have to provide their own on-site detention for the development. Brandon stated that is what the applicant has done. via a series of connected ponds mostly along the southside of the property just north of the existing roadway. All of the detention ponds have to be designed to accommodate a 100-year storm event. Essentially these ponds will act as a holding facility for the water to slowly infiltrate and then release from the site. With the drainage onto the property to the north there is adequate drainage detention that has been accommodated for the site. there are no negative impacts that are anticipated.

Jay Alms Battalion Chief for the Harlem/Roscoe Fire Department asked if three hydrants are added. is that on the private ride? Is it between the buildings?

Mr. Boggs stated that he was not sure because he did not have the plans in front of him.

Mr. Alms wants to know if there is a key or not.

Mr. Boggs stated that there should be, but he would have to get back to Mr. Alm.

Mr. Kurlinkis stated that there are 3 letter that were submitted from Garden Prairie Rose subdivision.

Please see attached letters.

Chairman Butera asked Mr. Kurlinkus and Evan Hoier what they would like the Board to vote on this evening.

Mr. Hoier stated to improve the overall zoning layout site and one flexibility of having those multiple buildings on the same lot.

Mrs. Skridla asked if they knew what the name of the subdivision was going to be called.

Mr. Pipitone stated that he hasn't decided but has an idea that he would like to call it Belle Rose after his daughter.

Mrs. Skridla wanted to make sure that people would not get confused that Bella Rose was a part of Prairie Rose because Mr. Pipitone is not sharing the amenities.

Mr. Pipitone stated correct he is not sharing the amenities.

Mr. Kurlinkus stated that the name of the plat is itself is called Plat 3 of Prairie Rose, he believes that probably is where the confusion is.

Questions were asked about the design of the walkway, bike path it's not required because the road will be a private road, but there are concerns about the roadway. which will be discussed at a later date.

Motion to layover the PUD to next Board meeting. Motion was made by ZBA Butera, seconded by ZBA Skridla. Voting yes: Hoglund, Butera, Spinazzola, Skridla, Swanson Abstained 4-0-1.

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

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

Kaycee Chadwick is the attorney that is representing the applicants: KG 2JGS Investments, LLC & Robert S. & Lynn M. Twigg. The applicants are asking the Board to annex the property commonly known as 92xx Sheringham Drive into the Village to build a one single family home on Lot 1. The subdivision to the south of the property is currently in the village and the property to the North is in Winnebago County. They are purposing Lot One to be annexed in as a residential Estate. Lot 3 be dedicated to the Village as an extension of Sheringham Drive with the roundabout so they would have access to their residential property on lot 1. Lot 2 will remain in Unincorporated Winnebago County for Agricultural.

Brandon Boggs Village Engineer stated that there is a dead-end road to the south of the property. There is a tentative plat shows a runway connection continuing from the south into lot 2 flood plain.

Mr. Boggs stated they are requiring the applicants to build a Cul de sac and dedicate it to the Village as public roadway. It must be built to the Villages standards to access for emergency responders and general traffic circulation. Which will be paid by the applicants.

Mr. Kurlinkus stated that letters were sent out to all the neighbors in the subdivision for this evening hearing.

Motion to vote on an Annexation and Map Amendment for the UT. For the single-family Residential Estate for property commonly known as 92XX Sheringham Drive. Motion was made by ZBA Member Butera, ZBA Member Skridla. Voting yes: Skridla, Spinazzola, Hoglund, Butera, Swanson 5-0-0.

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

Administrator Kurlinkus stated that the Village of Roscoe Zoning Ordinance Article XIII was previously in front of the Zoning Board back in 2021. There were many changes that was made to the Zoning Ordinance. Cleaning up the ordinance made it easier for the public and the developer.

Evan Hoier Zoning Consultant from Vanderwall explained the 2-step process.

PUD is a custom Negotiated Zoning District where the applicants can request some flexibilities certain variances, from the code prior to the rewrite

Prior to the 2021 rewrite the Village had a 2-step process which is common throughout the municipality for PUD.

The first approval was a general development plan which is the zoning layout for the site and precise implementation plan which goes off of that approved zoning which implements the landscaping, engineering, utilities, parking and any other smaller detail approvals.

The 2021 rewrite combined that all into a one step process.

The amendment that came forward that Vanderwall & Associates created was to go back to that 2-step process to provide a bit more flexibility for the developer to come forward with a site plan, a concept plans some kind of zoning application for that general development plan to be approved.

Mr. Hoier stated the ZBA Board questioned last time about traffic impact assessment, location of utilities and storm water management report were requested to be put into the General Development Plan. Just in case staff end it to be required or maybe the public thought that a traffic impact assessment might be warrant for element on way or another.

The second stage was initially called a specific implementation plan that will be changed to precise implementation plan to match the general area. there is a minimum lot size standard for the PUD that was 3 acres if you were next to adjacent development or 5 acres if you were near underdeveloped land.

Mr. Hoier stated that Vanderwall and Associates provided an Infill Development Standard just to accommodate sites that are constrained or might not be able to meet full standard of the code and required flexibility where if have a site that's 5 acres, 3 acres big and you're trying to do some development, you can accommodate some of those things that's around already developed areas.

Changing terms, Plan Development to Planned Unit Development just for consistency within the ordinance.

Chairman Butera asked if the 2-step process would benefit the developer and the Board to be able to sort through it quicker. Mr. Hoier thinks that the general development plan is more digestible and would cut down on staff time.

Butera asked for a motion for the Approval of a Text Amendment revising the Village Zoning Ordinance Article XIII relating to Planned Unit Development. Motion was made by ZBA Member Swanson, seconded by ZBA Member Skridla. Voting yes: Spinazzola, Swanson, Hoglund, Butera, Skridla 5-0-0.

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

Administrator Kurlinkus states that the ZBA -013 will come back to the Board for a formal hearing. looking for discussion and impute from the Village Board and the ZBA Member on some other zoning changes.

Evan Hoyer stated that they have had several applicants, developers, builders come forward to ask about what they can do about town homes, residential attached, single family attached development and how to split if they weren't using a condo plat.

It would create a new residential attached zoning district.

Architectural design on standards in the process to update the residential design standard in the Village.

There were also concerns about garage placements in the Village as well. The main focus to keep the focus on the front of the home.

Butera asked for the Board to have some time to process this and go over the information to gather up questions for the near future.

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

Trustee Mike Sima and two other Board members Wright, Mead wanted to commend the new ZBA Board for really focusing and listening to the meetings. he sees great things from this Board.

Brad Hoglund Resigns as ZBA Board Member. The reason is because he has too many things going on right now to make the commitment. Brad has been on the Board for 4 in half years.

Jay Alms Battalion Chief for the Halem-Roscoe stated that Chief Bergeron is concerned about the new development of the parking lot and food truck and people parking in the fire house lot with emergencies coming in and out of the fire house.

Kurlinkus stated that they are aware of the situation and is in the process of getting it directed not towards the fire house parking lot. He also stated that there will be some more landscaping in the back next weekend.

ADJOURNMENT

Chairman Butera asked for a Motion to Adjourn the meeting. Motion was made by ZBA Member Swanson, seconded by ZBA Member Skridla. Voting yes: Spinazzola, Butera, Swanson, Hoglund, Skridla 5-0-0.

Meeting was Adjourned at 6:53 pm.



Wednesday, May 13, 2025

To: Roscoe Village Zoning Board of Appeals

RE: Application NO. ZBA 2025-009

We represent the Gardens on Prairie Rose Apartments to the south of the petitioner's development.

When we built The Gardens on Prairie Rose, we negotiated with the Village regarding sidewalks required for building our project. We arrived at an 8-foot walking and bike path, and we were told that all buildings in the area would need to follow that requirement. That has not happened. View the area, our property is the only property following the agreement other than Falcon Ridge. Please reconsider your requirements and make them consistent. Not adding a path will burden us because the only path in the subdivision that the public already uses is maintained by us.

We would also like to ask the village to recognize that the name of the new development should not be similar to our name. They should have a name that stands alone.

Thank you for your time and consideration

The Gardens on Prairie Rose



Wednesday, May 13, 2025

To: Roscoe Village Zoning Board of Appeals

RE: Application NO. ZBA 2025-009

We at The Gardens on Prairie Rose appreciate that the ZBA and staff have recommended that the buildings and property be more "dressed" up. When we built, we over-landscaped and now we continually add landscaping as things die out. People feel more at home, and it makes renting much easier to have a well-presented property.

One goal was to have architectural interest on all four sides of the buildings. From a chase which has nothing in it to cupolas to decks, patios, windows and door trim there is interest.

Adding trim makes a big difference to the look of the property. Adding windows as suggested by staff and ZBA makes things much nicer.

The walkway we suggested in another letter could be 4 feet instead of the 8 feet we have. The 8 feet was to have bikes on them.

We encourage the village to help create a quality property sitting next to ours.

Thank you,

Dennis J. Gillig
Liberty Real Estate Group, Inc.
dennis@lreg.net

The Gardens on Prairie Rose

4711 Prairie Rose Drive Roscoe, IL 61073 Phone: (815) 623-1808 Fax: (815) 623-3828
www.prairie-rose.com



Ethan M
City of Roscoe, Illinois Resident

City of Roscoe Zoning Board
May 14, 2025
Zoning Board of Appeals (ZBA) Meeting

Dear ZBA Members,

I am a resident writing to you with comments regarding agenda items #3 and #4 of the ZBA meeting on Wednesday, May 14, 2025, at 5:30 PM.

I am glad to have continued residential development in the community. Developing new single-story ranch-style units that are handicap accessible not only helps short-term housing needs but also provides long-term options for aging residents and individuals with mobility issues, like me.

I have general comments and concerns, as follows:

- Item #3, p. 7&8

The meeting packet lists a board concern that the surrounding neighborhood *“includes a higher degree of architectural detail than other typical residential neighborhoods”* than what the proposal provides. I hope the developer adds board recommended ornamental features in the plan design. I understand these design elements add material and labor costs. Developers may be reluctant because of this. I feel strongly that incorporating a higher level of design and craftsmanship will continually elevate the Roscoe community appeal and hope this development considers adding these features.

- Item #3

There is no private or public walkway that connects this community to existing walkways in the broader community. These units would be within walking distance to the Hononegah path, restaurants, coffee shops, and a grocery store if the developer and city incorporate walking paths into development.

As a resident it is my hope that this project and future approved zoning developments consider and incorporate designs to build and connect into to the broader Roscoe community.

Respectfully submitted,
Ethan M.

Zoning Board of Appeals Meeting of June 11th, 2025**Application No. ZBA 2025-009**

Applicant: Tony Pipitone, Jeff Linkenheld with ARC Design

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

Requested Action: Planned Unit Development and Tentative Plat Approval

Existing Use: Vacant

Proposed Use: One- and Two-Family Residential

Existing Zoning: Commercial-Planned (CPD)

Adjacent Zoning: Commercial-Planned (All directions)

Addendum: On May 20th, Jeff Linkenheld and Tony Pipitone (the applicants) met with staff regarding the Pipitone PUD project. This meeting was to meet with staff regarding some of the issues raised by nearby citizens, the ZBA, and staff regarding fencing, a walking path, and the design of the buildings. Based on this meeting, staff's initial recommendation and report can be updated with the following information.

Fencing & Screening.

The property owner for the quarry immediately to the rear of the proposed development notified staff and the ZBA about concerns over trespassing by individuals onto quarry property. Possible solutions to this problem included the installation of fencing, signage, and other preventive measures. In the applicant's meeting with staff, the applicant agreed to the installation of a 6-foot tall fence for privacy, screening, and to prevent concerns of trespassing. Staff believes this will be sufficient to address neighbor concerns.

Recreation Path.

Other property owners and residents of other multifamily properties within the Prairie Garden subdivision expressed concern about this project's need to install a walking and biking path on the north side of Prairie Rose Drive. The owners and residents cited that the installation of the walking path on the south side of Prairie Rose Drive was required by the Village and this project should follow the same requirement. In reviewing the original and past PUD approvals for the area, staff found that the walking and biking path on the south side of the road only was a requirement for the entire PUD

area. Not having this path reflected on the north side of Prairie Rose Drive would fit the original development plan for the property.

Design Review.

The final topic of discussion at the May 20th meeting was the design of the buildings for the project. In staff's report for the May 14th ZBA meeting, a condition was placed on the recommendation of approval for staff and the applicant to meet regarding the design of the buildings in the development. Staff originally had concerns due to the absence of windows, detail, and trim on the walls of the buildings. Staff and the applicant agreed to the following:

1. Installation of an additional window on the side of each garage.
2. Installation of decorative trim on the perimeter of windows to complement each building's siding color palette.
3. Upgraded siding material.
4. Installation of shutters where appropriate (OPTIONAL).

Overall, staff believes that the existing concerns from the ZBA members, neighbors, residents, and staff have been adequately addressed by the applicant and the recommendation below has been updated to reflect this. Please see below for staff's original report from the 5/14/2025 ZBA meeting. Note that the section on architectural detail has been removed to make this report more clear.

STAFF REPORT FROM MAY 14TH ZBA MEETING:

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

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

Standard	Measurement	Consistent with Surroundings?
Front Yard Setback	33 feet from ROW.	Yes.

Side Yard Setback	15 feet from property lines.	Yes.
Rear Yard Setback	30 feet from property lines.	Yes.
Impervious Surface Percentage	47%	Yes.
Height of Buildings	20 feet.	Yes.
Unit Square Footage	1,558 square feet.	Yes.
Lot Coverage Percentage	26%	Yes.
Parking Spaces	58 garage parking stalls. 58 driveway parking stalls. 5 additional surface parking spaces.	Yes. Consistent with Section 15-619 <i>Off-Street Parking Requirements</i> as well.

The Village's zoning map designates this area "Commercial-Planned" or CPD. However, there is no such district referenced in the zoning ordinance. This creates an issue within the PUD process since there's no underlying zoning district to request flexibilities from. PUDs often act as a negotiation between municipalities and developers, where variances from the zoning ordinance are requested in exchange for projects that represent some sort public benefit like infill development, market-rate housing, etc. Without these base standards, it's difficult to determine what the developer needs this relief from.

In this case, staff took measurements from surrounding properties within the subdivision to determine if the bulk, dimensional, and size of the proposed development is consistent with the neighborhood. Staff found that these criteria matched the surrounding neighborhood.

Tentative Plat: As noted above, there is currently no underlying zoning district to compare the tentative plat to. In this case, taking into account the other parcel throughout the subdivision and general area is important to ensure there's consistency. Based on staff's review, parcels within the subdivision are much smaller than the one being proposed in the applicant's tentative plat. This proposal includes combining the following parcel numbers into one parcel:

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

- NO. 04-29-277-009
- NO. 04-29-277-005
- NO. 04-29-277-006

In addition, there are other parcels that contain multiple buildings as well. This further justifies the proposed tentative plat and PUD requested by the applicant.

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

Updated Recommendation (6/11/2025): Staff recommends **approval** of the proposed Planned Unit Development and tentative plat, subject to the following conditions:

1. All agreed-to elements from the May 20th meeting between the applicant and staff are provided as outlined in the addendum section above.

Zoning Board of Appeals Meeting of May 14th, 2025

Application No. ZBA 2025-009

Applicant: Tony Pipitone, Jeff Linkenheld with ARC Design

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

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

Existing Use: Vacant

Proposed Use: One- and Two-Family Residential

Existing Zoning: Commercial-Planned (CPD)

Adjacent Zoning: Commercial-Planned (All directions)

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

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

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

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

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

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

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

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

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

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

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

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

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE ROSCOE, IL

GENERAL NOTES

- The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
- The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the city, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
- In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer or the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
- Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and IDOT standards.
- All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the Village of Roscoe, the State of Illinois, and this plan set.
- The Village of Roscoe must be notified at least two (2) working days prior to the commencement or resumption of any work.
- The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
- All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit.
- The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
- All structures, inlets, pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
- Any field titles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner and village shall be notified immediately upon encountering any title. Village approval required prior to connection to storm system.
- The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
- All elevations are on WGS84 Datum, using monument #38 (WN 18.1 N, 07.1 E)
- Parking areas designated as A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements.
- Tactile warning plates per IDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
- The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, General Telephone, Commonwealth Edison, Northern Illinois Gas and cable television, if any. The J.U.L.I.E. number is 1-800-892-0123.
- Property corners shall be carefully protected until they have been referenced by a Professional Land Surveyor.
- The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the City with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of his work.
- Any excess dirt or materials shall be placed by the contractor onsite at the owner's direction or as indicated on the plans.
- Notify the owner and Village of Roscoe of any existing wells. Obtain permit form the Illinois Bureau of Minerals and the State Water Survey. Cap and abandon wells in accordance with local, state, and federal regulations.
- Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur. Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.

VICINITY MAP



OWNER:

LITTLE MARIANO, INC.

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

ENGINEER:



Sheet List Table

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

APPROVAL

CITY
COUNTY
STATE

DATE

PENDING
PENDING
PENDING

UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:

VILLAGE OF ROSCOE
5402 SWANSON ROAD
ROSCOE, IL 61073
WADE KRISTINGER
SUPERVISOR
(815) 877-0748

WATER DEPARTMENT:

NORTH PARK PUBLIC WATER DEPARTMENT
1350 TURRET DRIVE
MACHESNEY PARK, IL 61115
(815) 633-5441

SEWER DISTRICT:

FOUR RIVERS SANITATION AUTHORITY
3501 KISHWALKEE STREET
ROCKFORD, IL 61109
CHRISTOPHER T. BAER, P.E.
DIRECTOR OF ENGINEERING
(815) 387-7660

CABLE TELEVISION:

COMCAST
4450 KISHWALKEE STREET
ROCKFORD, IL 61101
THOMAS YUCCAS
(815) 395-8977

TELEPHONE:

AT&T MIDWEST
2404 8TH AVENUE
ROCKFORD, IL 61108
HECTOR GARCIA
(830) 639-8372

GAS:

NICOR GAS
1844 FERRY ROAD
NAPEVILLE, IL 60563
(708) 878-1242

ELECTRIC:

COM ED
123 ENERGY DRIVE
ROCKFORD, IL 61109
(815) 490-2335



PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS

ISSUED FOR	DATE
1. AGENCY REVIEW	03-31-2025
2. —	—
3. —	—
4. —	—
5. —	—
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REVISIONS	DATE
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4. —	—
5. —	—
6. —	—

SHEET TITLE

COVER

DRAWN: RRG
CHECKED: JBL
JBL

PROJECT NUMBER
SHEET NUMBER

25012

C01

SUMMARY OF QUANTITIES

ITEM	UNIT	QUANTITY
CLEARING TREES AND BRUSH	LSUM	1
TOPSOIL STRIPPING AND RESPAVED (12" ASSUMED WITHIN ROADWAYS)	CUYD	1389
EARTH EXCAVATION, CUT TO FILL	CUYD	7235
SEEDING, CLASS 7 TEMP MIX	ACRE	2.88
SILT FENCE	FOOT	200
INLET AND PIPE PROTECTION	EACH	11
STABILIZED CONSTRUCTION ENTRANCE	SO YD	133
CURB & GUTTER REMOVAL	FOOT	159
PAVEMENT REMOVAL	SO YD	190
DRYWELL REMOVAL	EACH	1
STORM PIPE REMOVAL	FOOT	24
SHED REMOVAL	LSUM	1
HOT-MIX ASPHALT SURFACE COURSE, TYPE B 4"	SO YD	465
AGGREGATE BASE COURSE, TYPE B 8"	SO YD	7
AGGREGATE BASE COURSE, TYPE B 10"	SO YD	4170
CONCRETE BASE COURSE, 7"	SO YD	27
BITUMINOUS MATERIALS (TACK COAT)	POUND	4170
HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "C", N50, 2" PATCH	SO YD	4143
HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "C", N50, 2" (LIFT 1)	SO YD	4143
HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "C", N50, 1.5" (LIFT 2)	SO YD	4143
PAINTED PAVEMENT MARKING, 4" YELLOW	FOOT	72
CONCRETE SIDEWALK, 4"	SO FT	4183
CONCRETE SIDEWALK, 8" (MAILBOX PAD)	SO FT	7
COMBINATION CONCRETE CURB AND GUTTER, TYPE M-6.12	FOOT	156
CONCRETE V-GUTTER, 2" WIDE	FOOT	742
CONCRETE FLUME	CUYD	2
PRECAST REINFORCED CONCRETE FLARED END SECTIONS 12"	EACH	4
STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	546
STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	236
INLET TYPE B W/ TYPE 1 FRAME OPEN LID	EACH	3
INLET TYPE B W/ TYPE 1 FRAME OPEN LID	EACH	1
MANHOLE TYPE A, 4 DIA. W/ TYPE 1 FRAME OPEN LID	EACH	1
CONCRETE DRYWELL, 4 DIA. W/ TYPE 1 FRAME OPEN LID	EACH	3
FIRE HYDRANT ASSEMBLY COMPLETE W/ TEE, VALVE & LEAD	EACH	3
CONNECT TO EX. WATER MAIN W/ HYDRAULIC FITTING	EACH	2
8" VALVE & BOX	EACH	1
ZINC COATED D.I. WATER MAIN, 8", WITH BAG	FOOT	912
TYPE K COPPER WATER SERVICE LINE 1"	FOOT	1287
CORPORATION STOPS 2"	EACH	29
DOMESTIC WATER SERVICE BOX, 4"	EACH	29
11.25-DEGREE BEND, 8"	EACH	1
22.5-DEGREE BEND, 8"	EACH	1
45-DEGREE BEND, 8"	EACH	4
WATER MAIN PROTECTION SLEEVE, 16"	FOOT	100
CONNECT TO EXISTING SANITARY MANHOLE	EACH	1
4" DIA. SANITARY MANHOLE	EACH	4
PVC SDR-35 WQM / ASTM D-2241 SANITARY SERVICE 6"	FOOT	1108
PVC SDR-35 WQM / ASTM D-3034 SANITARY SEWER, 8"	FOOT	703
PVC SDR-35 WQM / ASTM D-3034 SANITARY SEWER, 10"	FOOT	70
8" X 6" WYE CONNECTION	EACH	15
FOAM BOARD INSULATION	SQ FT	64
SANITARY CLEANOUT, 4"	EACH	15
UNDERCUT (COMPLETE) CONTINGENCY	CUYD	289
LANDSCAPING ALLOWANCE	LSUM	1

STORM SEWER NOTES

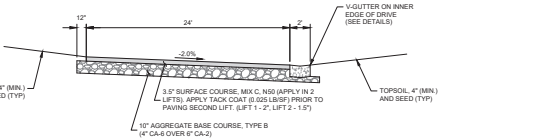
- Storm sewer shall be constructed in accordance with the following:
 - Standard Specifications for Water and Sewer Main Construction in Illinois (Standard Specifications), Seventh Edition dated 2014 (and all revisions and supplements thereto)
 - Additional details and requirements provided in the contract documents, including this plan set.
- Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
- All storm sewer pipe shall be reinforced concrete pipe unless otherwise specified in this plan set.
 - Storm pipe
 - Storm pipe joints shall be in accordance with ASTM D2235.
 - Storm pipe joints shall be in accordance with ASTM 3121 (push-on type), except underlain pipe, which shall have solvent welded joints.
 - Casting Pipes
 - 14" thick steel in accordance with ASTM A252, grade 2, or ASTM A133, grade B, or approved equal having a minimum yield strength of 55,000 psi.
 - Manholes and catch basins shall be precast reinforced concrete in accordance with ASTM C478.
 - Manholes and catch basins shall be sized as follows:
 - For seven to fifteen inches in diameter, manholes shall have a forty-eight inch inside diameter.
 - For seven to fifteen inches in diameter, manholes shall have a sixty inch inside diameter.
 - For seven to fifteen inches in diameter, manholes shall have a seventy-two inch inside diameter.
 - For seven to fifteen inches in diameter, manholes shall have a seventy-two inch inside diameter.
 - Adjusting rings
 - No more than 2 precast concrete adjusting rings shall be allowed.
 - Precast concrete adjusting rings shall have a maximum height of 6 inches.
 - Seals
 - For pipe and frame seals, all pipe connection openings shall be made watertight with hydraulic cement. The hydraulic cement sealing pipe connections shall extend the full thickness of the structure wall. Hydraulic cement shall also be applied within the structure from the cone section, past all adjusting rings, to the frame.
 - All bottom sections shall be monolithically precast including bases and invert footings.
 - Installs
 - Installs shall be precast reinforced concrete in accordance with ASTM C478 and ASTM C443.
 - Installs shall have a twenty-four inch inside diameter and a maximum depth of four feet.
 - Adjusting rings
 - No more than 2 precast concrete adjusting rings shall be allowed.
 - Precast concrete adjusting rings shall have a maximum height of 6 inches.
 - Only one pipe connection shall be allowed, and it shall be precast with resilient rubber waterstop (pipe to manhole sleeve or manhole sleeve to manhole frame).
 - Bottom sections
 - Bottom sections shall be monolithically precast including bases and invert footings.
 - Castings (Unless otherwise noted within the plans)
 - Unless otherwise specified as a "manhole", manholes and covers shall be as detailed below. Close fit frame and covers shall be Neenah R-1918-C enclosed "STORM SEWER".
 - Manhole rings and covers shall be Neenah R-1918-A.
 - Six inch curb and gutter inlet shall be Neenah R-3273-A.
 - Yard inlet shall be Neenah R-242-C.
 - Parking lot inlets shall be Neenah R-255-A.
 - Crushed Granular Bedding shall be crushed gravel or crushed stone course aggregate in accordance with ASTM C33 (Size No. 67).
 - At least 24" and greater shall come equipped with base per DOT detail Standard S2411.
 - Inspect pipe for defects and cracks before being lowered into the trench, place by place. Remove and replace defective, damaged or cracked pipe or pipe that has had its grade disturbed after laying. Protect open ends with a stopper to prevent earth or other material from entering the pipe during construction. Remove dirt, excess water, and other foreign materials from the interior of the pipe during the pipe laying process.
 - Install pipe in accordance with manufacturer's written recommendations.
 - Commence installation at the lowest point for each segment of the route. Lay RCP with the groove or bell and gasket.
 - Lay pipe to the required line and slope gradients with the necessary fittings, bends, manholes, risers and other appurtenances placed at the required location as noted on Drawings.
 - All storm sewers under and within two feet of any existing or proposed pavement shall be backfilled with granular backfill material (DOT standard 601 or approved equal) (Class II or Grade 3).
 - Compact backfill to 98 percent of maximum density in accordance with ASTM D698, (or 95 percent of maximum density), in accordance with ASTM D1557 obtained at optimum moisture as determined by AASHTO T160.
 - Do not backfill trenches until required tests are performed and utility systems comply with and are accepted by applicable governing authorities.
 - Backfill trenches to contours and elevations shown on the drawings.

SANITARY SEWER NOTES [FRSA]

- Sanitary sewer notes:
 - The Four Rivers Sanitation Authority (FRSA) shall be notified forty-eight (48) hours before construction of the sanitary sewer can commence. Contact FRSA Survey and Field Operations Mgr. Ben Christensen, cell 815-220-7652. Any sanitary sewer construction performed in the absence of an FRSA Inspector will not be accepted.
 - Notice Allowing Connections must be issued by the FRSA before individual service connections will be permitted under the standard FRSA service connection permit process.
 - The permit holder is responsible for the sanitary sewer system workmanship and materials for two (2) years after the FRSA issued Notice Accepting the Sewer, and for the sanitary sewer trench settlement for a period of five (5) years after the completion of the project.
 - Sanitary Sewer shall be constructed in accordance with the following:
 - "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), seventh edition dated 2014, and all revisions and supplements thereto.
 - "General Provisions and Technical Specifications for Sanitary Sewer Construction" in the Four Rivers Sanitation Authority (formerly known as the Sanitary District of Rockford) dated October 24, 1983, and all standards and revisions adopted by the Board of Trustees for said Sanitary District of Rockford.
 - Additional details and requirements provided in the contract documents, including this plan set. Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
 - All PVC sanitary sewer SDR 35 and SDR 35 shall meet the requirements of ASTM D-3034 (4"-24") or ASTM D-4791 (8"-24") joints in accordance with ASTM D-3212. All PVC watermain-quality sanitary sewer (SDR 26) shall meet the requirements of ASTM D-2241 with joints in accordance with ASTM D-3152. Pipe bedding for all PVC pipe shall be Class 1A in accordance with ASTM C-923-74.
 - Sanitary sewer services shall be 6" PVC/High-Density Polyethylene (HDPE) SDR 26 in accordance with ASTM D-2241, and shall extend to the limits shown on the plans. Joints between the pipe and end of service line shall be gasketed in accordance with ASTM D-1138. All services shall be sloped from the main at 1% minimum. Mark at backside of cleanout with a 24" painted green. End of service risers are required in accordance with the FRSA standard details included in these plans.
 - WYE or TEE branches shall be a minimum 7" from the outside of any sanitary manhole and be fabricated and installed by the Contractor as shown on the Engineering Drawings.
 - All ledges, fittings, bedding, granular cradle, and trench backfill where necessary shall be included in the unit costs for the installation of the underground facilities unless identified on plans.
 - PVC pipe should be installed with proper bedding providing uniform longitudinal support under the pipe. Bedding material should be worked under the side of the pipe to provide satisfactory haunching. Initial bedding material should be placed to a minimum depth of one foot over the top of the pipe. All the bedding material should be worked and placed carefully, avoiding large stones, loose lumps, and debris.
 - After placement and compaction of pipe embankment materials, the balance of backfill materials may be machine placed and should contain no large stones or rocks. Backfill material or debris. Excess material from the trench should be used in the final trench depth provided they are placed in 9" lifts loose material and compacted to not less than 95% ASTM D-698 standard proctor.
 - All sanitary sewer manholes shall have smooth corners with the cone openings centered over the pipe. All manholes shall be guaranteed by the contractor for 1 year after FRSA acceptance.
 - Sanitary sewers shall be installed in accordance with FRSA standard details, unless shown otherwise.
 - The allowable infiltration shall not exceed 200 gallons/sq. ft./day/ft. (24 hours).
 - All sanitary sewer manholes shall be vacuum tested in accordance with ASTM C 1244.
 - All sanitary sewers under or within two feet of any existing or proposed street pavement or curb shall be backfilled with DOT approved granular backfill material. Trench backfill shall be placed in lifts not to exceed 6" compacted to 95% of maximum standard proctor density.
 - Four Rivers Sanitation Authority shall be notified 48 hours prior to the start of construction and laying of sanitary sewers. Water main, water services, and storm sewer must be installed and FRSA notified soon after installation before sanitary sewer laying can be performed.
 - Trenches must be backfilled to 2' below sidewalk and manhole and services must have 9" minimum depth of cover. Low tie top of pipe before sanitary sewer laying can be performed.
 - Manhole frames shall be provided with self-sealing flaps. FRSA Logo, Neenah 1670-2024 (CSS only). Neenah or East-joint per FRSA Standard Details Sheet (Sheet C10).
 - Manhole frames shall be constructed of all sanitary manhole castings shall be exposed and set to final grade.
 - Exterior manhole seals shall be required on all new manholes including the barrel sections.
 - Deflection testing for flexible conduit.
 - All sanitary sewer lines shall be deflection-tested after 30 days following final backfill operations.
 - If the deflection test is to be using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe as established in proposed ASTM D-3034. The test shall be performed without mechanical pulling devices.
 - Where possible and practical, the testing shall initiate at the downstream line and proceed towards the upstream line.
 - Maximum allowable pipe deflection is 5%. Where deflection is found to be in excess of 5% of the original pipe diameter, the Contractor shall excavate to the point of excess deflection and carefully construct around the point of excess deflection. The line shall then be retested for deflection. However, should the initial testing be reflected back to return to the original size (inside diameter) the line shall be replaced.
 - Proposed sanitary sewers shall be separated at least 10' from existing and proposed water mains, water services, storm structures and storm sewers measured from outside edge to outside edge. The top of proposed sanitary sewers shall be at least 10' below the bottom of existing and proposed water mains and storm sewers. When sanitary sewer crosses over water main or storm sewer, the bottom of the sanitary sewer shall be at least 10' above the top of water main or storm sewer.
 - Where sanitary sewer depths exceed 12' the contractor shall use the Alternate Service Flow method to install the sewer service line to the invert of the service, at the property line, is 10.5' below the proposed tentative grade.
 - Upon completion of construction all sanitary manhole castings shall be exposed and set to final grade. FRSA must inspect this work.
 - Exterior manhole seals will be required as part of manhole adjustments. Flange manholes are not permitted. No adjusting rings are required outside a joint roadway or in a roadway with curb and gutter. All manholes adjusted or reconstructed where two rings are involved will require vacuum testing.
 - The Four Rivers Sanitation Authority will furnish a full-time inspector for all sanitary work.
 - All fit material in the area of sanitary sewer mains and services must be placed and compacted prior to installation of the sewer mains and services.
 - The Four Rivers Sanitation Authority specifies the following for manhole adjustment requirements:
 - A minimum of 4" of adjusting rings (4" adjusting ring not required in full areas or in full curb and gutter roadways)
 - A maximum of 12" of adjusting rings
 - A maximum of 1" of adjusting rings per manhole
 - A maximum of 30" from the top of casting to the first step.
 - Notes: Adjustment by grading is not permitted. Where the roadway agency of jurisdiction allows, rubber adjusting rings shall be used.
 - Labelled pipe lengths are from the top of casting to center of manhole.
 - The length of the public sewer shall be the distance from the center of the downstream manhole to the center of the upstream manhole. The slope of the public sewer and manhole of the sewer at the manholes shall be based on the distance between the outside faces of the manholes.
 - All watermain and watermain services shall be installed before the sanitary sewer is laid and deflection tested.
 - FRSA must receive a satisfactory utility plan for gas, electricity, cable TV, telephone, etc. in order to ensure that these utilities will not conflict with the proposed sanitary sewer locations.

Sanitary Sewer Service Connection

- Contractor must complete a standard FRSA Individual/Commercial (IC) application and submit to FRSA for approval of the sewers shown as part of the building connection permitting process.
- The contractor shall provide all FRSA fees associated with this project. The contractor shall pay all application fees, and should be reimbursed by the owner. Contractor shall provide the owner with a written breakdown of all FRSA fees with evidence of payment.
- FRSA will require inspection of the sewer installation. Contractor shall coordinate this work directly with FRSA. Owner shall pay for all inspection fees.
- All sanitary sewer, manholes, services and other appurtenances shall be installed as required by the FRSA and/or the Village of Roscoe is responsible for furnishing itself with the specific requirements for materials and construction for these two agencies.
- The Village of Roscoe may also require inspection of the building connections. The contractor shall coordinate all Village inspections with the Roscoe building inspector. If needed.
- Contractor to install 8" services from main to designated point of connection as shown on the plans as part of sewer installation.
- FRSA sanitary sewer service connection permits will not be issued under the Standard FRSA process until after the FRSA has issued a "Notice Allowing Connections".



TYPICAL SECTION - PRIVATE DRIVE

ARC DESIGN
RESOURCES INC.

6201 ZENITH PARKWAY
LOVELL PARK, IL 61111
VOICE (815) 484-4300
FAX (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001204

PROJECT NAME

OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAK COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKFORD, IL 61072
(815) 343-8801

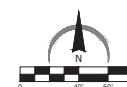
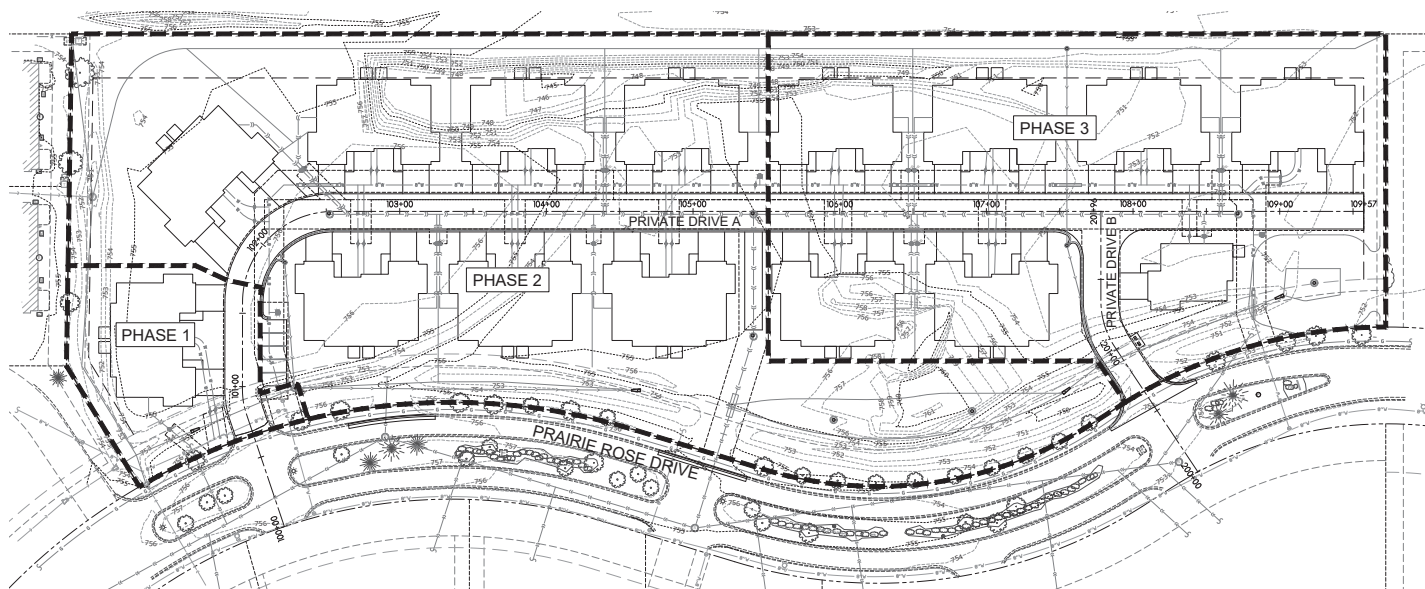
CONSULTANTS

ISSUED FOR	DATE
1. AGENCY REVIEW	10-1-2025
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GENERAL NOTES,
TYPICAL SECTION &
SUMMARY OF
QUANTITIES

DRAWN
CHECKED
JML
JML

PROJECT NUMBER
SHEET NUMBER
25012
C03



PROJECT NAME
OWNER'S NAME

**PRAIRIE ROSE
DEVELOPMENT**

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS

ISSUED FOR	DATE
1. AGENCY REVIEW	03-31-2025
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SHEET TITLE
PHASING PLAN

DRAWN: RRG
CHECKED: JRL
JRM

PROJECT NUMBER
SHEET NUMBER
25012
C04

PROJECT NAME
OWNER'S NAMEPRAIRIE ROSE
DEVELOPMENTPRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTYLITTLE MARIANO, INC.
P.O. BOX 66
ROCKTON, IL 61072
(815) 543-8801

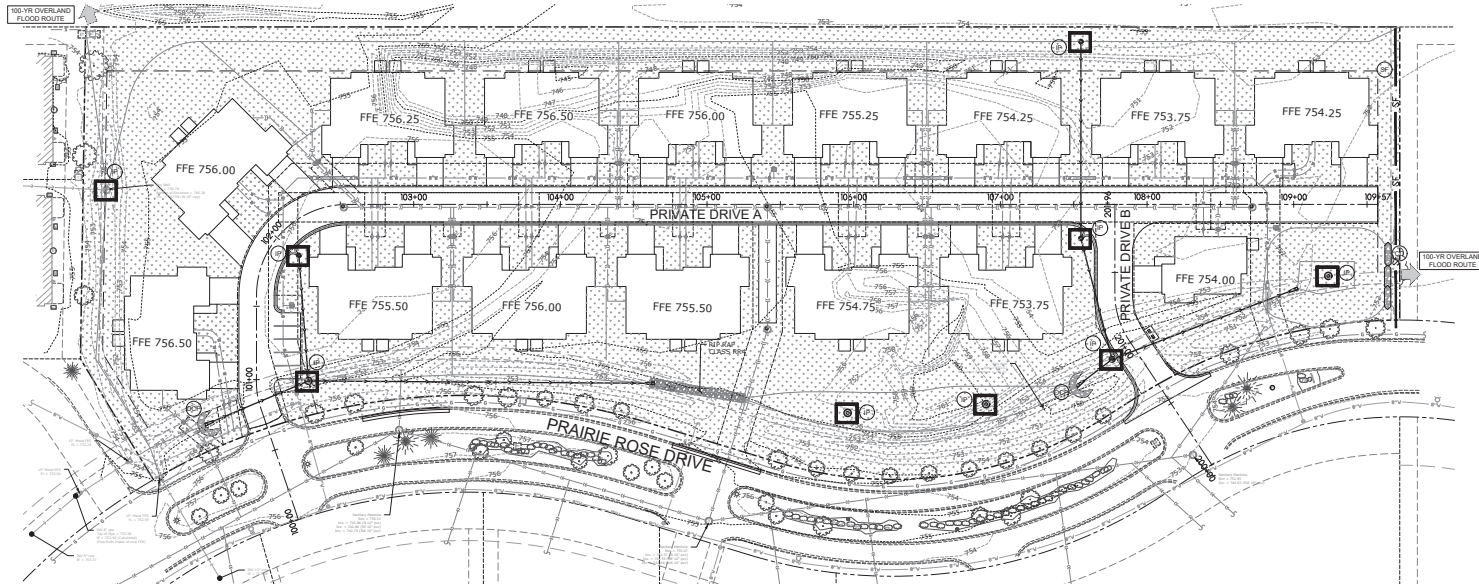
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SHEET TITLE
SWPPP SITE MAPDRAWN: RRG
CHECKED: JRL
JRM: JRLPROJECT NUMBER
SHEET NUMBER

25012

C05



LEGEND

SEE SITE PLAN SET FOR EXISTING SYMBOLS

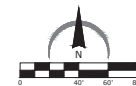
- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PERMANENT STORM SEWER FLOWING TO THE LEFT. SEE SITE DRAINAGE PLAN FOR PERMANENT STORM SEWER INFORMATION.
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CATCH BASIN OR MANHOLE
- DIRECTION OF OVERLAND FLOOD ROUTE
- DIRECTION OF OVERLAND FLOW AND SLOPE
- TURF AREA (SEE LANDSCAPING PLAN FOR TYPE)
- SEE SPECIFIC KEY NOTE ON THIS SHEET

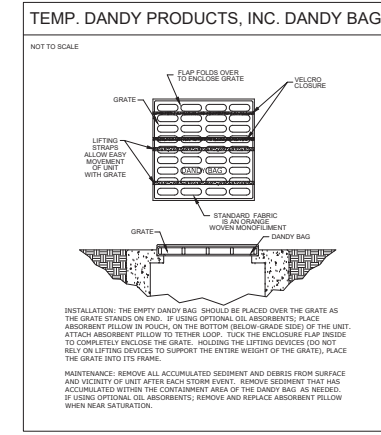
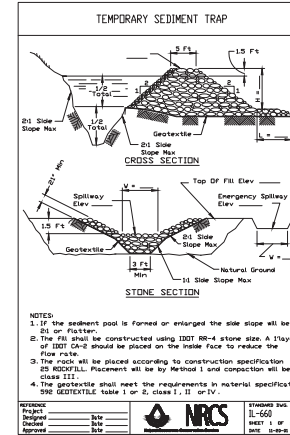
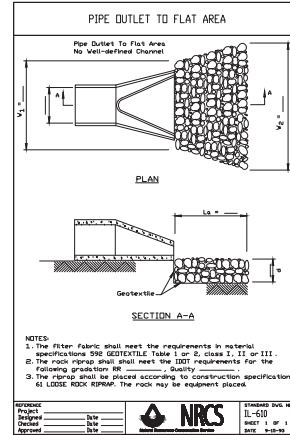
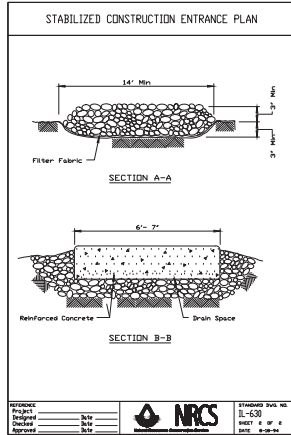
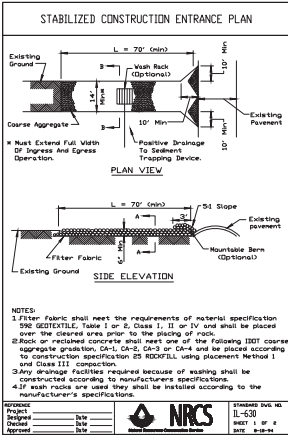
EROSION DETAILS (SEE SWPPP DETAILS SHEET FOR ITEMS BELOW)

- 1.01 SF Temporary Stone Construction Exit
- 1.02 SF Temporary Silt Fence
- 1.03 SF Inlet Protection Per Structure Type
- 1.04 CVP Outlet Control Protection
- 1.05 CD Temporary Check Dam
- 1.06 SB Short Term Slope Erosion Control Blanket
- 1.07 TR Permanent Turf Reinforcement. Add Reinforcement Type (North American Green P300 or Channel Reinforcement Based on Site Conditions)
- 1.07 ST Sediment Trap

EROSION CONTROL REFERENCE NOTES

- 1.01 SEE CONSTRUCTION EXIT DETAIL 11-630 FROM THE ILLINOIS URBAN MANUAL. THIS DETAIL AND OTHERS CAN BE FOUND IN THE SWPPP BINDER FOR THIS SITE. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 24" IN WIDTH AND 50' FEET IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXITS PER DETAIL. TO ACCESS THE PUBLIC ROAD DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEGMENT.
- 1.02 THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION. THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
- 1.03 NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CATCH BASIN WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE INLET PROTECTION. UPON INSTALLATION OF THE GRATE, INLET PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION. FOLLOWING INSTALLATION OF LID, CONTRACTOR SHALL NOTE TIME STRUCTURE INSTALLATION (LID PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION ARE EMPLOYED). WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED BY A TEMPORARY BULK HEAD, A 3/4" SHEET OF PLYWOOD THAT EXTENDS 8" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY 80 AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DEWATERED PRIOR TO REMOVING THE BULKHEAD.
- 1.04 OCP SHALL BE PLACED TO PROTECT THE UPSTREAM END OF THE PERMANENT OUTFALL PIPE PRIOR TO PIPE INSTALLATION. SEE PLAN FOR FINAL LOCATION AND TOP OF OCP ELEVATION. FOLLOWING BAIN SIDE SLOPE STABILIZATION, THE OCP SHALL BE REPLACED WITH THE PERMANENT RIPRAP PAD SPECIFIED ON THE SITE DRAINAGE PLAN.
- 1.05 SHORT TERM EROSION CONTROL FABRIC: NAG SC150 SHALL BE APPLIED TO ALL SLOPES 4:1 OR STEEPER THAN 4:1 AFTER PERMANENT SEEDING. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. CONTRACTOR SHALL NOTE ALL AREAS WHERE NAG SC150 HAS BEEN INSTALLED RELATIVE TO ADJUT GRADERS AND PUNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL BASIN GRADES ARE ESTABLISHED AS SPECIFIED ON THE LANDSCAPING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.
- 1.06 OFFSITE UTILITY TRENCHING SPOILS MUST BE TREATED AS STOCKPILES FOR SWPPP PURPOSES. BMPs MUST PROTECT THE SIDE OF THE SPOIL STOCKPILE THAT IS FARTHEST AWAY FROM THE TRENCH. INTERMEDIATE BMPs SHALL BE LOCATED IN THE FIELD TO PREVENT DOWNSTREAM SEGMENT RUNOFF. NO MORE THAN 50' OF TRENCH MAY REMAIN OPEN AT ANY ONE TIME. CONTRACTOR IS RESPONSIBLE FOR RESTORING GRADE AND VEGETATION THROUGHOUT THE DISTURBED AREA. THE CONTRACTOR SHALL ENSURE THAT THE OFFSITE WORK ZONES POSE NO PUBLIC SAFETY HAZARDS.
- 1.07 PROVIDE TEMPORARY SEDIMENT TRAP IN LOCATION OF DETENTION UNTIL DETENTION IS CONSTRUCTED. SEE URM CONSTRUCTION SPECIFICATION AND DEWATERING DETAIL INCLUDED IN SWPPP BINDER.





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Illinois Design Firm License No. 184-001334

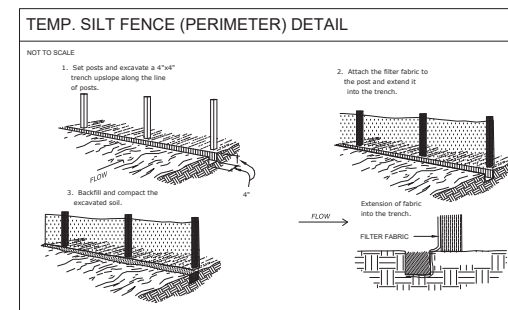
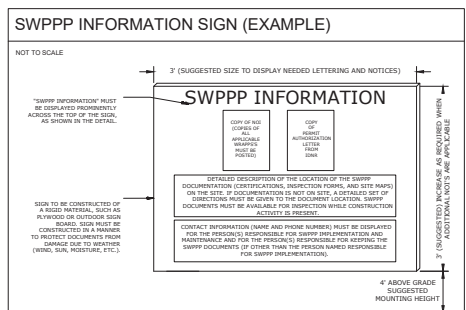
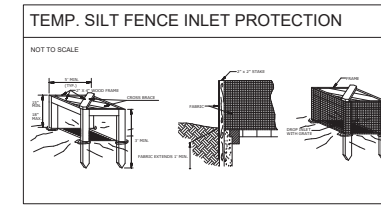
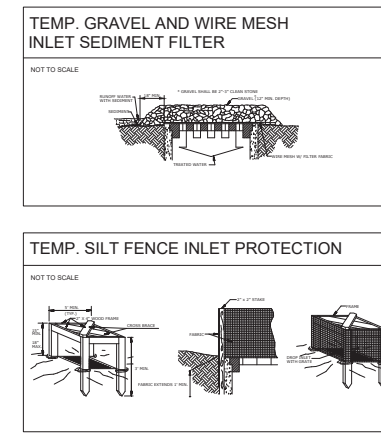
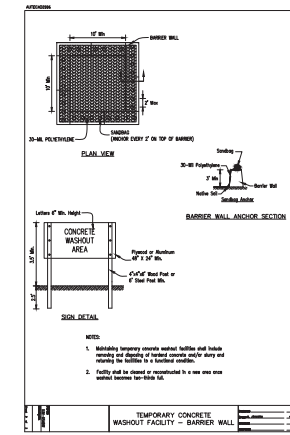
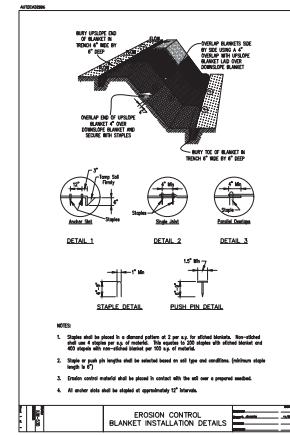
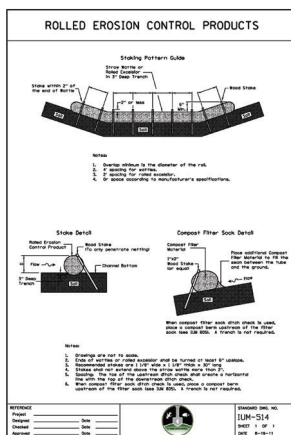
PROJECT NAME:
OWNERS NAME:

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS:



ISSUED FOR	DATE
1. AGENCY REVIEW	03-31-2021
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SHEET TITLE:
SWPPP DETAILS

DRAWN: RRG
CHECKED: JRL
DATE: 11-03-11

PROJECT NUMBER:
SHEET NUMBER

25012

C06

ARC DESIGN
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www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNERS NAME

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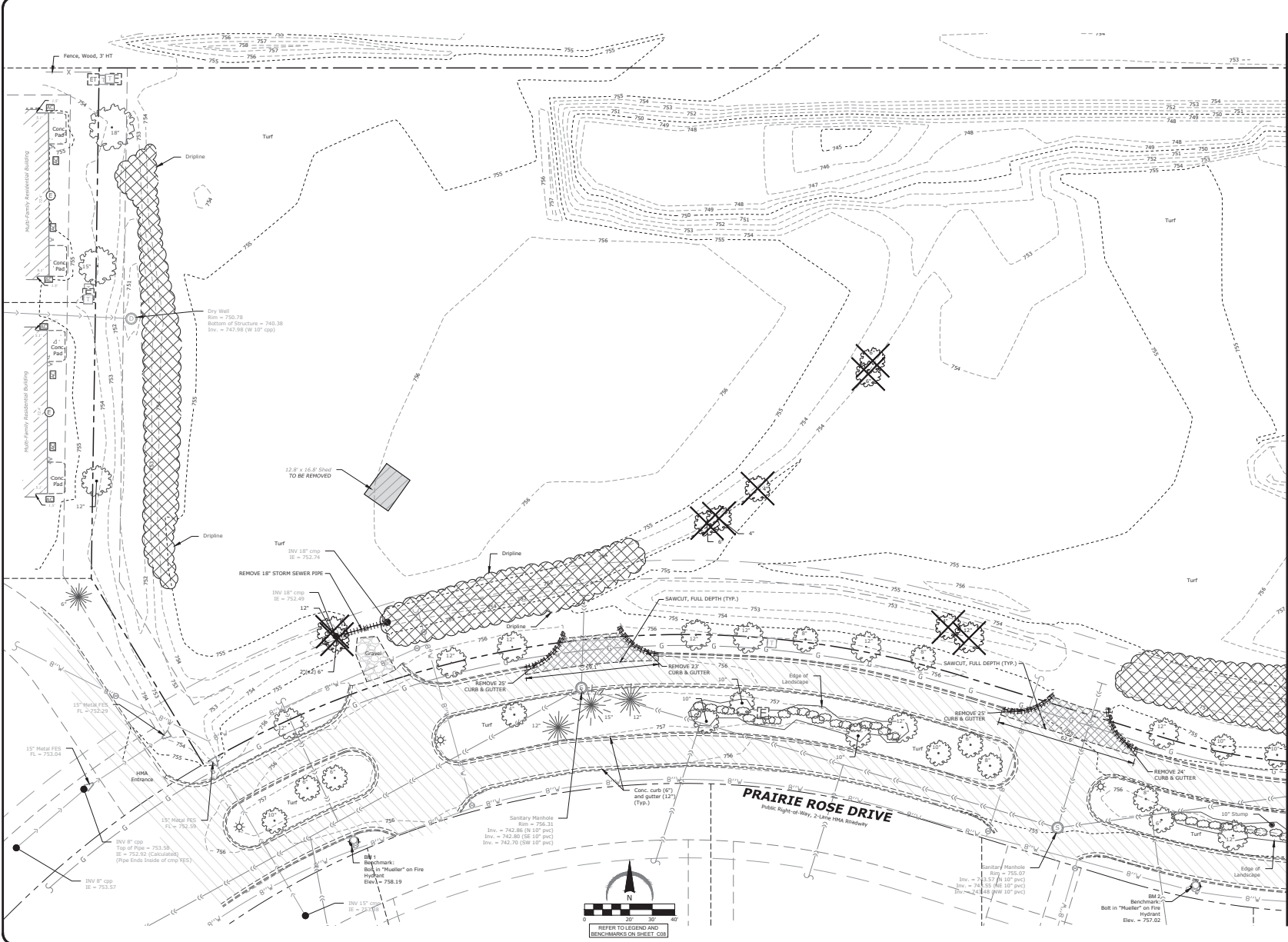
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EXISTING CONDITIONS & REMOVAL PLAN WEST

DRAWN: JMM
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PROJECT NUMBER
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SEE SHEET C08 FOR CONTINUATION



PROJECT NAME
OWNER'S NAME

**PRAIRIE ROSE
DEVELOPMENT**

**PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY**

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

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS

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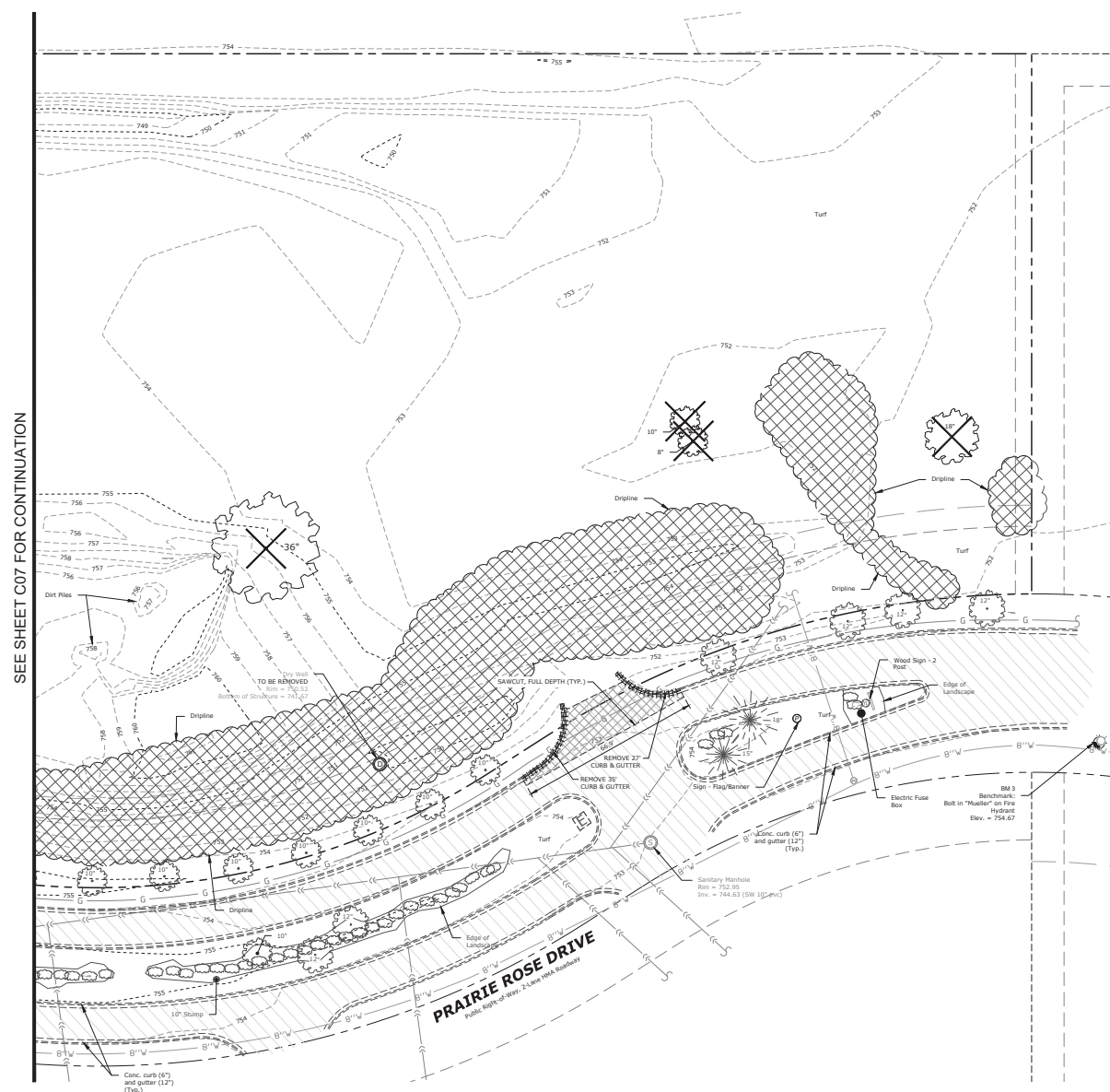
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EXISTING CONDITIONS & REMOVAL PLAN EAST

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PROJECT NUMBER
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25012
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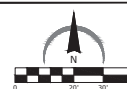
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LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT LINE
	EXISTING CURB AND GUTTER
	REMOVE EXISTING CURB AND GUTTER
	EXISTING SANITARY SEWER TO REMAIN
	REMOVE EXISTING SANITARY SEWER
	EXISTING STORM SEWER TO REMAIN
	REMOVE EXISTING STORM SEWER
	EXISTING WATER TO REMAIN
	REMOVE EXISTING WATER
	EXISTING OVERHEAD UTILITIES TO REMAIN
	REMOVE EXISTING OVERHEAD UTILITIES
	EXISTING GAS MAIN TO REMAIN
	REMOVE EXISTING GAS MAIN
	EXISTING FENCE TO REMAIN
	REMOVE EXISTING FENCE
	EXISTING CONTOUR LINE
	REMOVE EXISTING PAVEMENT, CONCRETE SIDEWALKS OR FOUNDATIONS
	REMOVE EXISTING BUILDINGS AND APPURTENANCES
	EXISTING AREA TO BE CLEARED OF VEGETATION AND GRUBBED
(SVG)	"Salvage"
(TYP)	"TYPICAL" FOR ALL SIMILAR ITEMS
	EXISTING WATER TO REMAIN
	REMOVE EXISTING WATER
	EXISTING SIGN TO REMAIN
	REMOVE EXISTING SIGN
	EXISTING GAS METER TO REMAIN
	REMOVE EXISTING GAS METER
	EXISTING ELECTRIC METER TO REMAIN
	REMOVE EXISTING ELECTRIC METER
	EXISTING STORM SEWER TO REMAIN
	REMOVE EXISTING STORM SEWER
	EXISTING SANITARY SEWER TO REMAIN
	REMOVE EXISTING SANITARY SEWER
	BENCHMARK
	EXISTING TRAFFIC SIGNAL MAST ARM
	EXISTING SIGNAL CONTROLLER
	EXISTING LIGHT POLE TO REMAIN
	REMOVE EXISTING LIGHT POLE
	REMOVE EXISTING SHRUBS
	REMOVE EXISTING TREE
	EXISTING TREE TO REMAIN

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





PROJECT NAME
OWNER'S NAME

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CONSULTANTS

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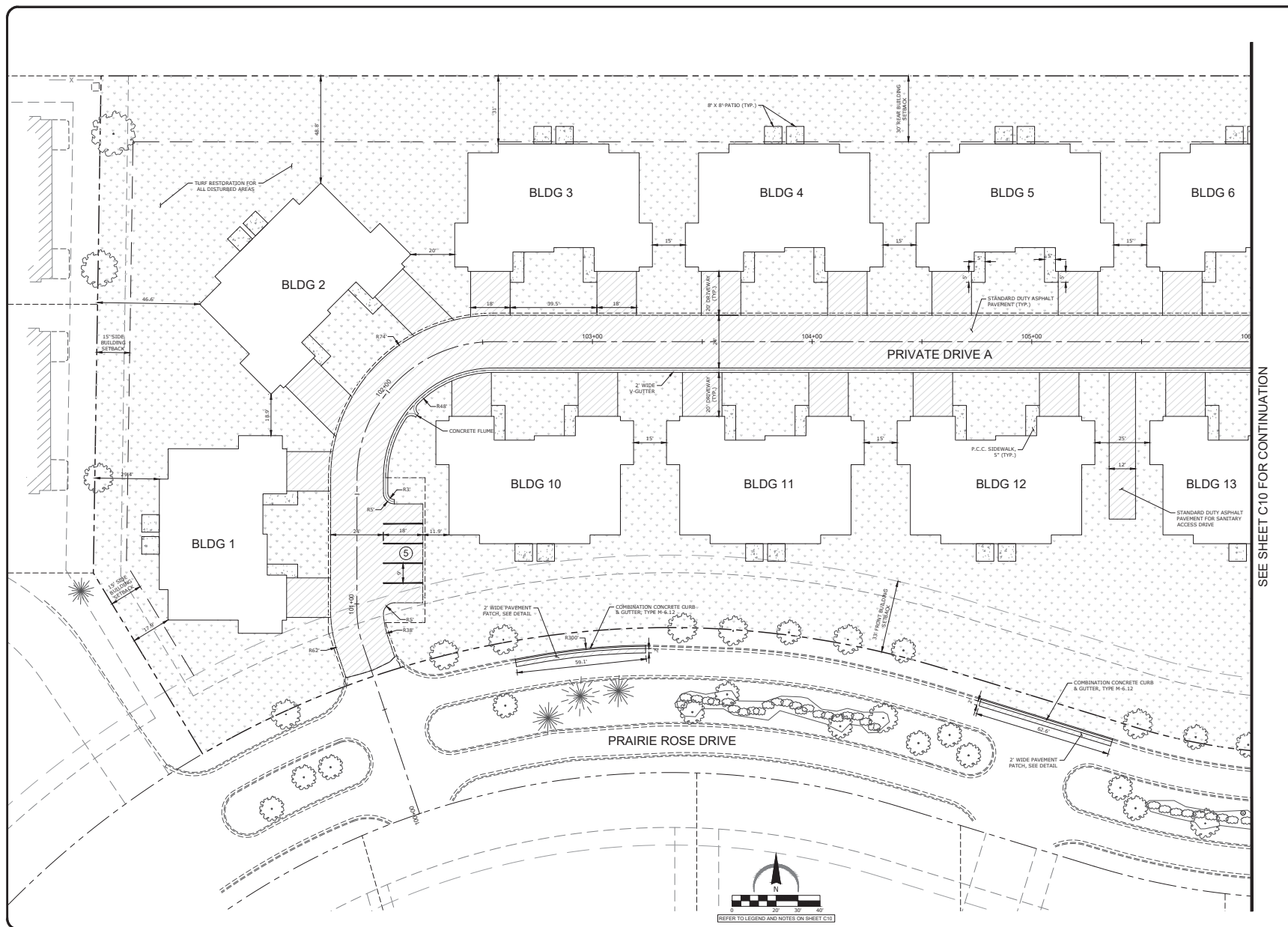
LAYOUT PLAN WEST

DRAWN: RRG
CHECKED: JSL
JRM

PROJECT NUMBER
SHEET NUMBER

25012

C09



ARC DESIGN
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PROJECT NAME
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PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKFORD, IL 61102
(815) 543-8801

CONSULTANTS

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SHEET TITLE

LAYOUT PLAN EAST

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PROJECT NUMBER
SHEET NUMBER

25012

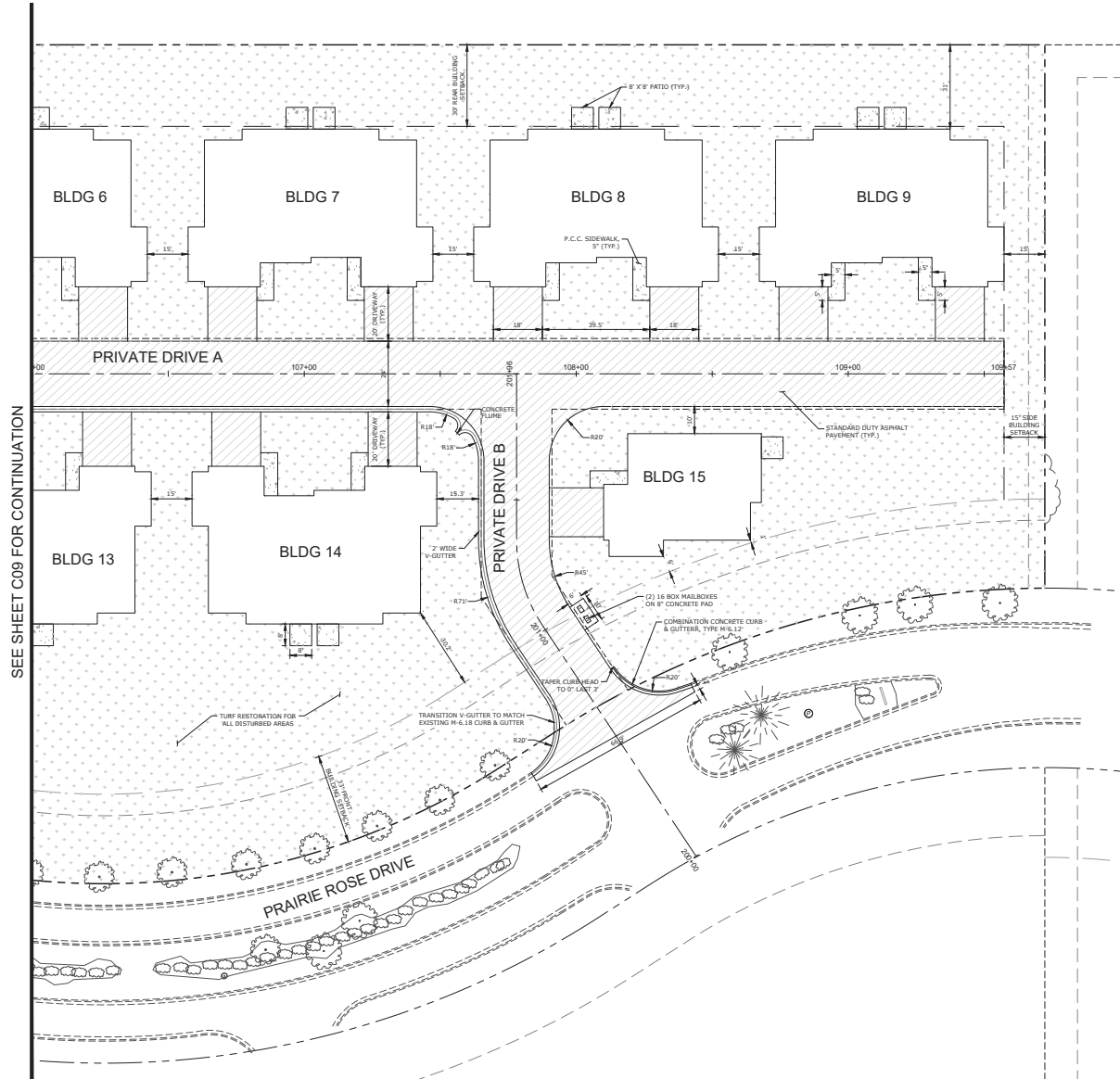
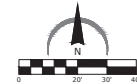
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LEGEND

- — — — — PROPERTY LINE
- — — — — LOT LINE
- — — — — EXISTING RIGHT-OF-WAY
- — — — — EXISTING EASEMENT LINE
- — — — — PROPOSED EASEMENT LINE
- — — — — EXISTING CURB AND GUTTER
- — — — — PROPOSED CURB AND GUTTER
- — — — — PROPOSED FENCE (ORNAMENTAL/WOODEN)
- — — — — PROPOSED FENCE (CHAIN LINK)
- — — — — EXISTING FENCE
- X — X — EXISTING FENCE
- — — — — LIGHT POLE AND FIXTURE
- — — — — PROPOSED ADA PARKING SPACE
- — — — — NUMBER OF PROPOSED PARKING SPACES IN A ROW
- — — — — PROPOSED PARKING STALLS
- — — — — PROPOSED CONCRETE SIDEWALK OR PATIO
- — — — — PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- — — — — PROPOSED TURF AREA

LAYOUT NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL, BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL, PRIOR TO PROCEEDING WITH WORK.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- ALL RADI ARE DIMENSIONED TO THE BACK OF CURB.
- ALL CURB AND GUTTER IS INTEGRAL TO PAVEMENT UNLESS NOTED OTHERWISE. REFER TO THE DETAIL SHEETS FOR CURB DETAILS.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT. CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- FOR REQUIRED PAVEMENT REMOVAL ADJACENT TO THE CURB AND GUTTER REMOVAL WITHIN RIGHT OF WAY, A FULL DEPTH SAWCUT SHALL BE UTILIZED AND SHALL NOT BE LESS THAN 2' IN WIDTH.
- FOR ALL PAVEMENT PATCHING WITHIN THE RIGHT OF WAY THE BACKFILL MATERIAL USED SHALL BE CONTROLLED LOW BENCHMARK MATERIAL UP TO THE BOTTOM OF THE PAVEMENT. THE THICKNESS OF THE HMA PAVEMENT REPLACEMENT SHALL BE A MINIMUM OF THE SAME THICKNESS AS THE EXISTING PAVEMENT STRUCTURE. THE MIXES USED SHALL BE HMA BINDER COURSE, IL 19.0 N50; AND HMA SURFACE COURSE, MIX D N50.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN IF CLOSURES OF LANES EXCEED THE CRITERIA ESTABLISHED IN THE BDE MANUAL.



SEE SHEET C09 FOR CONTINUATION

ARC DESIGN
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VOICE (815) 484-4300
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www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS

ISSUED FOR	DATE
1. AGENCY REVIEW	03-31-2025
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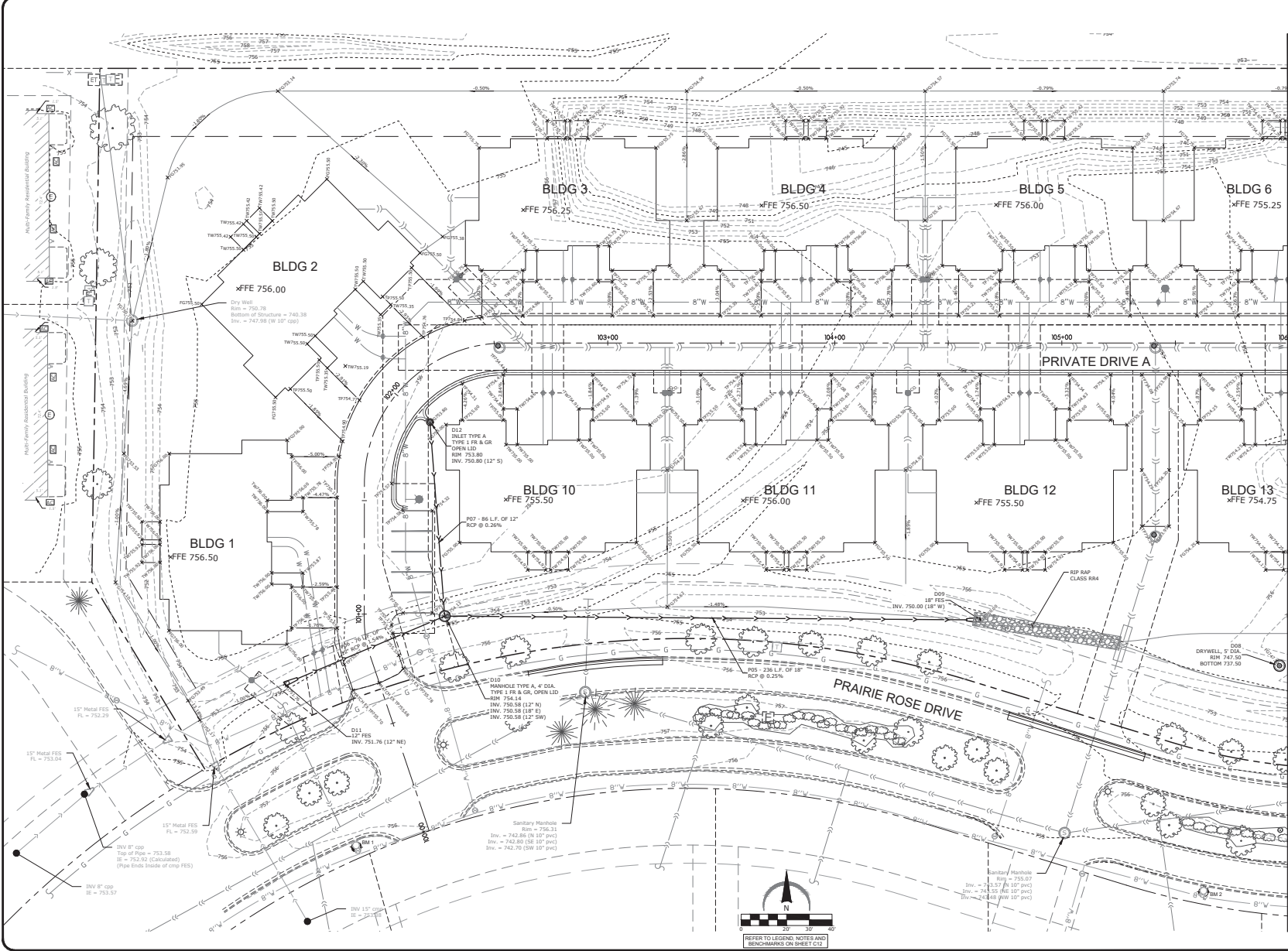
**GRADING PLAN
WEST**

DRAWN: JMM
CHECKED: JMM
IN: JMM

PROJECT NUMBER
SHEET NUMBER

25012

C11





PROJECT NAME _____
OWNER'S NAME _____

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
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GRADING PLAN EAST

DRAWN	RMG
CHECKED	JSL
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PROJECT NUMBER

25012

C12



PROJECT NAME
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PRAIRIE ROSE
DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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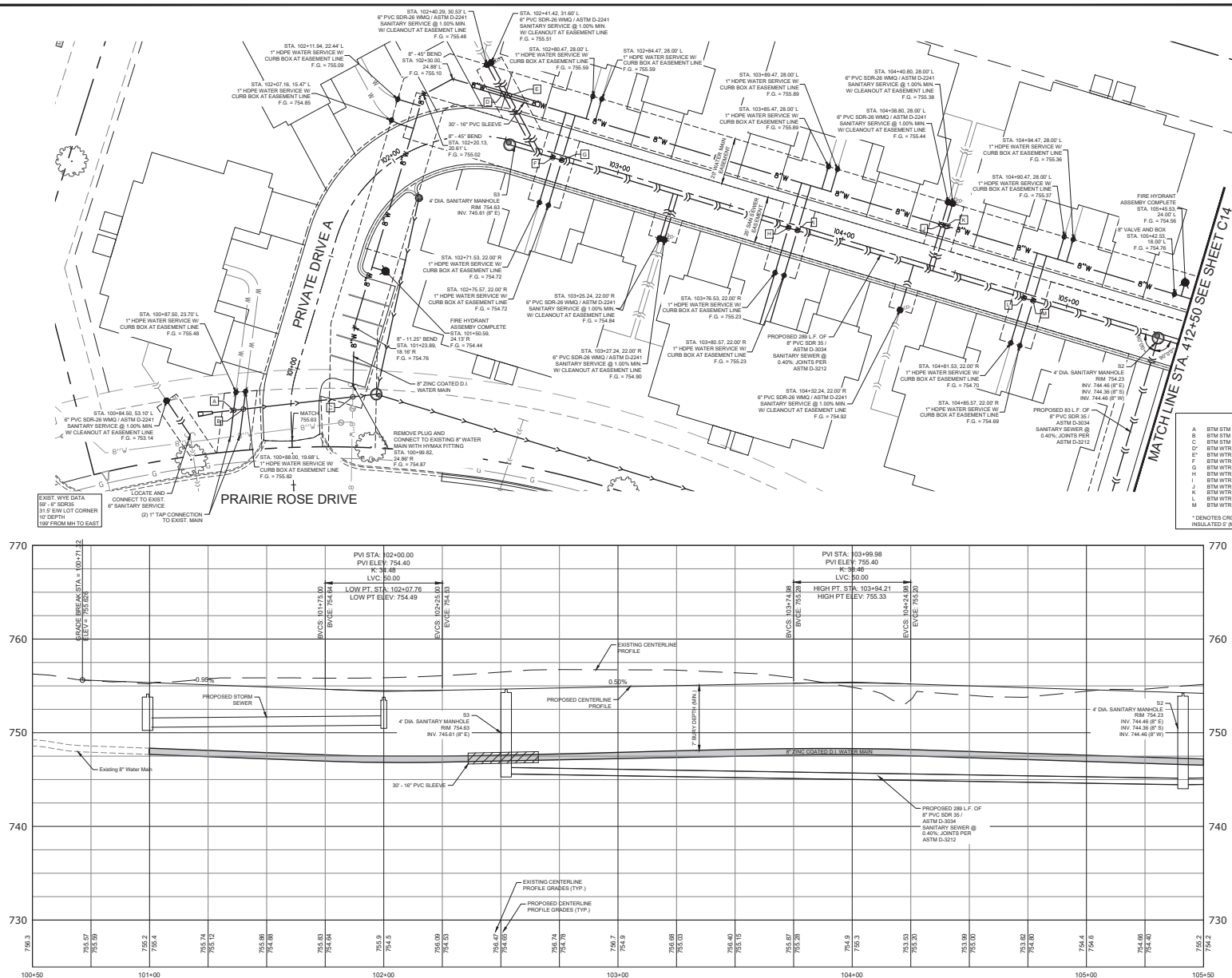
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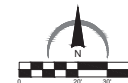
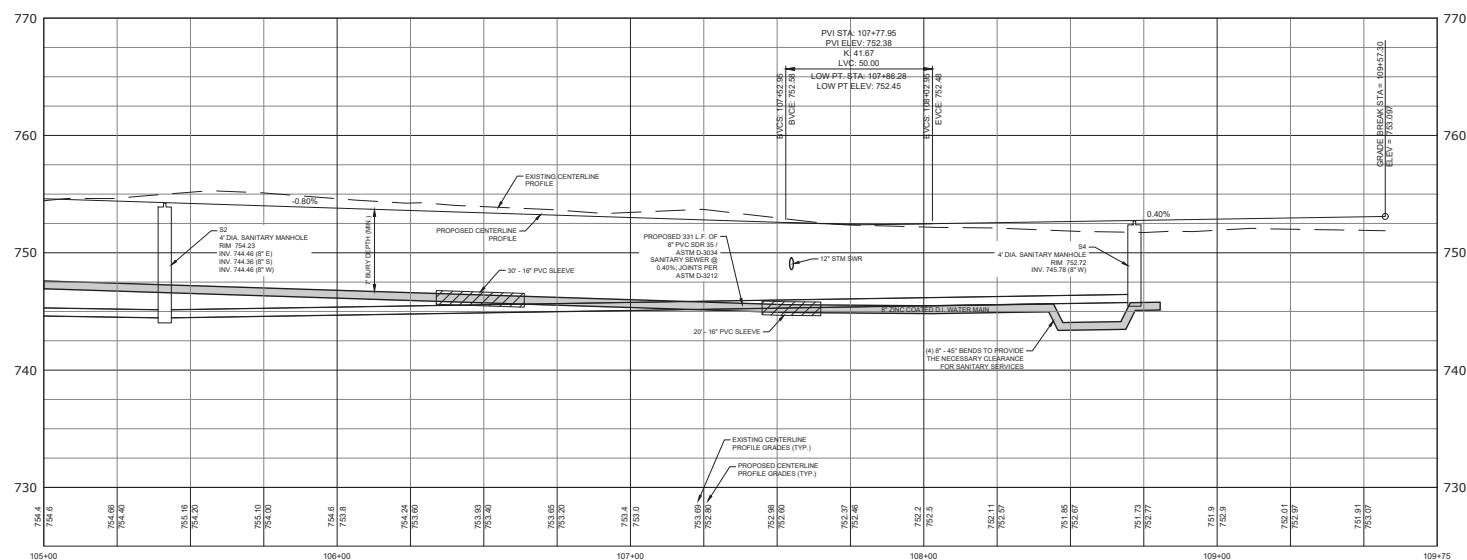
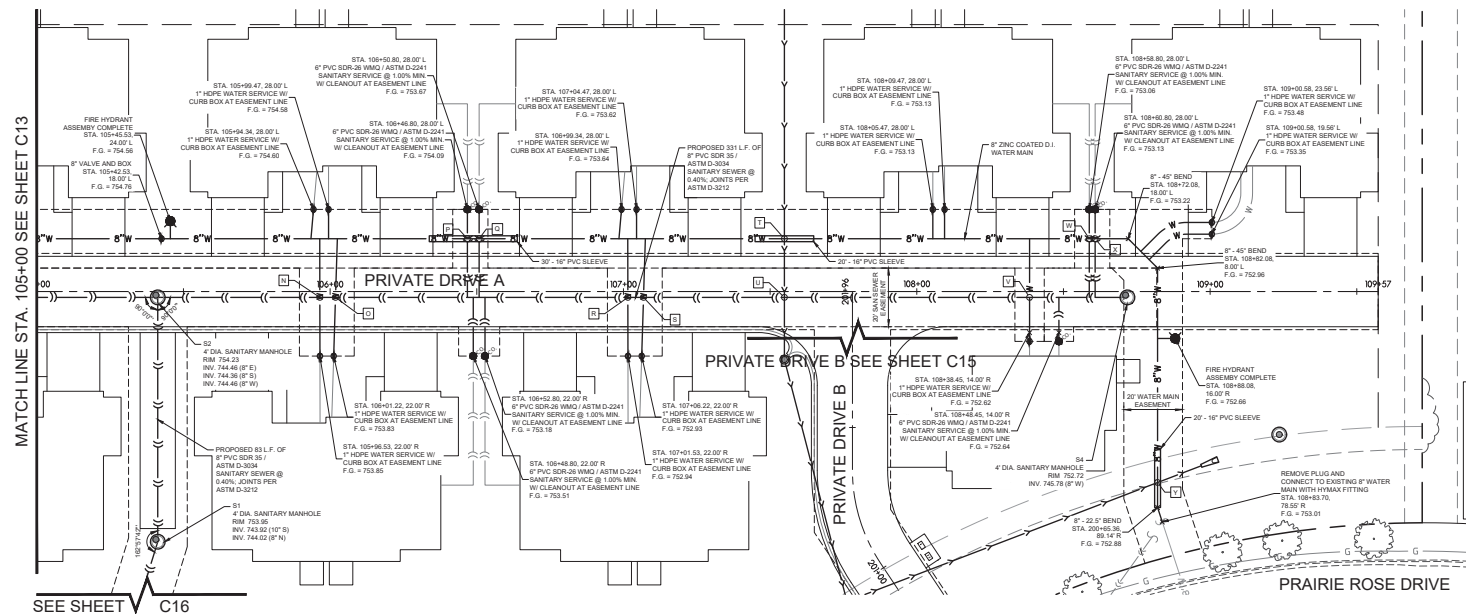
SHEET TITLE
PRIVATE DRIVE A
PLAN & PROFILE
STA. 100+00 TO
105+00

DRAWN	RMG
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

C13







PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS

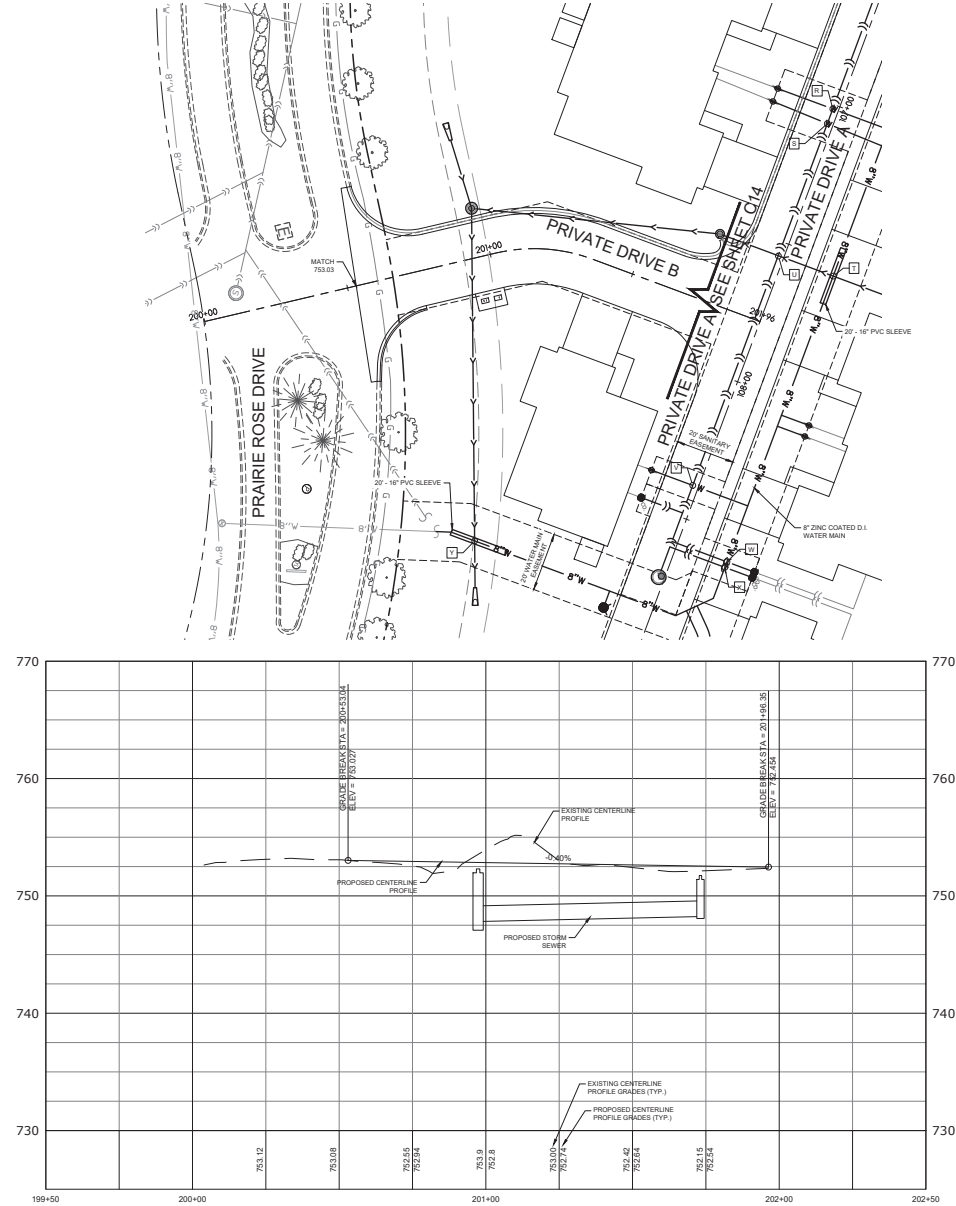
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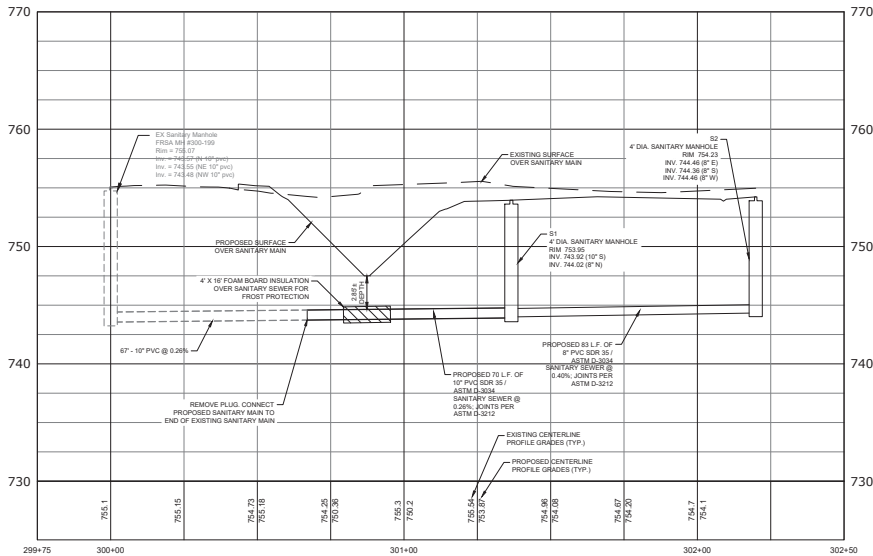
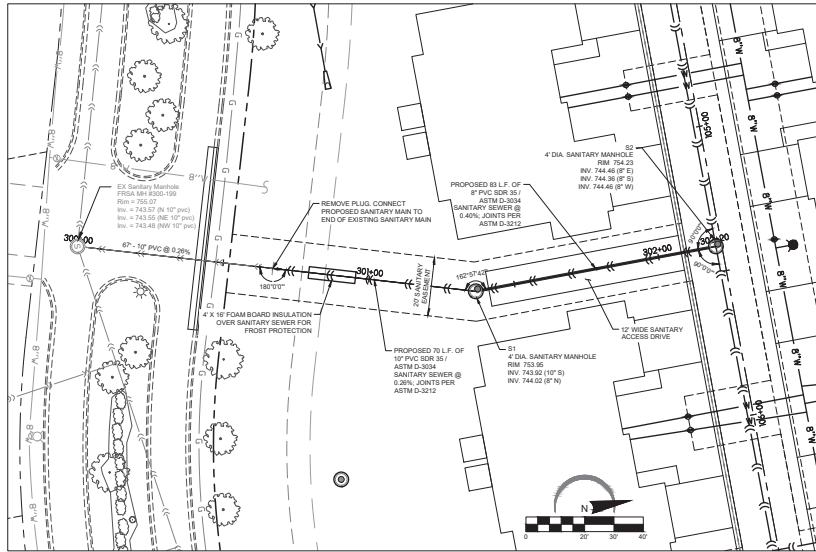
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PLAN & PROFILE
STA. 200+00 TO
201+96**

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CHECKED: JSL
JRM

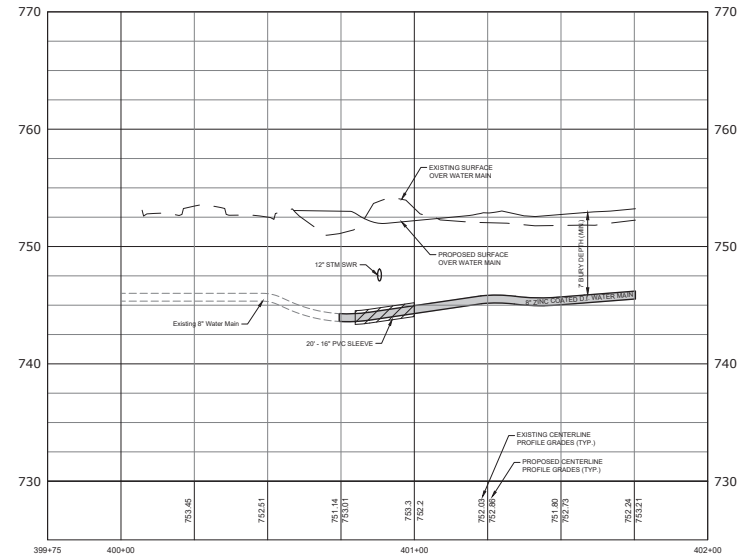
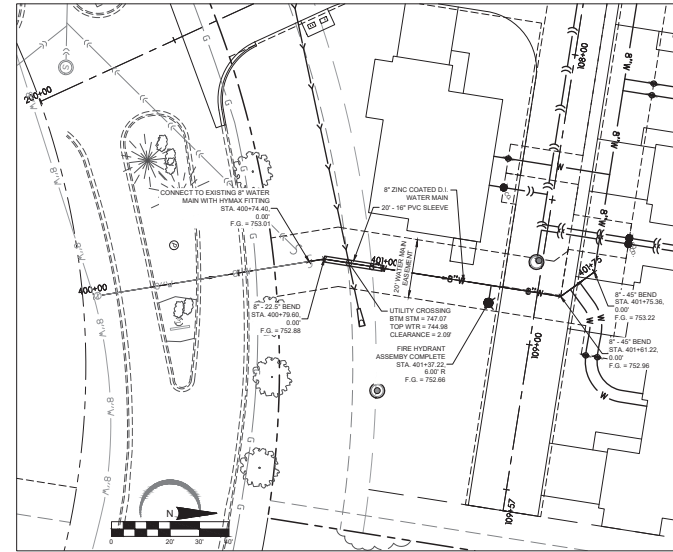
PROJECT NUMBER
SHEET NUMBER
25012
C15



SANITARY SEWER MAIN PLAN & PROFILE



WATERR MAIN PLAN & PROFILE



ARC DESIGN
RESOURCES INC.

6201 ZENITH PARKWAY
LOVELL PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4300

www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNERS NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS

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SHEET TITLE

UTILITY PLAN & PROFILE

DRAWN: RRG
CHECKED: JSL
JLM

PROJECT NUMBER
SHEET NUMBER

25012

C16



PROJECT NAME

OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

 PRAIRIE ROSE DROVE
 ROSCOE, IL
 WINNEBAGO COUNTY

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

CONSULTANTS

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DETAILS

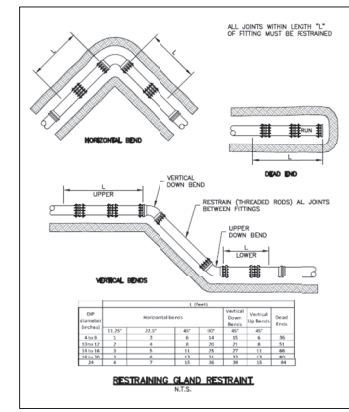
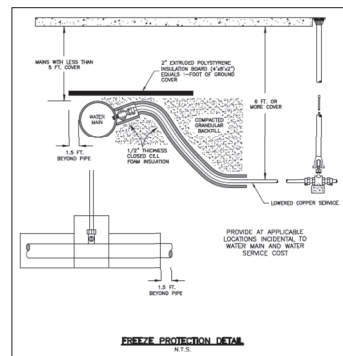
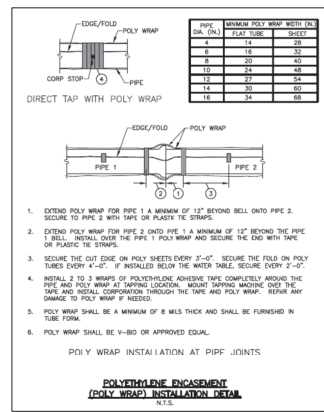
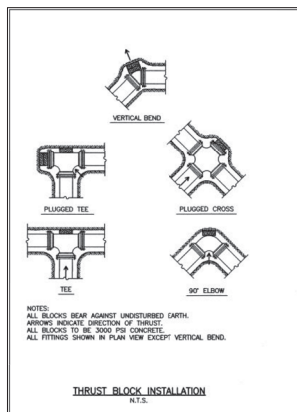
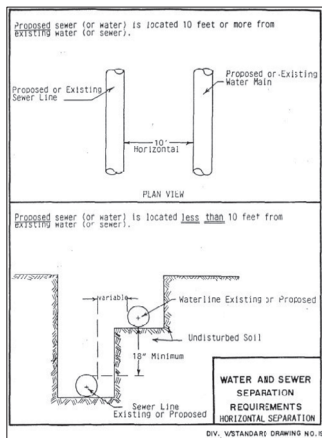
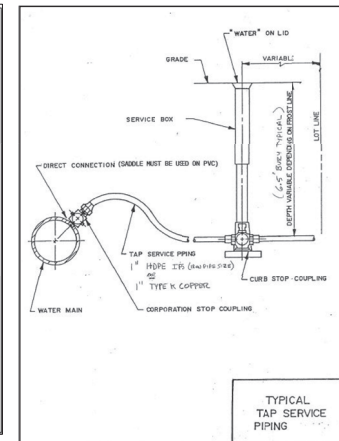
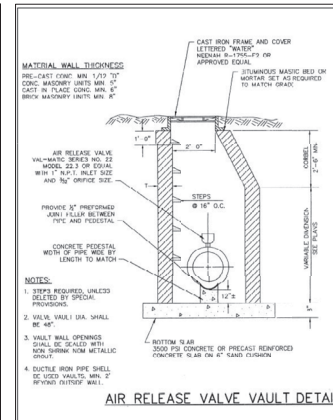
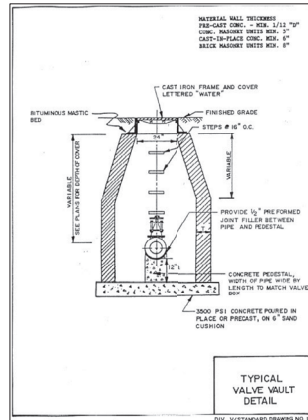
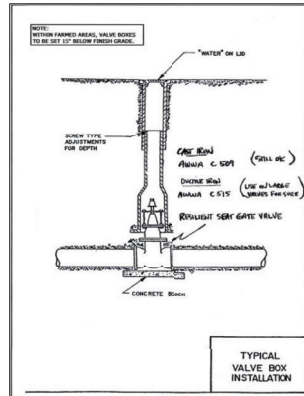
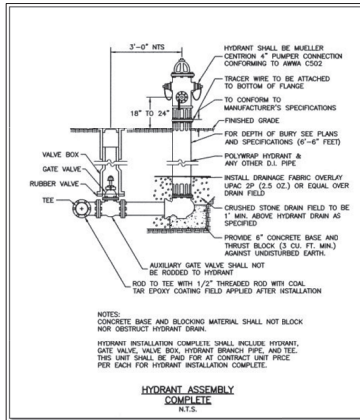
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 IN: JRL

PROJECT NUMBER

SHEET NUMBER

25012

C18



PROJECT NAME
OWNER'S NAME

**PRAIRIE ROSE
DEVELOPMENT**
PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARIANO, INC.
P.O. BOX 66
ROCKFORD, IL 61072
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CONSULTANTS

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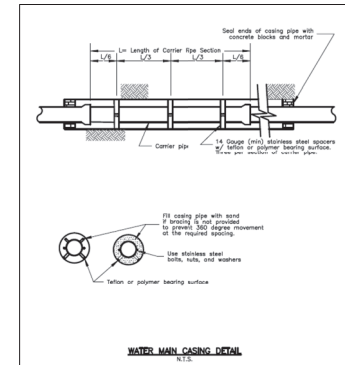
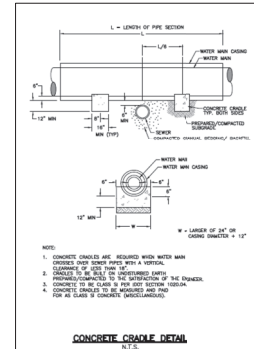
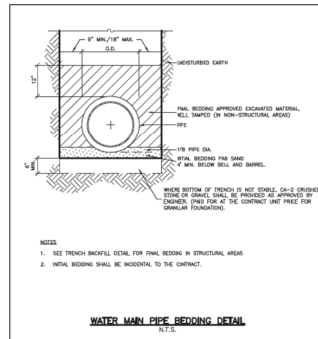
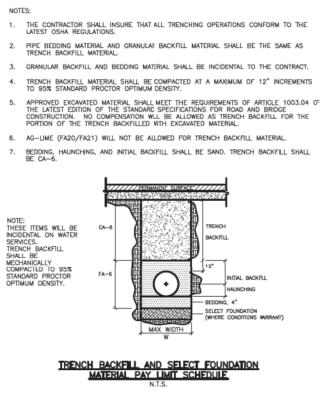
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DETAILS

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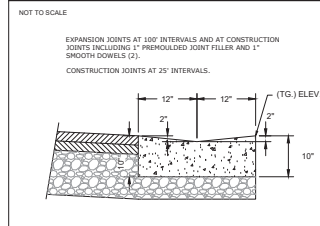
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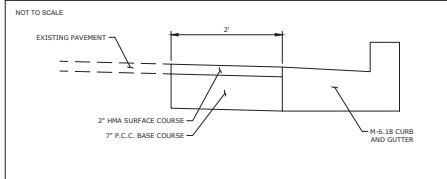
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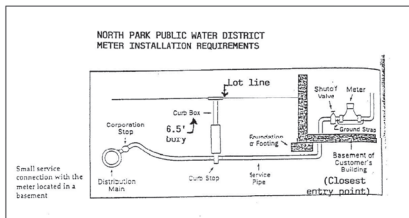
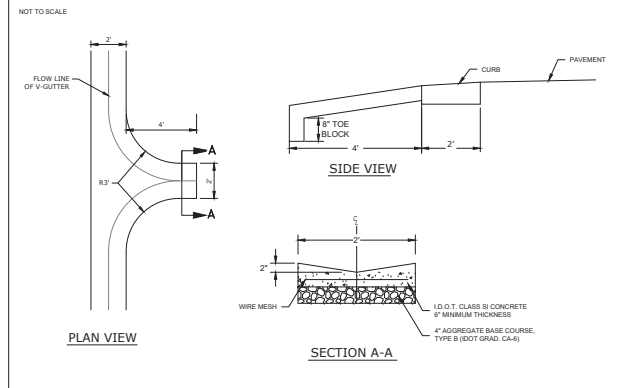
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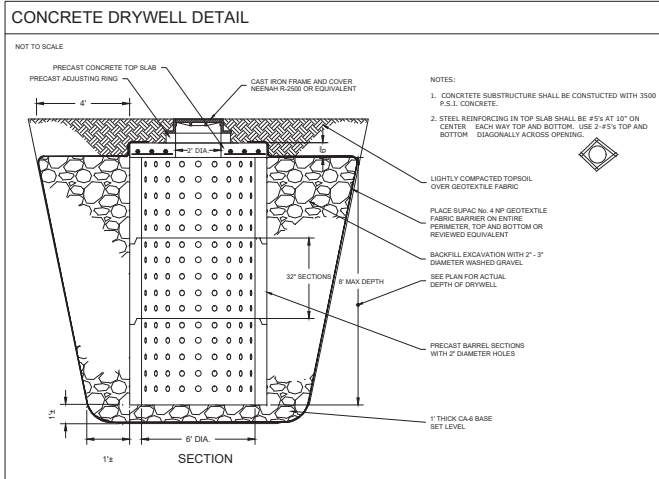
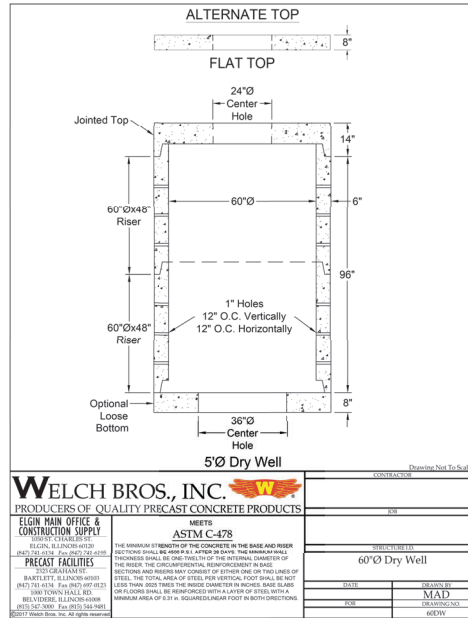


PAVEMENT PATCH AT PRAIRIE ROSE DRIVE

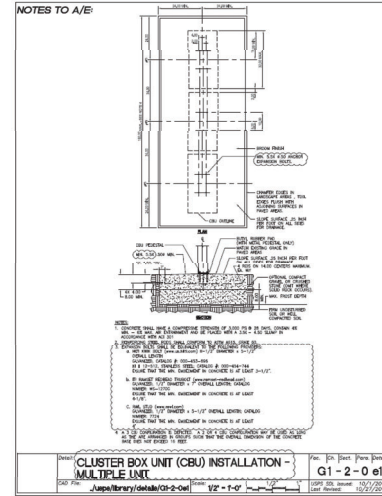


CONCRETE FLUME DETAIL





APPENDIX B - Cluster Box Unit Installation Multiple Unit



vital™ Cluster Box Units

Pre-configured units include parcel lockers and outgoing mail collection to be used alone or in large groupings. Pedestal included ensures mailboxes and parcel lockers comply with USPS installation regulations. Available in six architectural colors (see page 7).



MODEL #	CBU TYPE	INSTALLER HEIGHT	INSTALLER WIDTH	INSTALLER DEPTH	FEDERAL WEIGHT	STANDARD TENANT COMMENTS/REMARKS	MAILBOX COMPARTMENTS	PARCEL LOCKERS	
1570-80XX	vital™ Type I CBU	62"	30-32"	18"	28-32"	44	27 1/4" x 12 1/4" x 15 1/2"	8	2
1570-12XX	vital™ Type II CBU	62"	30-32"	18"	28-32"	44	27 1/4" x 12 1/4" x 15 1/2"	12	1
1570-16XX	vital™ Type III CBU	62"	30-32"	18"	18-22"	75	27 1/4" x 12 1/4" x 15 1/2"	16	2
1570-15XX	vital™ Type IV CBU	62"	30-32"	18"	18-22"	67	6 3/4" x 12 1/4" x 15 1/2"	12	1
1570-475XX	vital™ Type V CBU	62"	30-32"	18"	28-32"	45	6 3/4" x 12 1/4" x 15 1/2"	4	2
1570-875XX	vital™ Type VI CBU	62"	30-32"	18"	18-22"	75	27 1/4" x 12 1/4" x 15 1/2"	8	4

Note: Exchange "XX" in Model # above to find the full code reference: Black-00 Dark Bronze-08 Indigo-05 Pearl Grey-10 White-06 Pastel Green-16

Note: Exchange "10" in Model # above for two-digit color reference. 80XX=80 Dark Bronze/15XX=15XX Standard Gray/475=475 White/875=875 Forest Green/15=15

ARC DESIGN RESOURCES INC.

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PROJECT NAME
OWNERS NAME

PRAIRIE ROSE DEVELOPMENT

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ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS

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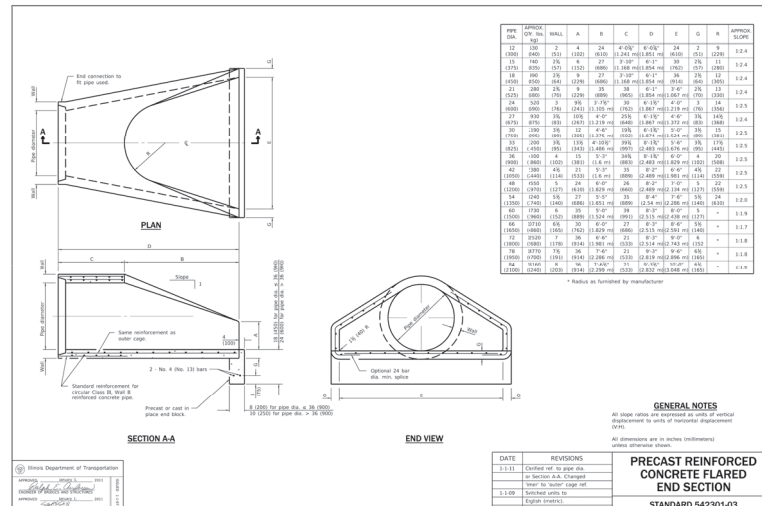
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PROJECT NUMBER

SHEET NUMBER

25012

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PROJECT NAME
OWNER'S NAME

**PRAIRIE ROSE
DEVELOPMENT**

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SHEET TITLE

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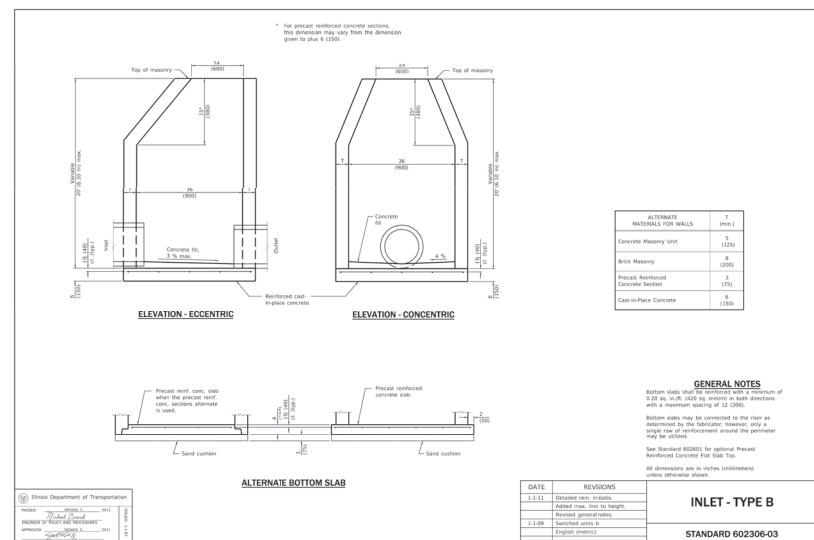
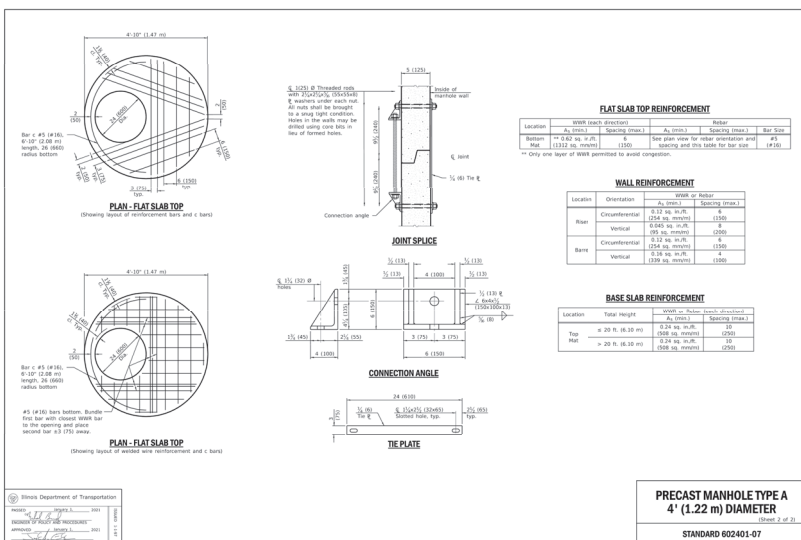
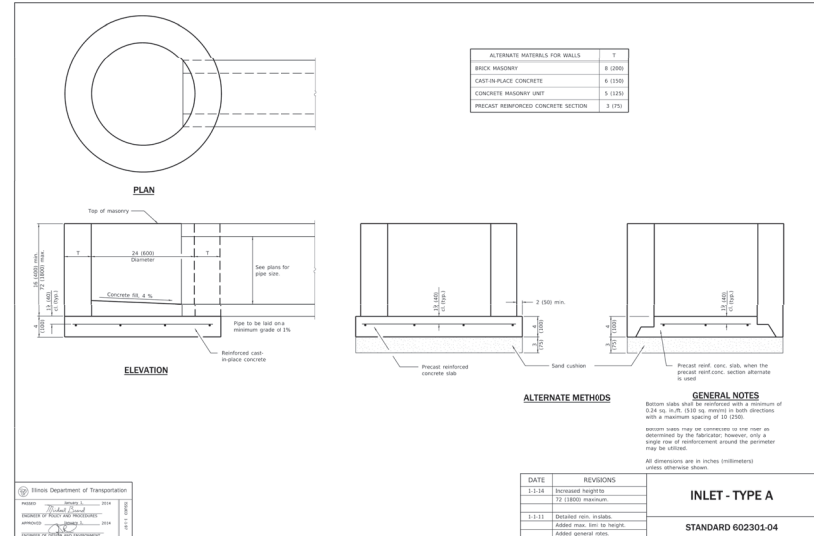
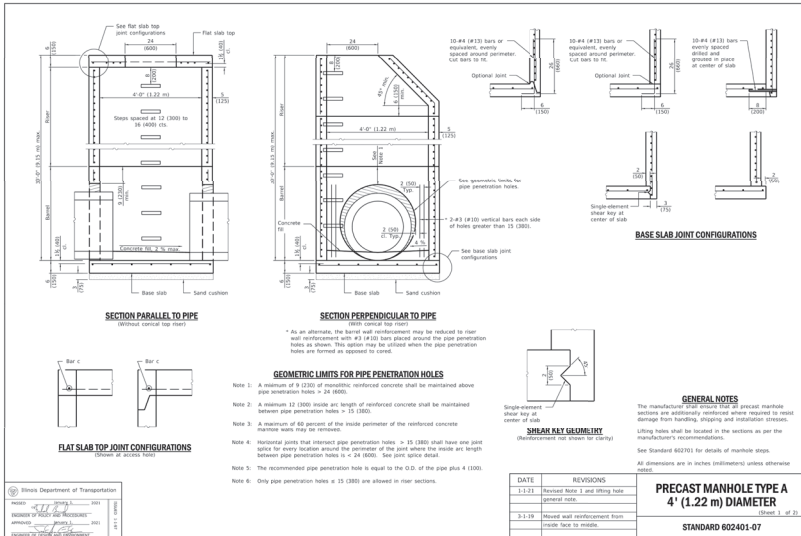
DATE

PROJECT NUMBER

SHEET NUMBER

25012

C21



ARC DESIGN
RESOURCES INC.

6201 ZENITH PARKWAY
LOUIS PARK, IL 60111
VOICE: (815) 484-4300
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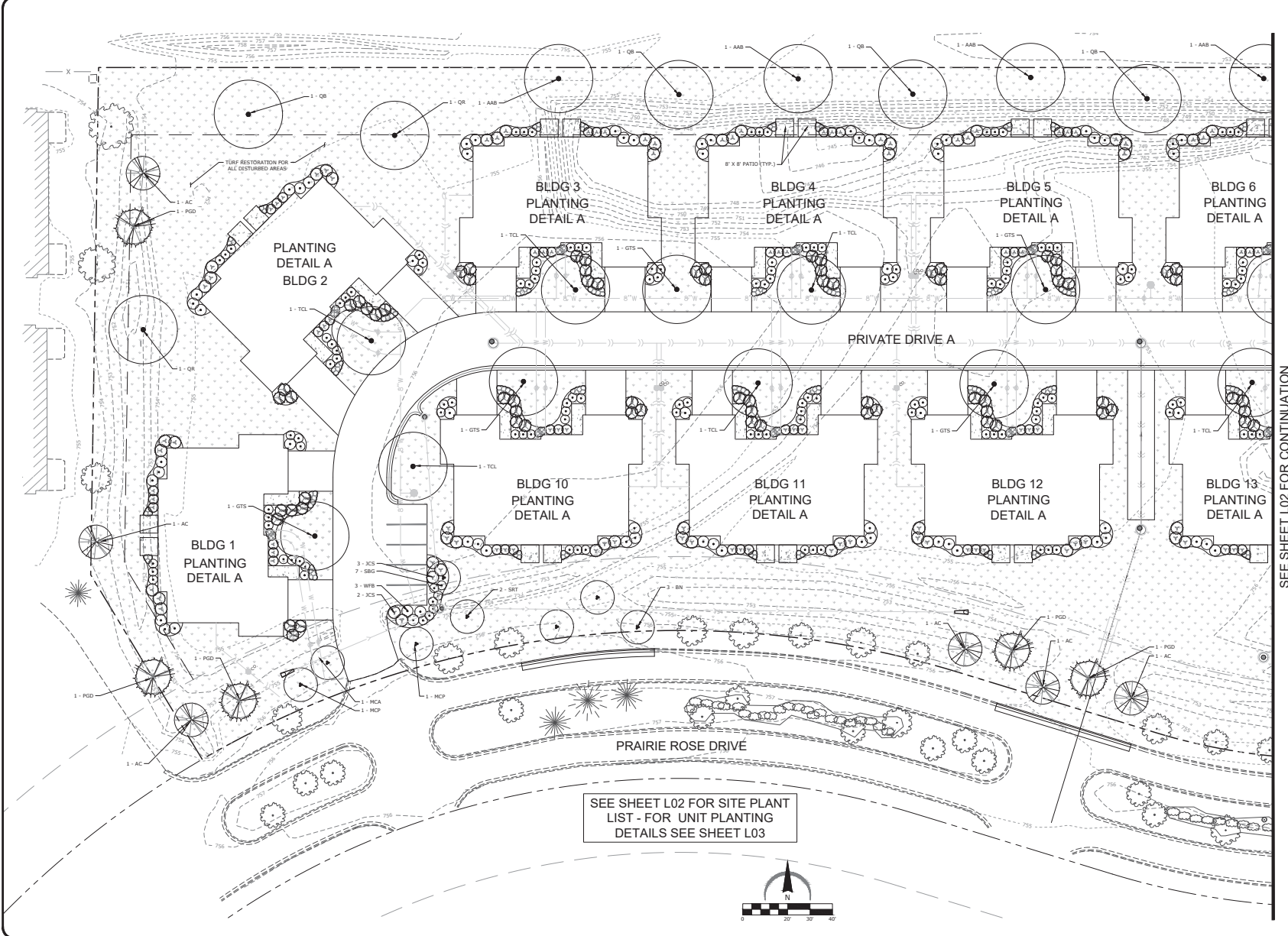
**LANDSCAPE PLAN
WEST**

DRAWN: MJA
CHECKED: JRL
JRM

PROJECT NUMBER
SHEET NUMBER

25012

L01





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

LITTLE MARIANO, INC.
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CONSULTANTS

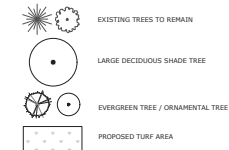
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SHEET TITLE
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EAST**

DRAWN: MJA
CHECKED: JPL
JPL

PROJECT NUMBER
SHEET NUMBER
**25012
L02**

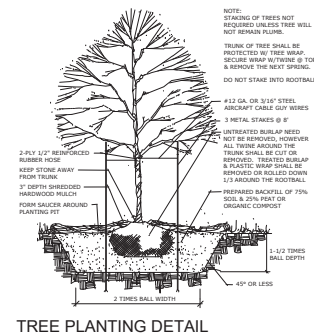
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FOR UNIT PLANTING DETAILS
SEE SHEET L03

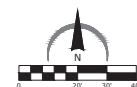
PLANT LIST - SITE TREES

KEY	QTY	Botanical Name COMMON NAME	SIZE	REMARKS
AAB	7	Acer freemanii 'Autumn Blaze' AUTUMN BLAZE MAPLE	2.5"	HYBRID RED MAPLE SHADE TREE
AC	7	Abies concolor WHITE FIR	6'	EVERGREEN
BN	3	Betula nigra 'Nimbus' SWEET BIRCH	7'	MULTISTEM
GTS	9	Gleditsia triacanthos 'Skyline' SKYLINE HORSEHOLOCIST	2.5"	SHADE TREE
HCA	3	Halesia x 'Adrienneack' ADRIENACK CRABAPPLE	7'	MULTISTEM, UPRIGHT ORNAMENTAL
HCF	3	Halesia x 'Prairie Fire' PRAIRIE FIRE CRABAPPLE	7'	MULTISTEM, UPRIGHT ORNAMENTAL
PGD	7	Pinus strobus x densata BLACK HILLS SPRUCE	6'	EVERGREEN
QR	8	Quercus bicolor SWAMP WHITE OAK	2.5"	LARGE SHADE TREE
QR	4	Quercus rubra RED OAK	2.5"	LARGE SHADE TREE
SRT	2	Syringa reticulata JAPANESE TREE LILAC	7'	MULTISTEM ORNAMENTAL
TCL	10	Tilia cordata LITTLELEAF LINDEN	2.5"	SHADE TREE
JCS	5	Juniperus chinensis 'Sargentii' GREEN SARGENTII JUNIPER	5 GAL	EVERGREEN SHRUB
SRG	7	Sorbaria humilis 'Goldflame' GOLDFLAME SPIREA	18" / 5 GAL	DECIDUOUS SHRUB
WFB	3	Weigelia florida 'Balsascent' BUNIC BLOOM PINK WEIGELIA	24" / 5 GAL	DECIDUOUS SHRUB

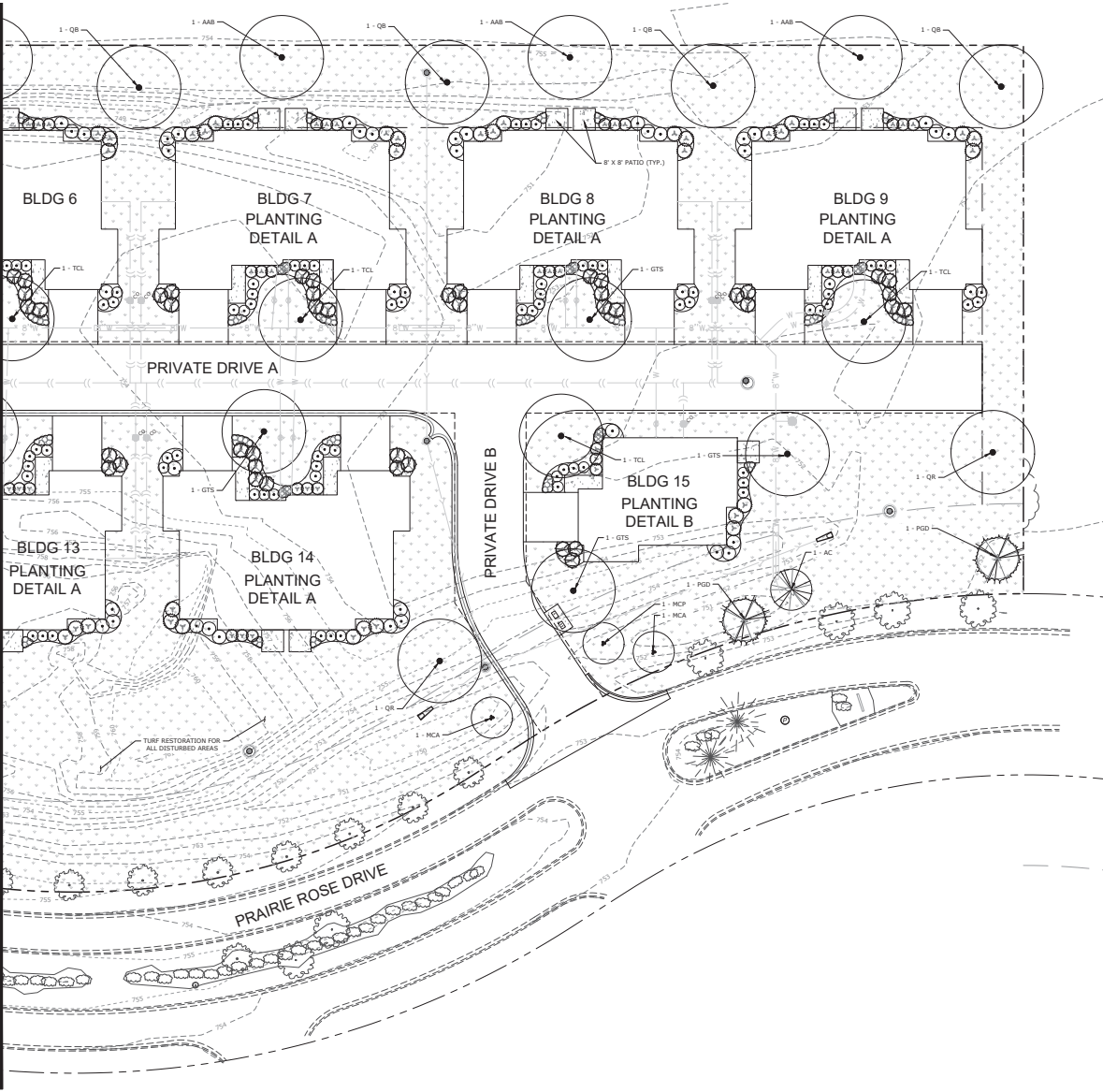


TREE PLANTING DETAIL

NOT TO SCALE

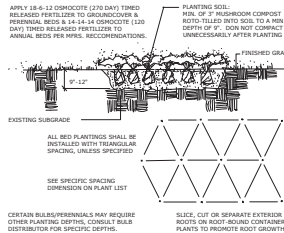


SEE SHEET L01 FOR CONTINUATION



PLANTING NOTES

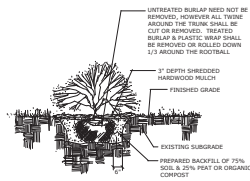
- Contractor shall verify locations of all underground utilities prior to beginning construction on his phase of work. Electric, gas, telephone, and cable television can be located by calling 3-1-1, I.E. at 311. For report locating, contact "Digger's Hotline". Any damage or interruption of services shall be the responsibility of the contractor. Contractor to coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to owner's representative prior to commencing work.
- Contractor shall grade entire site to correct surface irregularities in preparation for seeding. Ruts, rills, ditches, drag, harrow or hand rake sub grade in all lawn areas and remove construction debris, foreign matter or stones larger than 2". Grading shall provide slopes which are smooth, continuous, free from depressions or ridges. Level, rake and roll as necessary to an even and true condition and obtain positive drainage in all areas. Finish grades shall meet the approval of owner prior to lawn installation.
- All disturbed areas should be brought to grade with "topsoil" to a depth of 6 inches in areas to be seeded or sodded, and 12 inches for all interior (curbed) landscape islands. All lawn areas to be finished with much, straw mulch, seed, sod, etc. or as noted. All lawn areas to be watered until a healthy stand of grass is established. (see seed/notes for acceptance details).
- Quantity lists are supplied as a convenience; however, the contractor should verify all quantities. The drawings shall take precedence over the lists.
- Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; however, quantities and sizes shall remain consistent with these plans.
- Size & grading standards of plant material shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association. Plant material shall be nursery grown and be either balled and burlap or container grown.
- All plant quantities specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.
- Any plant materials with damaged or crooked/damaged leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected by Landscape Architect and/or Owner. Trees with multiple leaders will be rejected unless called for in the plant list as multi-trunk or clump.
- All plant material, especially trees, must be sourced within a fifty (50) mile radius of the subject property or construction site.
- Upon inspection and acceptance of all landscape items by Landscape Architect and/or Owner the contractor shall assume maintenance responsibilities for a period of thirty (30) days, for all plant material, to include: watering, cultivating, weeding, pruning, mulching and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition until responsibility is transferred to the owner (see below).
- All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. After the first thirty (30) days, the owner shall assume maintenance responsibilities as described (see above). Contractor shall replace without cost to owner any dead or unacceptable plants, as determined by the landscape architect at the end of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.
- All planting beds and tree lawns shall be mulched continuous with 2" depth shredded hardwood mulch, see planting details. All deciduous trees (shade / ornamental) that are not located in a planting bed shall be mulched with a 3" or 4" diameter circle. Evergreen trees and multi-trunked ornamental trees shall be mulched to outer-most branches at the time of installation.
- Planting edge delineation at all planting bed face and tree lawns shall require a minimum 4" depth "v" shaped cultivated, spaded edge with a vertical face abutting all lawn areas and sloped to inside of plant bed continuous between lawn and mulched areas as indicated on plan.
- Contractor to seed all disturbed lawn areas. Seeded lawn to be a combination of bluegrass, perennial ryegrass and red fescue with the suggested following analysis by weight: 20% tough Kentucky bluegrass, 20% dark Kentucky bluegrass, 20% creeping red fescue, 20% scalds hard fescue, and 10% perennial ryegrass. Seed to be applied at a rate of 4 lbs. per 1,000 s.f. All seeded lawn areas shall be covered with straw mulch or erosion control netting, consisting of hand or machine application at a rate of 2 ton per acre. Mulch shall be compact enough to reduce erosion of seed and topsoil but loose enough to allow air to circulate. Install per Method 1, Section 251, of the Standard Specifications for Road and Bridge Construction.
- All seeded turf areas shall be fertilized at installation with 6-20-20 analysis, at a rate of 6 lbs. per 1,000 s.f. A second application of 21-7-14 to be applied at rate of 6 lbs. per 1,000 s.f. after the first cutting. Acceptance and guarantee notes shall apply to all seeded areas.
- Acceptance of grading and seed shall be by landscape architect and/or owner. Contractor shall assume maintenance responsibilities for a minimum of forty (40) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-seeding (wash-off) and other operations necessary to keep lawn in a thriving condition. Upon final acceptance, however, the contractor shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare or dead spots, none of which are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.



BED PLANTING DETAIL

(GROUNDCOVER, PERENNIALS & ANNUALS)

NOT TO SCALE



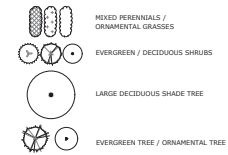
SHRUB PLANTING DETAIL

NOT TO SCALE

ZONING DATA

CATEGORY	QUANTITY	REQUIREMENT	PROVISION
TRANSITION AREA LANDSCAPE PLANTING (BUFFER YARDS)	NORTH PL: 896 L.F. EAST PL: 200 L.F. WEST PL: 226 L.F.	36 TREES (4 / 100 L.F.) 8 TREES (4 / 100 L.F.)	18 TOTAL - 15 TREES + 3 EXISTING MIXED VARIETY SHADE / EVERGREENS 8 TOTAL - 5 TREES + 3 EXISTING MIXED VARIETY SHADE / EVERGREENS *37 ADDITIONAL SITE TREES ARE BEING PROVIDED; AGGREGATELY THESE EXCEED THE REQUIREMENT.
PARKING PERIMETER LANDSCAPE PLANTING	ALL PARKING AREAS, ONE (1) PROVIDED - 58 L.F.	25 L.F. - MINIMUM OF 50% THE LENGTH OF PARKING PERIMETER	32 L.F. - MIN. 50% OF THE PARKING PERIMETER LENGTH PLANTED
FOUNDATION LANDSCAPE PLANTING	UNIT A TYPE - 198 L.F. UNIT B TYPE - 114 L.F.	158 L.F. - MINIMUM 80% OF FACADE 91 L.F. - MINIMUM 80% OF FACADE	138 L.F. - 70% OF FOUND. 70 L.F. - 62% OF FOUND.
EXISTING TREES	25 TREES - MIXED VARIETIES (DECIDUOUS / EVERGREEN) AND SIZES (CALIPER INCH WIDTH OR HEIGHT) TO BE USED OR CONSIDERED FOR CREDITS TOWARD TREE/PLANT REQUIREMENTS		

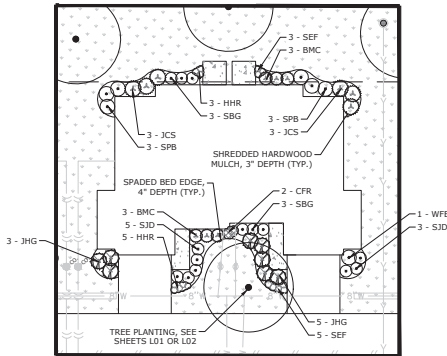
LEGEND



FOR OVERALL SITE TREE PLANTING, SEE SHEETS L01 & L02

PLANTING DETAIL 'A'

SCALE: 1" = 20'



PLANT LIST - PLANTING DETAIL 'A'

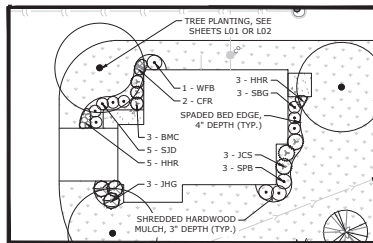
OCCURS 14 TIMES

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JCS	6	Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER	5 GAL	EVERGREEN
JHG	8	Juniperus horizontalis 'Vegetus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	6	Spiraea humula 'Goldflame' GOLDFLAME SPIREA	18\" / 5 GAL	
SID	8	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	18\" / 5 GAL	
SPB	6	Syringa patula x 'Blosserang' DWARF REBLOOMING KOREAN LILAC	24\" / 5 GAL	
WFB	1	Weigela florida x 'Bokanowski' SONIC BLOOM PINK WEIGELA	24\" / 5 GAL	
CFR	2	Calamagrostis acutifolia 'Karl Foerster' KARL FOERSTER FEATHER REED GRASS	2 GAL	3'-0\" O.C. - PERENNIAL
HHR	8	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0\" O.C. - PERENNIAL
SEF	8	Salvia x 'Erat Friesland' FRIEDELAND WISDOM SAGE	GAL	2'-0\" O.C. - PERENNIAL

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

PLANTING DETAIL 'B'

SCALE: 1" = 20'



PLANT LIST - PLANTING DETAIL 'B'

OCCURS 1 TIME

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JCS	3	Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER	5 GAL	EVERGREEN
JHG	3	Juniperus horizontalis 'Vegetus' GOOD VIBRATIONS GOLD JUNIPER	5 GAL	EVERGREEN
SBG	3	Spiraea humula 'Goldflame' GOLDFLAME SPIREA	18\" / 5 GAL	
SID	5	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	18\" / 5 GAL	
SPB	3	Syringa patula x 'Blosserang' DWARF REBLOOMING KOREAN LILAC	24\" / 5 GAL	
WFB	1	Weigela florida x 'Bokanowski' SONIC BLOOM PINK WEIGELA	24\" / 5 GAL	
CFR	2	Calamagrostis acutifolia 'Karl Foerster' KARL FOERSTER FEATHER REED GRASS	2 GAL	3'-0\" O.C. - PERENNIAL
HHR	8	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0\" O.C. - PERENNIAL



PROJECT NAME
OWNER'S NAME

PRAIRIE ROSE DEVELOPMENT

PRAIRIE ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

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

CONSULTANTS

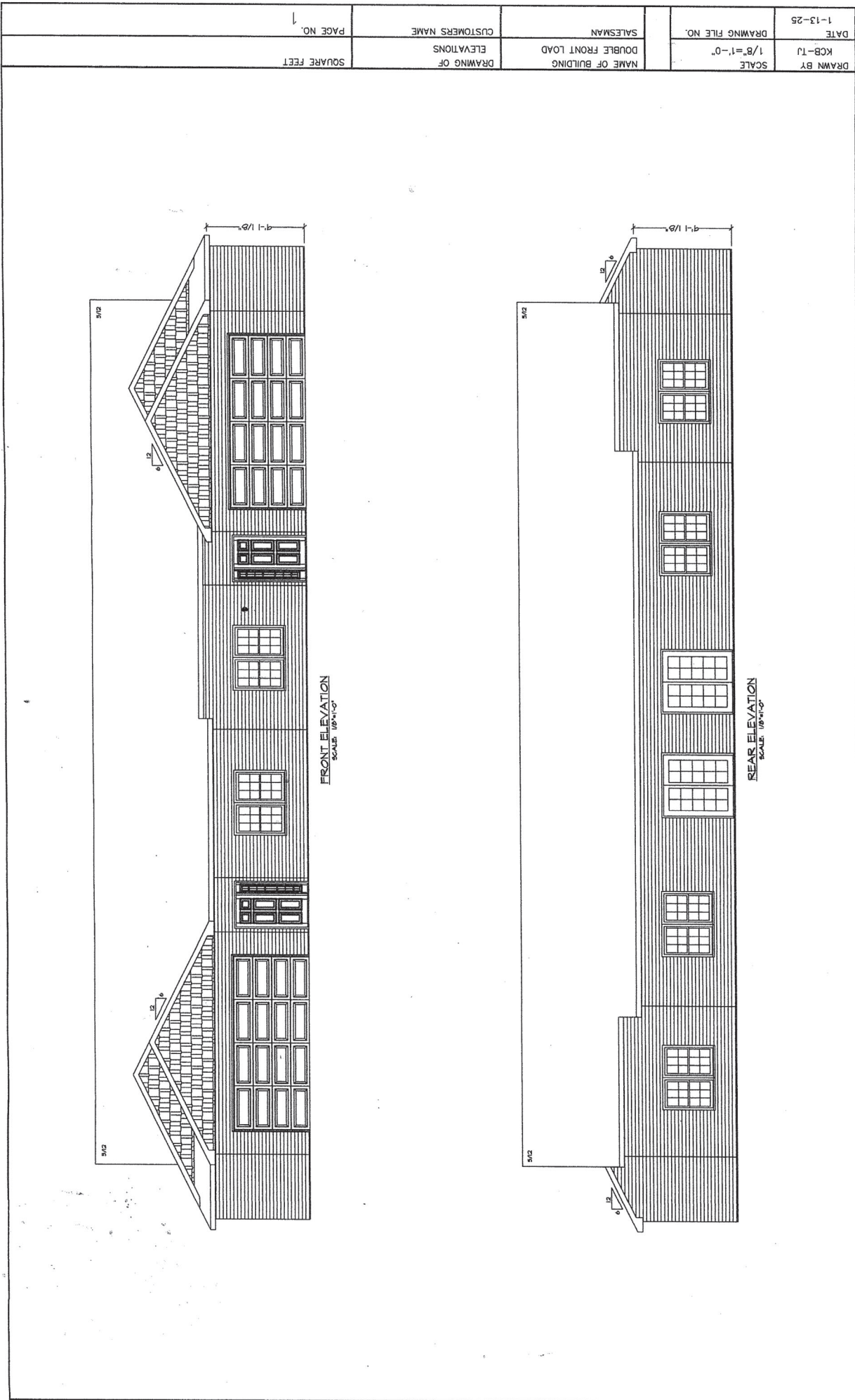
ISSUED FOR	DATE
1. AGENCY REVIEW	03-31-2025
2. ---	---
3. ---	---
4. ---	---
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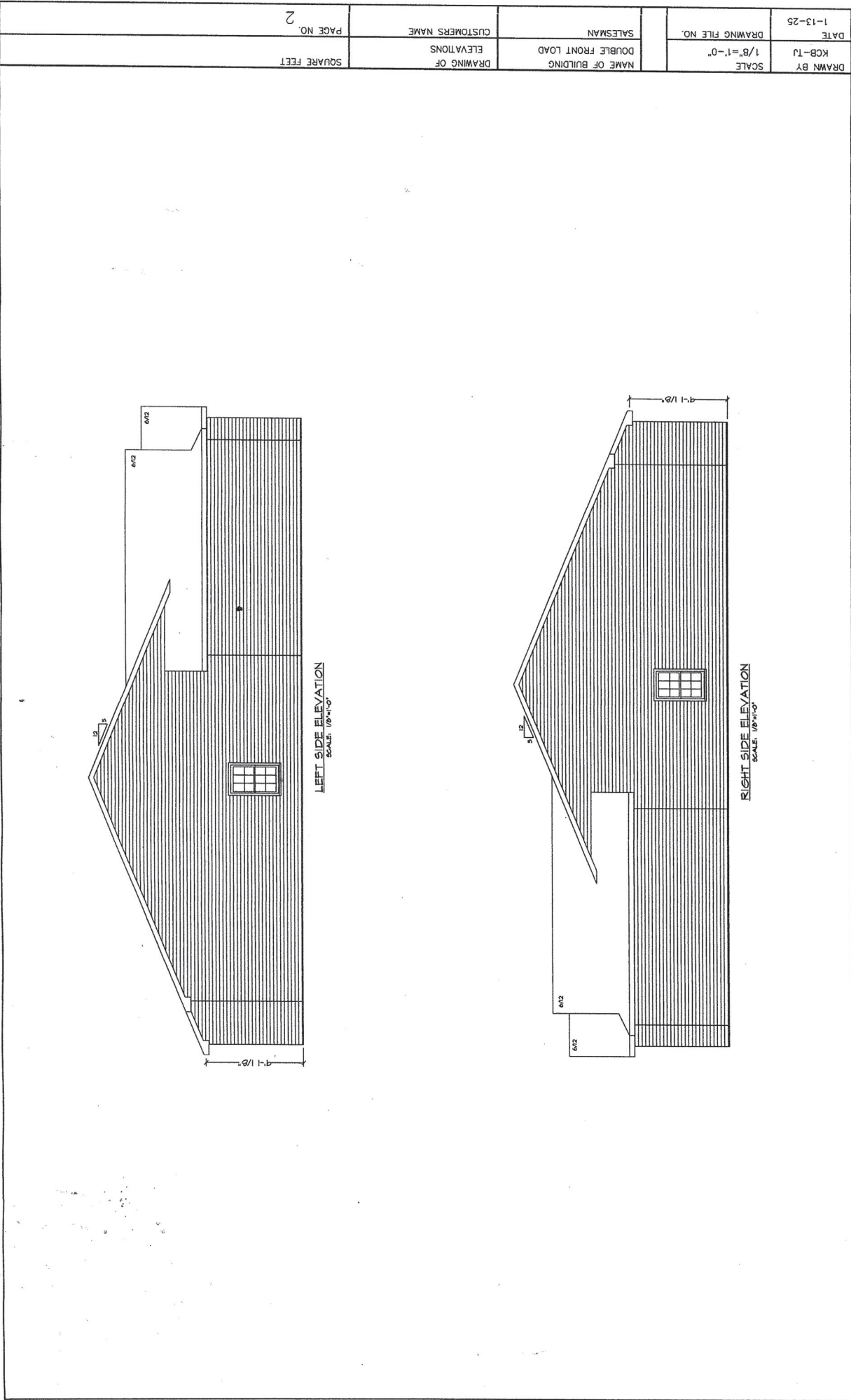
REVISIONS	DATE
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2. ---	---
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6. ---	---

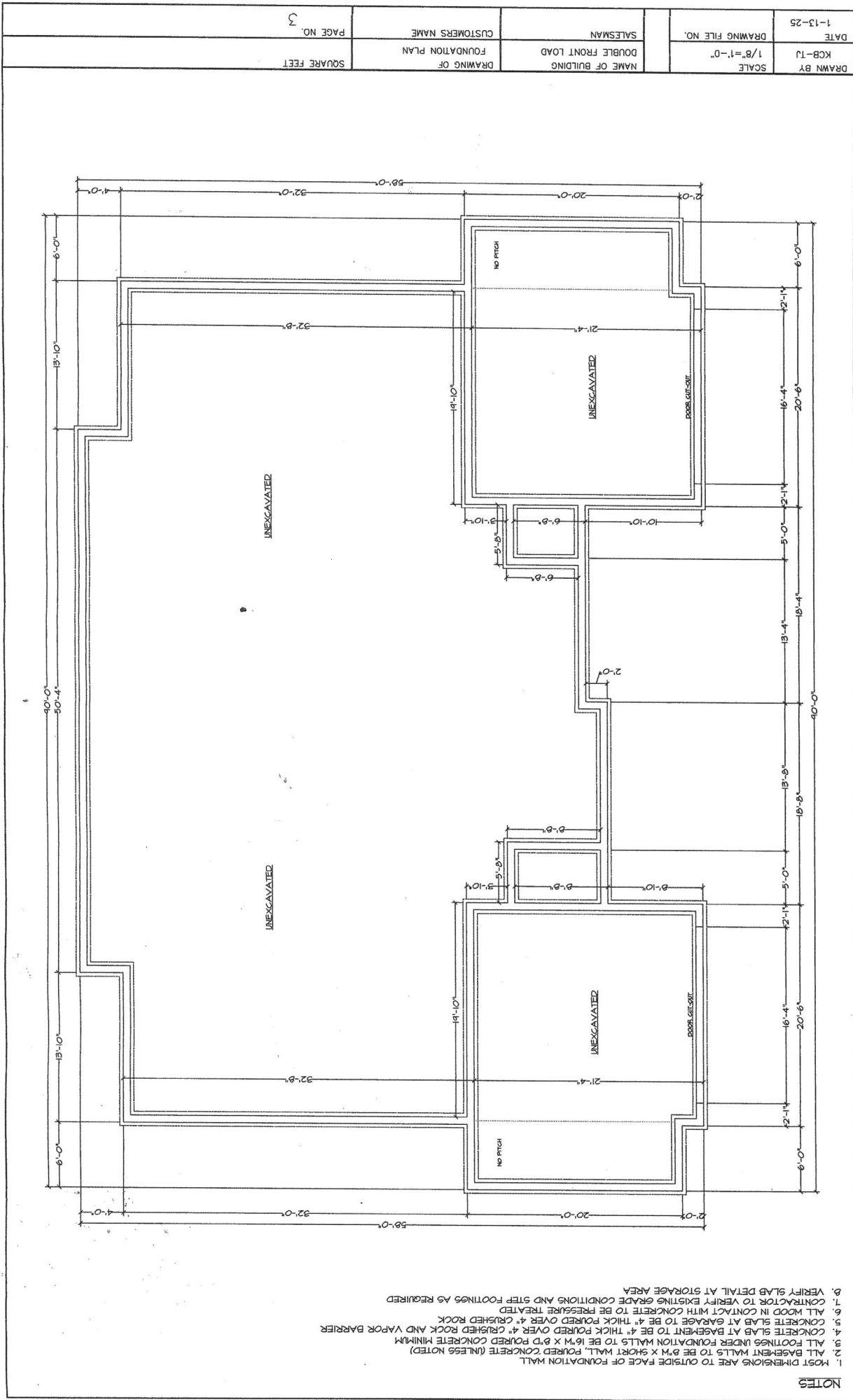
SHEET TITLE
LANDSCAPE
DETAILS

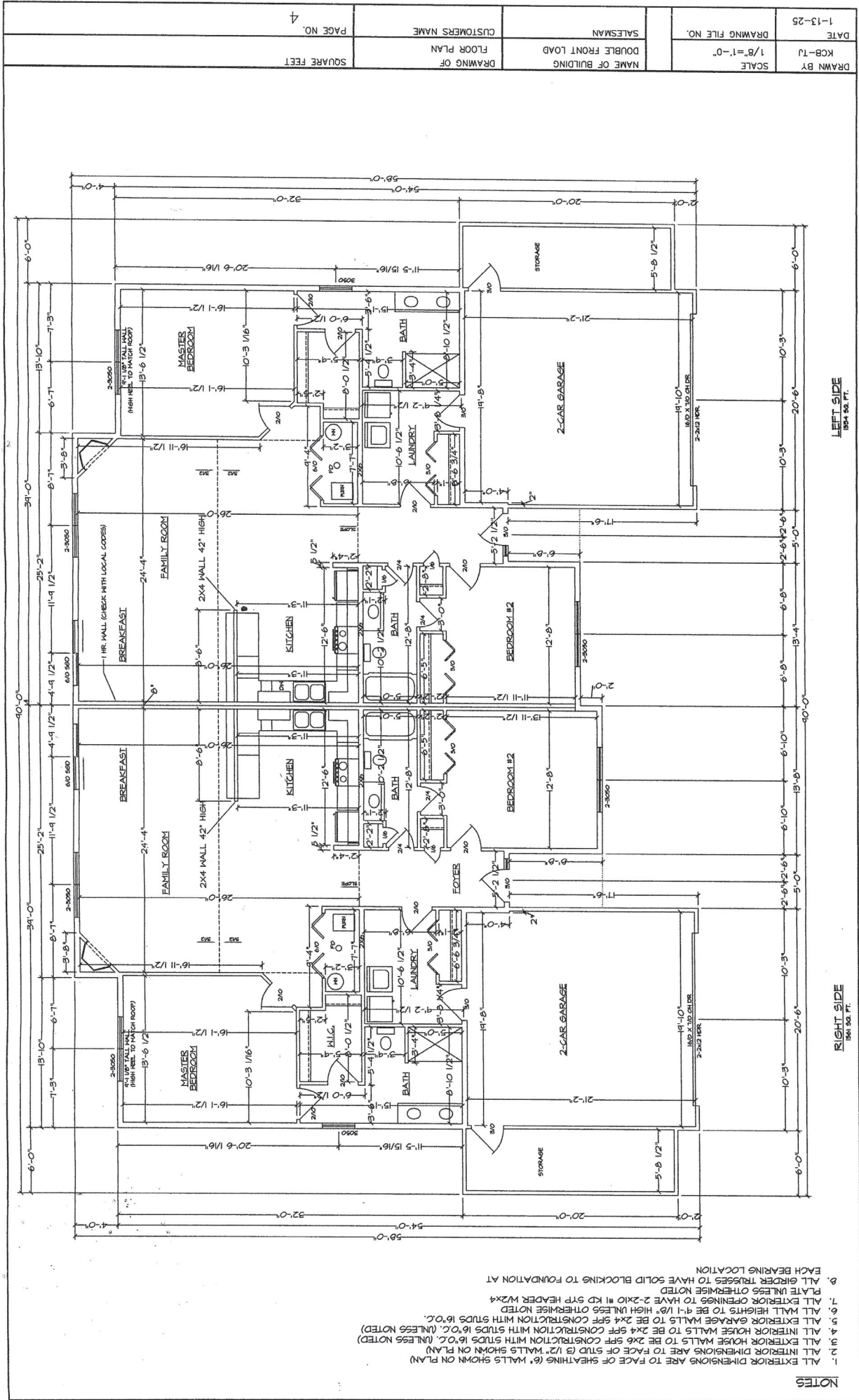
DRAWN: MA
CHECKED: JBL
JBL

PROJECT NUMBER
SHEET NUMBER
25012
L03









DRAWN BY	SCALE	1/8"=1'-0"	DRAWING FILE NO.	SALES MAN	CUSTOMER'S NAME	PAGE NO.	5
DATE	1-13-25						

The floor plan shows a symmetrical layout with a central corridor. On the left side, there is a large room labeled '5/12' and a smaller room labeled '5/12'. On the right side, there is a large room labeled '5/12' and a smaller room labeled '5/12'. The central corridor is labeled '5/12'. The plan also includes several smaller rooms and corridors, some of which are labeled '5/12'. The drawing is a technical line drawing with dimensions and labels. The overall layout is symmetrical along a vertical axis. The plan includes various rooms, corridors, and a central area that appears to be a common space or entrance. The drawing is a technical line drawing with dimensions and labels. The overall layout is symmetrical along a vertical axis. The plan includes various rooms, corridors, and a central area that appears to be a common space or entrance.











April 3, 2025

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

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

Dear Joe,

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

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

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

Sincerely,


Jeffrey S. Linkenheld, P.E.

Enc: as noted

C: Anthony Pipitone



ZBA File # _____

Item # 2.

**APPLICATION FOR DEVELOPMENT APPROVAL:
PLANNED DEVELOPMENT REVIEW AND APPROVAL**

This form is to be used for all special use Planned Development applications to be heard by the Village of Roscoe. **Failure to complete this form properly will delay its consideration.**

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: Anthony Pipitone

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

3. Brief Project Description:

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

4. Project Property Legal Description:

PLAT OF PRAIRIE GARDEN PLAT NO. 3

PART OF THE EAST ¼ OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD
PRINCIPAL MERIDIAN, VILLAGE OF ROSCOE, WINNEBAGO COUNTY,

5. Project Property Size in Acres and Square Feet: 238,461 S.F. (5.474 AC)

B. Owner Information

1. Signature: _____

2. Name: Anthony Pipitone

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

4. Phone Number: () _____ Fax: _____ Email: () _____

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

1. Signature: _____

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

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

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

Official Use Only

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

PART II. APPLICATION REQUIREMENTS

The materials required to be included with an application for a Planned Development are the minimum necessary to submit a complete application. Village staff, consultants, review agencies, commissions, and boards may require additional materials as necessary to fully evaluate the proposed project. A pre-application conference with Village staff is required. At the meeting, the ZBA may add or delete items from this list as they deem appropriate. All information, including this application form, must be submitted electronically in either a PDF or Word format to the email address noted below the table. If the combined file size exceeds 10MB, a Dropbox or zip file must be used.

Official Use Only

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

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

Submit all of the above electronically to: Janel Reidinger at jreidinger@villageofroscoe.com.

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

PART III. SITE DATA TABLE

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

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

PART IV. JUSTIFICATION OF THE PROPOSED PLANNED DEVELOPMENT

Please answer all questions, but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. **Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers.**

1. How are the plans, designs, and/or proposals for the proposed Planned Development in harmony with the purposes, goals, objectives, policies and standards of the Village of Roscoe Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

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

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

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

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

The proposed Planned Development has been designed to blend in with the adjacent multi-family homes. No walls or fences are proposed as none exist currently in the adjacent subdivision.

Landscaping is arranged to provided privacy without completely blocking sight lines.

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

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

5. How are all of the elements of the proposed Planned Development designed and arranged so that they exist harmoniously with nearby existing and anticipated development? Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors.

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

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

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

7. Are there any uses that need to be permitted by exception? Are they necessary or desirable and appropriate with respect to the primary purpose of the development and not of such a nature, or so located, as to exercise a detrimental influence on the surrounding neighborhood? Explain.

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

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

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

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

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

PRAIRIE ROSE DEVELOPMENT

**PRAIRIE ROSE DRIVE, ROSCOE, IL 61073
25012**

Submitted: April 1, 2025

Prepared By:

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

Phone: (815) 484-4300
Fax: (815) 484-4303
Prepared By: Ryan Gage, E.I. T.
Review Engineer: Jeff Linkenheld, P.E.

Prepared For:

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

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PROPOSED SITE CONDITIONS	2
METHODOLOGY & ASSUMPTIONS	3
CONCLUSION	3

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PROPOSED WATERSHED MAP

APPENDIX B:

EXISTING VOLUME CALCULATIONS

APPENDIX C:

DETENTION CALCULATIONS

APPENDIX D:

PROPOSED VOLUME CALCULATIONS

APPENDIX E:

SOIL REPORT

Introduction

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



Figure 1: Site Vicinity Map

Existing Site Conditions

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

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

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

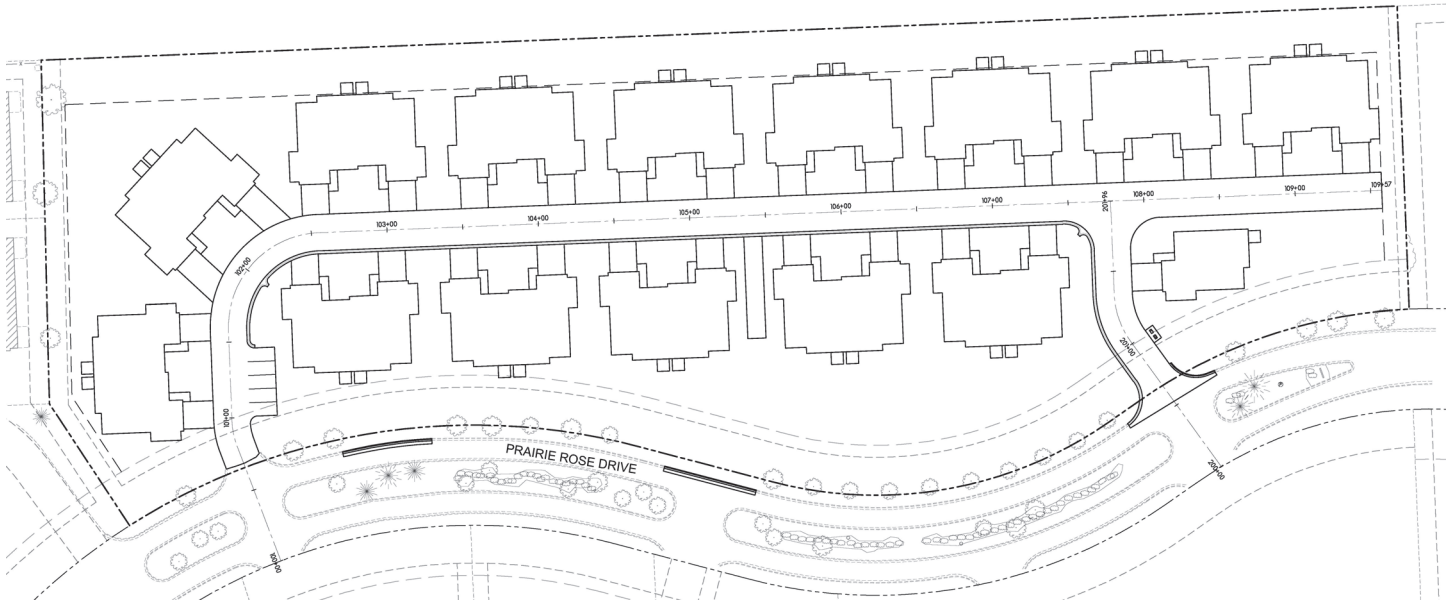


Figure 2: Proposed Work Overview

Proposed Site Conditions

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

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

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

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

Methodology & Assumptions

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

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

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

Conclusion

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

APPENDIX A:

PROPOSED WATERSHED MAP

ARC DESIGN RESOURCES INC.
1000 W. 10TH STREET
SUITE 100
ROSCOE, IL 61072
PHONE: (815) 462-8901
FAX: (815) 462-8901
WWW.ARCDESIGNRESOURCES.COM

PROJECT NAME
CONTRACT NUMBER

PRairie ROSE
DEVELOPMENT
PRairie ROSE DROVE
ROSCOE, IL
WINNEBAGO COUNTY

LITTLE MARANO, INC.
P.O. BOX 66
ROSCOE, IL 61072
(815) 542-8901

CONSULTANTS

DESIGNED FOR

NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

REVISIONS

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

SHEET TITLE

PROPOSED
WATERSHED MAP

DESIGNED BY

DESIGNED

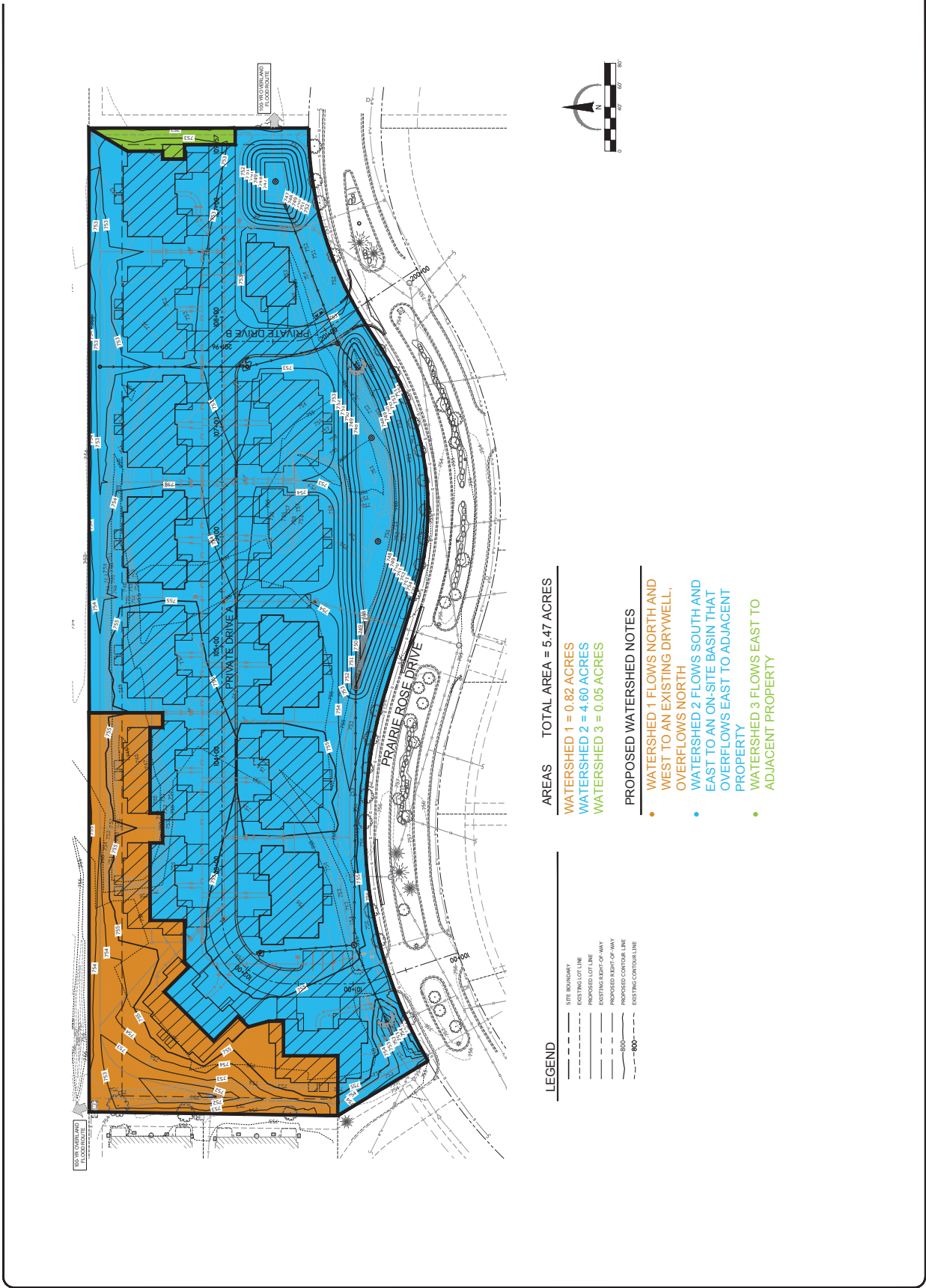
DATE

PROJECT NUMBER
SHEET NUMBER

25012

PR1

Item # 2.



- AREAS

TOTAL AREA = 5.47 ACRES
- WATERSHED 1 = 0.82 ACRES

WATERSHED 2 = 4.60 ACRES

WATERSHED 3 = 0.05 ACRES
- PROPOSED WATERSHED NOTES

- WATERSHED 1 FLOWS NORTH AND WEST TO AN EXISTING DRYWELL, OVERFLOWS NORTH
 - WATERSHED 2 FLOWS SOUTH AND EAST TO AN ON-SITE BASIN THAT OVERFLOWS EAST TO ADJACENT PROPERTY
 - WATERSHED 3 FLOWS EAST TO ADJACENT PROPERTY

APPENDIX B:

EXISTING VOLUME CALCULATIONS

Detention Volume Computation**Existing Ditch Volume**

Elevation (Feet)	Planimeter Area (Sq. Feet)	Area (Acres)	Volume (Acre-Feet)	Volume Sum (Acre-Feet)
752.22	0.00	0.0000		0.0000
			0.0104	
753.00	1157.00	0.0266		0.0104
			0.0453	
754.00	2792.00	0.0641		0.0557
			0.0122	
754.18	3121.00	0.0716		0.0679
749.24	0.00	0.0000		0.0000
			0.0038	
750.00	440.00	0.0101		0.0038
			0.0206	
751.00	1351.00	0.0310		0.0244
			0.0489	
752.00	2912.00	0.0669		0.0733
			0.0204	
752.28	3432.00	0.0788		0.0937
750.14	0.00	0.0000		0.0000
			0.0047	
751.00	479.00	0.0110		0.0047
			0.0320	
751.78	3098.00	0.0711		0.0368
Total Volume:				0.20

Existing Watershed 1 Volume Below Overflow

Elevation (Feet)	Planimeter Area (Sq. Feet)	Area (Acres)	Volume (Acre-Feet)	Volume Sum (Acre-Feet)
750.78	0.00	0.0000		0.0000
			0.0004	
751.00	166.00	0.0038		0.0004
			0.0217	
752.00	1721.00	0.0395		0.0221
			0.0701	
753.00	4382.00	0.1006		0.0921
			0.0748	
753.59	6656.00	0.1528		0.1669

APPENDIX C:

DETENTION CALCULATIONS

DETENTION FACILITY WORKSHEET WEST WATERSHED

PROJECT: [Prairie Rose Development](#)
 PROJECT #: [25012](#)
 CLIENT: [Tony Pipitone](#)

DATE: [3/26/2025](#)
 BY: [JSL](#)

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

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

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

STORM DURATION (BULLETIN 71) T (HR)	TOTAL RAINFALL (BULLETIN 71) R (IN)	AVERAGE RAINFALL INTENSITY I = R / T (IN/HR)	INFLOW RATE $Q_1 = C_3 \times I \times A_3$ (CFS)	INFLOW VOLUME $V_{IN} = Q_1 \times T$ (ACRE-FT)	OUTFLOW VOLUME $V_{OUT} = \frac{1}{2} \times Q_{RELEASE} \times T$ (ACRE-FT)	STORAGE REQUIRED $V = V_{IN} - V_{OUT}$ (ACRE-FT)
0.08	0.89	11.13	33.94	0.224	0.00	0.221
0.17	1.62	9.53	29.07	0.408	0.01	0.401
0.25	1.99	7.96	24.29	0.502	0.01	0.490
0.33	2.25	6.82	20.80	0.567	0.01	0.552
0.50	2.77	5.54	16.90	0.698	0.02	0.676
1.00	3.51	3.51	10.71	0.885	0.05	0.840
2.00	4.47	2.24	6.82	1.127	0.09	1.037
3.00	4.90	1.63	4.98	1.236	0.14	1.100
4.00	5.18	1.30	3.95	1.306	0.18	1.125
5.00	5.44	1.09	3.32	1.372	0.23	1.146
6.00	5.69	0.95	2.89	1.435	0.27	1.163
9.00	6.10	0.68	2.07	1.538	0.41	1.131
12.00	6.51	0.54	1.66	1.641	0.54	1.099
18.00	6.92	0.38	1.17	1.745	0.81	0.931
24.00	7.36	0.31	0.94	1.856	1.08	0.771
48.00	8.07	0.17	0.51	2.035	2.17	-0.135
72.00	8.87	0.12	0.38	2.237	3.25	-1.018
120.00	9.97	0.08	0.25	2.514	5.42	-2.911
240.00	11.09	0.05	0.14	2.796	10.85	-8.053

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

APPENDIX D:

PROPOSED VOLUME CALCULATIONS

Drywell Volume**Drywell Storage for 5' dia. At 10' effective depth**

196.25 cu ft

Storage in Surrounding Stone

1580.47 total frustrom volume

282.60 less drywell

1297.87 result

432.62 cu ft x 1/3 for void volume

628.87 cu ft total volume of storage per drywell

Detention Volume Computation**West Detentin Basin**

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

East Detentin Basin

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

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

Proposed Watershed 1 Volume Below Overflow

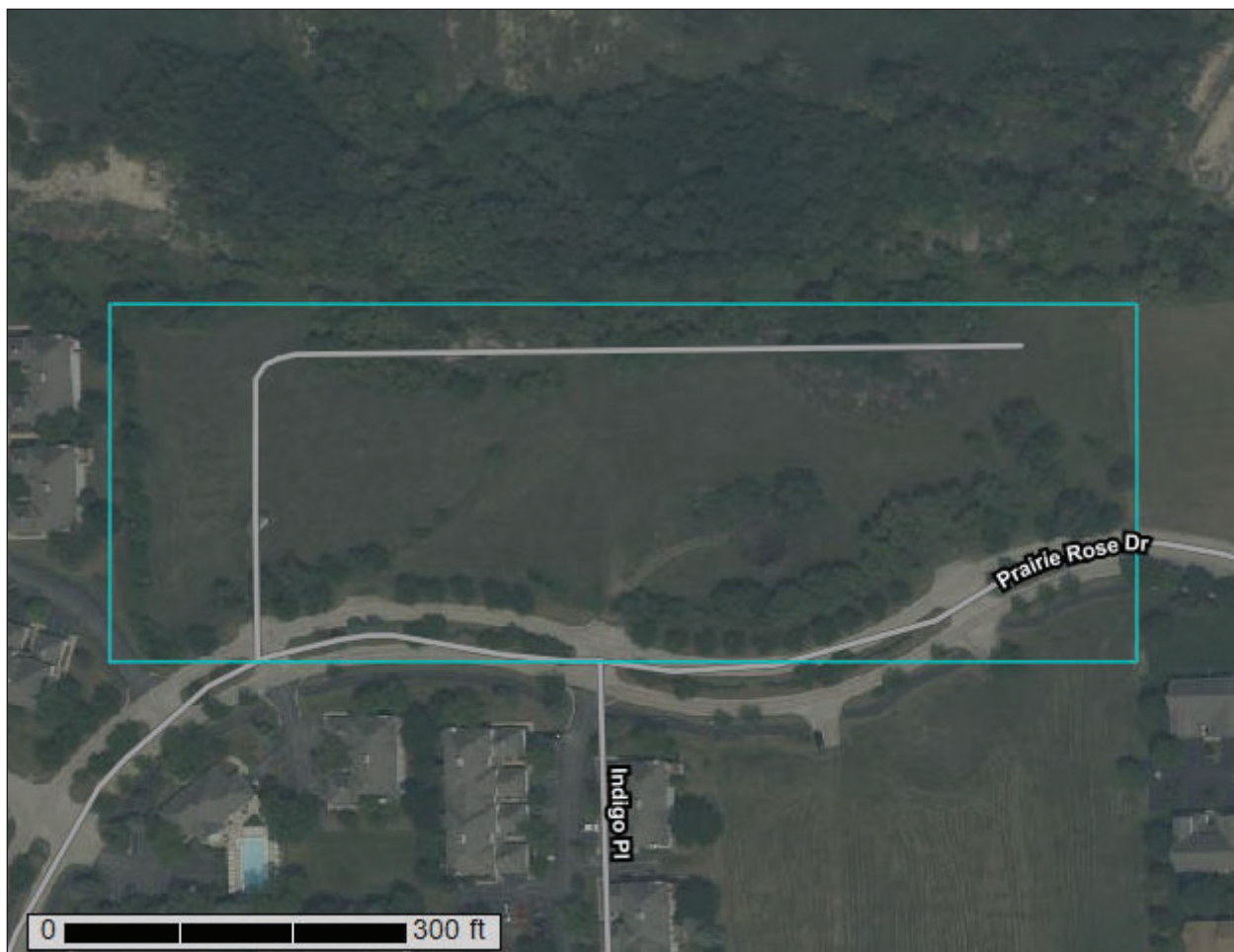
Elevation (Feet)	Planimeter Area (Sq. Feet)	Area (Acres)	Volume (Acre-Feet)	Volume Sum (Acre-Feet)
750.78	0.00	0.0000		0.0000
			0.0001	
751.00	38.00	0.0009		0.0001
			0.0146	
752.00	1238.00	0.0284		0.0147
			0.0671	
753.00	4611.00	0.1059		0.0819
			0.0835	
753.59	7712.00	0.1770		0.1653

APPENDIX E:

SOIL REPORT

Custom Soil Resource Report for Winnebago County, Illinois

Item # 2.



Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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

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

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

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

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

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

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

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

Soil Map

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

Custom Soil Resource Report Soil Map



Map Scale: 1:1,510 if printed on A landscape (11" x 8.5") sheet.
 0 20 40 80 120 Meters
 0 50 100 200 300 Feet
 Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



Map Unit Legend

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

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

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

Winnebago County, Illinois

290A—Warsaw loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tjx9
Elevation: 680 to 1,020 feet
Mean annual precipitation: 33 to 37 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 138 to 193 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Warsaw and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Warsaw

Setting

Landform: Outwash plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy glaciofluvial deposits over calcareous sandy and gravelly outwash

Typical profile

Ap - 0 to 15 inches: loam
Bt - 15 to 31 inches: clay loam
2C - 31 to 79 inches: stratified very gravelly loamy sand to extremely gravelly coarse sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 24 to 40 inches to strongly contrasting textural stratification
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Ecological site: F095XB010WI - Loamy and Clayey Upland
Forage suitability group: Mod AWC, adequately drained (G095BY005WI)
Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)

Hydric soil rating: No

Minor Components

Will

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

Kane

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hononegah

Setting

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

Typical profile

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

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Negligible

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

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

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: F095XB009WI - Sandy Upland

Hydric soil rating: No

References

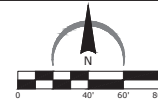
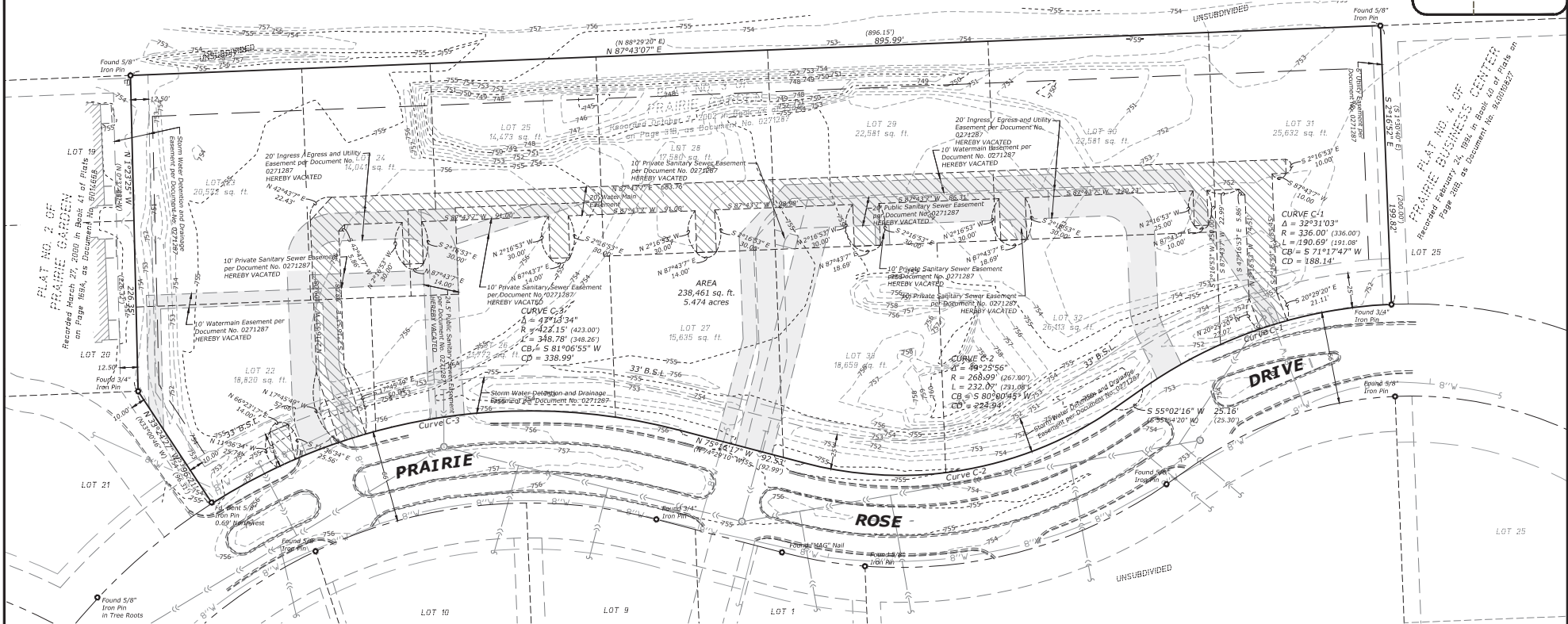
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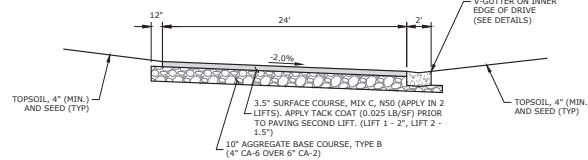
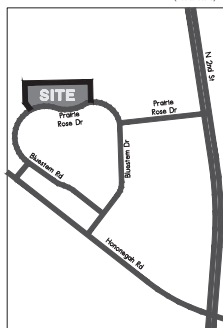
TENTATIVE PLAT OF PRAIRIE GARDEN PLAT NO. 3

Part of the East 1/4 of Section 29, Township 46 North, Range 2 East of the 3rd Principal Meridian
Village of Roscoe, Winnebago County, IllinoisBearings are based upon GPS observations
and referenced to the Illinois State Plane
Coordinate System (West Zone) in NAD 83.

LEGEND

- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT
- N 45°52'36" E
(N 45°52'36" E)
- MEASURED BEARING / DISTANCE
- RECORD BEARING / DISTANCE
- EXISTING BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- EXTERIOR BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- WATER MAIN EASEMENT
- VACATED EASEMENT(s)

VICINITY MAP



TYPICAL SECTION - PRIVATE DRIVE

DECLARATION OF INTENT

I, ANTHONY PIPTONE, OWNER/SPONSOR/OPTIONEE OF A PARCEL OF LAND DESCRIBED AS FOLLOWS: (PRAIRIE GARDEN PLAT NO. 3, PART OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 2 EAST, ALONG PRAIRIE ROSE DRIVE).

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

SIGNED THIS DAY OF _____, 20____
SIGNATURE _____

OWNER

OWNERSHIP:
Anthony Pipitone
Little Mariano, Inc.
P.O. Box 66
Rockton, IL 61072
(815) 543-8801

PLAT DATA

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

SETBACK LINES & ZONING

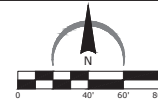
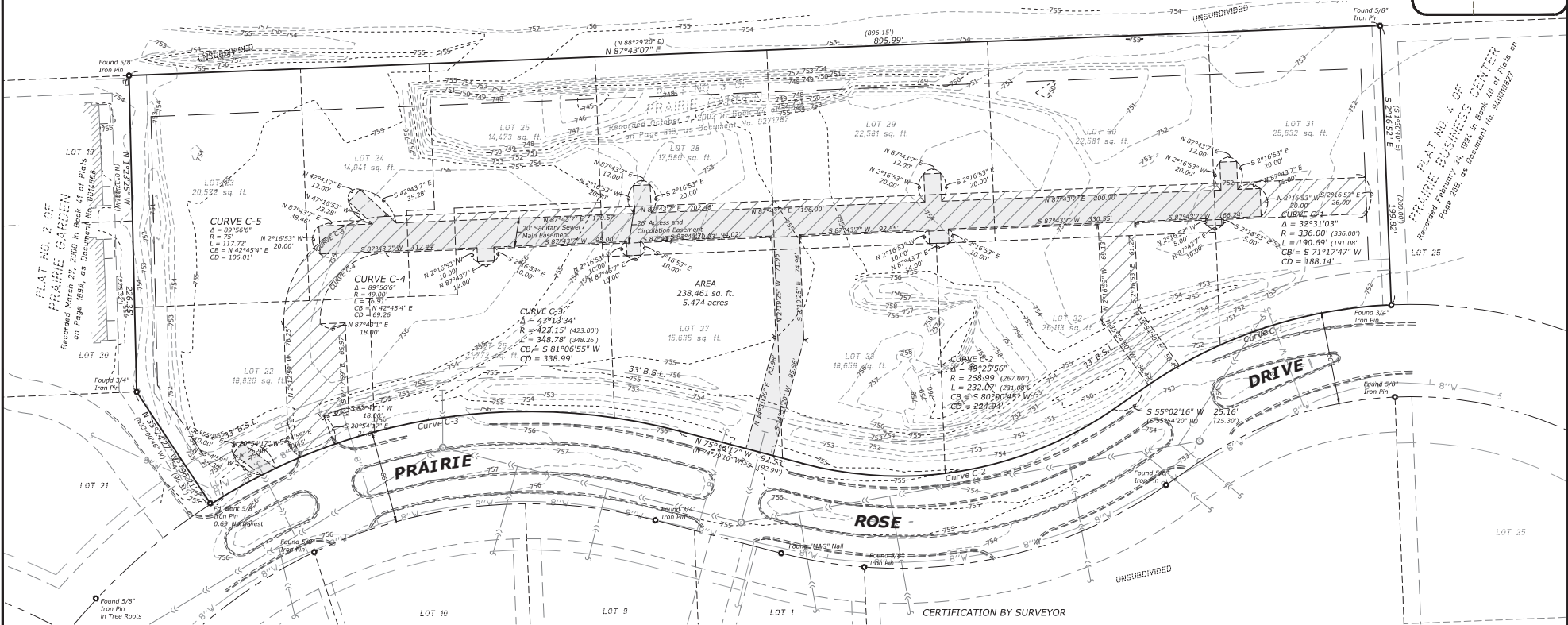
- CURRENT ZONING CPO
- FRONT YARD SETBACK TO BE 33 FEET (BSL)
- REAR YARD SETBACK TO BE 30 FEET (BSL)
- SIDE YARD SETBACK TO BE 15 FEET (BSL)

ACCESS RESTRICTION

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

SHEET 1 of 3
25012
04/01/2025

TENTATIVE PLAT OF PRAIRIE GARDEN PLAT NO. 3

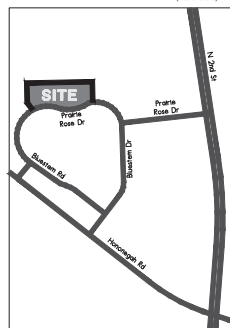
Part of the East 1/4 of Section 29, Township 46 North, Range 2 East of the 3rd Principal Meridian
Village of Roscoe, Winnebago County, IllinoisBearings are based upon GPS observations
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Coordinate System (West Zone) in NAD 83.

LEGEND

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- FOUND SURVEY MONUMENT
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(N 45°52'36" E) MEASURED BEARING / DISTANCE
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- SECTION LINE
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- EXTERIOR BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SANITARY SEWER MAIN EASEMENT
- ACCESS AND CIRCULATION EASEMENT

VICINITY MAP

(NOT TO SCALE)



CERTIFICATION BY SURVEYOR

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

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

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

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

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

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

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

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

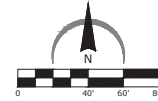
My current license expires: _____



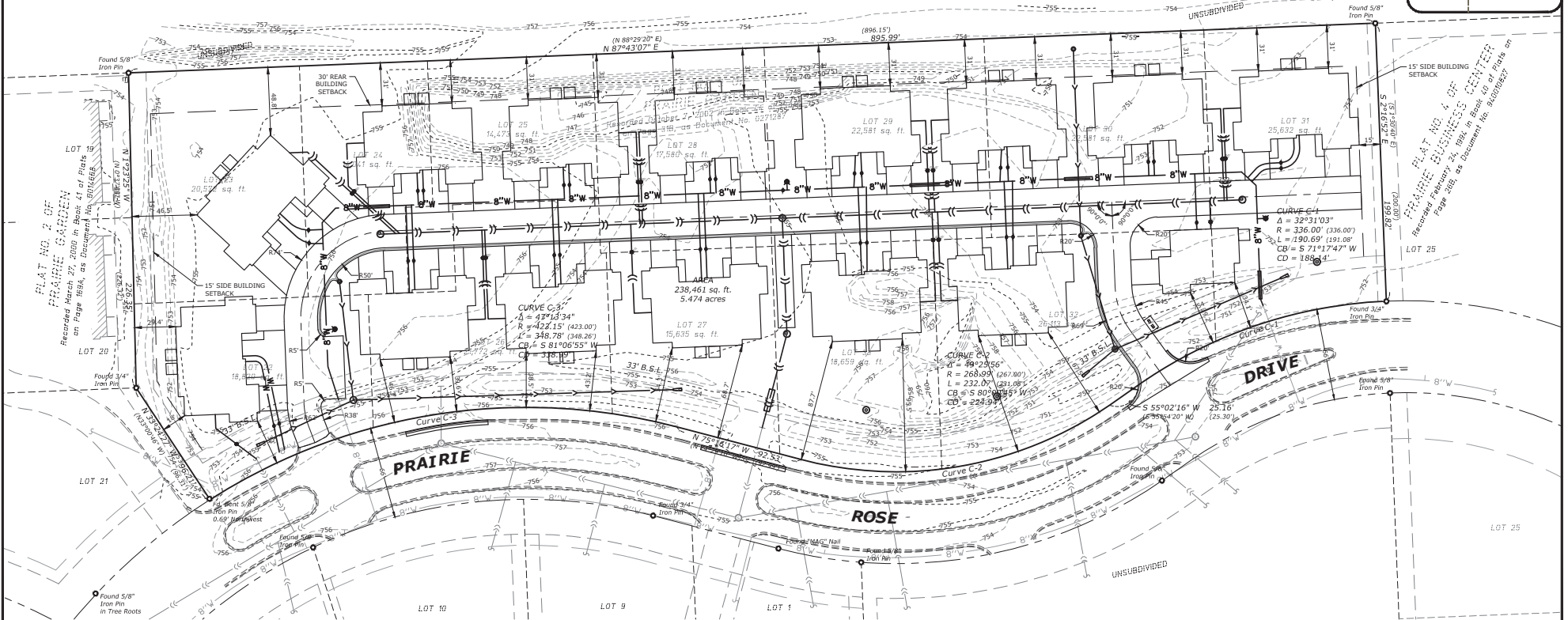
SHEET 2 of 3
25012
04/01/2025

TENTATIVE PLAT OF PRAIRIE GARDEN PLAT NO. 3

Part of the East 1/4 of Section 29, Township 46 North, Range 2 East of the 3rd Principal Meridian
Village of Roscoe, Winnebago County, Illinois



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

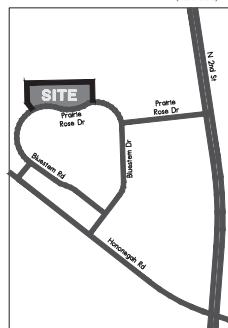


LEGEND

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- N 45°52'36" E
(N 45°52'36" E) MEASURED BEARING / DISTANCE
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- SECTION LINE
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- EXTERIOR BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE

VICINITY MAP

(NOT TO SCALE)

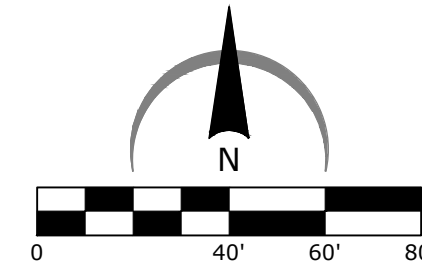


OWNER

Little Mariano, Inc.
PO Box 66
Rockton, IL 61072

PLAT NO. 4 OF PRAIRIE GARDEN

BEING A RE-SUBDIVISION OF ALL OF PLAT NO. 3 OF PRAIRIE GARDEN, BEING
PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 46 NORTH,
RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF ROSCOE,
WINNEBAGO COUNTY, ILLINOIS

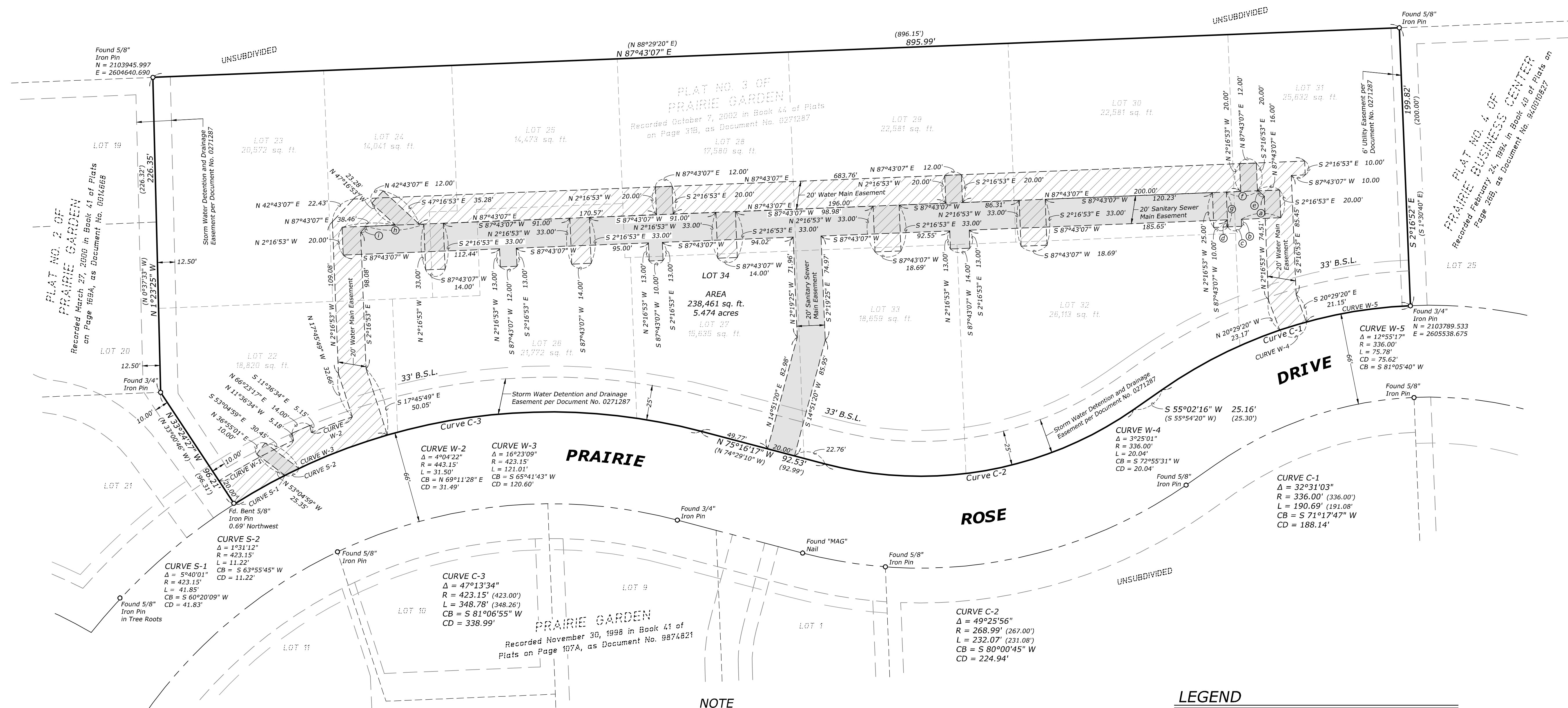


Bearings are based upon GPS observations
and referenced to the Illinois State Plane
Coordinate System (West Zone) in NAD 83.

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

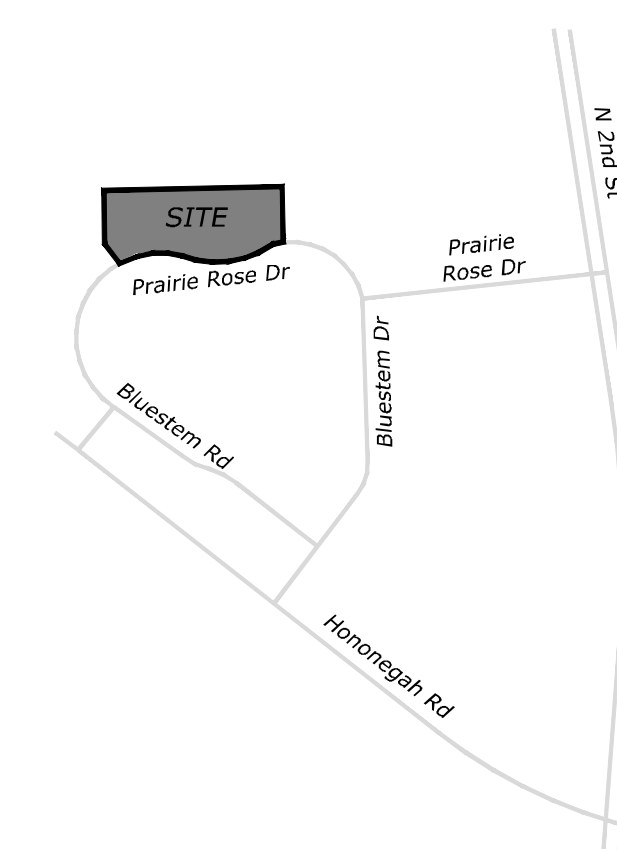
www.arcdesign.com
Design Firm License No. 184-001334



NOTE

DIRECT VEHICULAR ACCESS TO PRAIRIE ROSE DRIVE SHALL
BE VIA THE ACCESS AND CIRCULATION EASEMENT ONLY.

VICINITY MAP (Not to Scale)



LINE TABLE

③	S 87°43'07" W	28.35'
④	S 2°16'53" E	5.00'
⑤	S 87°43'07" W	10.00'
⑥	N 2°16'53" W	5.00'
⑦	N 47°16'53" W	5.86'
⑧	S 87°43'07" W	22.99'
⑨	S 2°16'53" E	25.00'
⑩	S 87°43'07" W	41.45'
⑪	S 42°43'07" W	5.86'

LEGEND

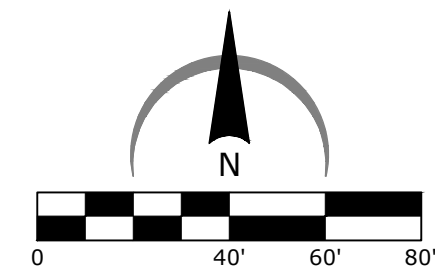
●	SET SURVEY MONUMENT
○	FOUND SURVEY MONUMENT
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---	PROPOSED EASEMENT LINE
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---	EXISTING RIGHT-OF-WAY LINE
---	EXTERIOR BOUNDARY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
▨	SANITARY SEWER EASEMENT
▨	WATER MAIN EASEMENT

OWNER

Little Mariano, Inc.
PO Box 66
Rockton, IL 61072

PLAT NO. 4 OF PRAIRIE GARDEN

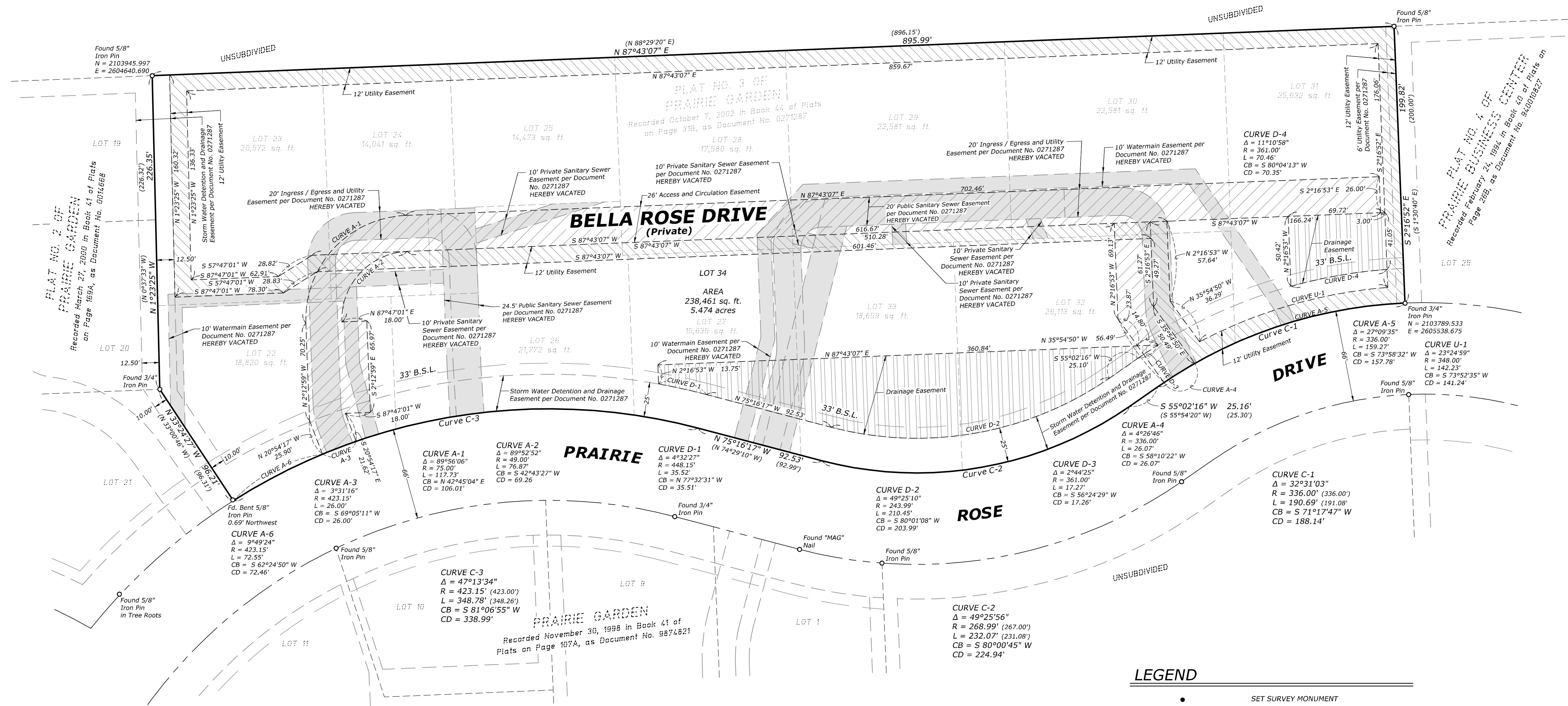
BEING A RE-SUBDIVISION OF ALL OF PLAT NO. 3 OF PRAIRIE GARDEN, BEING
PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 46 NORTH,
RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF ROSCOE,
WINNEBAGO COUNTY, ILLINOIS



Bearings are based upon GPS observations
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Coordinate System (West Zone) in NAD 83.

ARC DESIGN
RESOURCES INC.

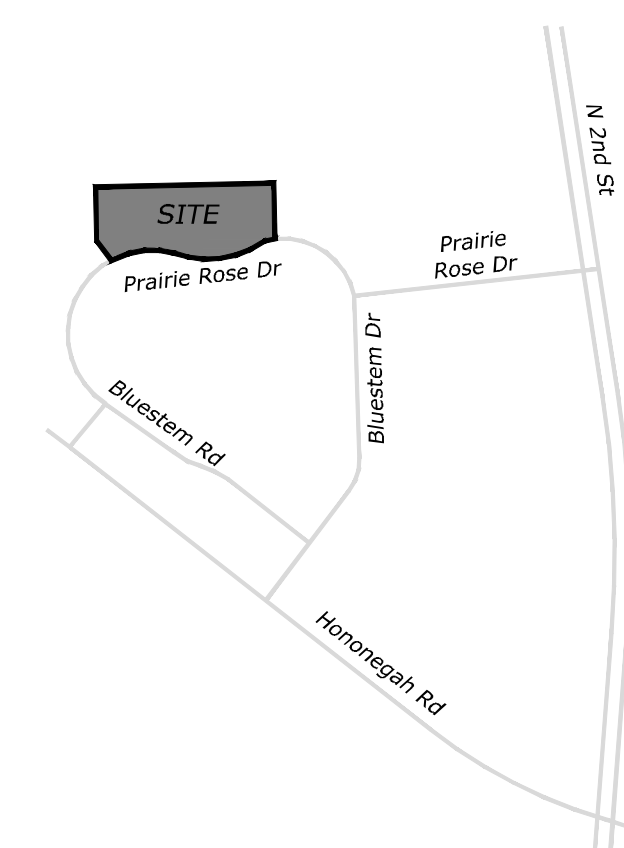
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Design Firm License No. 184-001334



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VICINITY MAP (Not to Scale)



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---	EXTERIOR BOUNDARY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
▨	VACATED EASEMENT(s)
▨	ACCESS AND CIRCULATION EASEMENT
▨	UTILITY EASEMENT
▨	DRAINAGE EASEMENT

OWNER

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Rockton, IL 61072

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Design Firm License No. 184-001334

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PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 46 NORTH,
RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF ROSCOE,
WINNEBAGO COUNTY, ILLINOIS

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

The undersigned hereby certify, to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that such surface water drainage will not be changed without adequate provision being made for the collection and diversion of such surface waters in public areas or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this _____ day of _____, 2025.

Owner

Jeffrey S. Linkenheld, Professional Engineer
Illinois License No. 062-048405
Expires 11/30/2025

CERTIFICATION BY VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

This is to certify that the Village Board of the Village of Roscoe did, at its meeting on the _____ day of _____, 2025, approve the Plat and authorize it to be recorded. In witness whereof, I Kimberly Garza, Village Clerk of the Village of Roscoe, hereunto set my hand and affixed the seal of the Village of Roscoe, this _____ day of _____, 2025.

Kimberly Garza - Village Clerk

CERTIFICATION BY VILLAGE PLAT OFFICER

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

Having reviewed the recommendations of the Planning Division, Department of Community Development and the conditions placed on this Final Plat by City Council, and finding substantial conformity with all pertinent laws, rules and regulations and the tentative plat of this subdivision as conditionally approved, this plat is given final approval this _____ day of _____, 2025.

Village Plat Officer

CERTIFICATION BY VILLAGE BOARD

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

This is to certify that the Village of Roscoe has reviewed the attached Plat No. 4 of Prairie Garden. In witness whereof, I have hereto set my hand this _____ day of _____, 2025.

Carol Gustafson - Village Board President

CERTIFICATION BY VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

All required improvements including streets, sidewalks, sanitary sewers, storm sewers, water mains and drainage structures have been built, as required, or have been provided for by bond contract or irrevocable letter of credit to my approval.

Approved this _____ day of _____, 2025.

Fehr-Graham, LLC,
Design Firm Professional Registration #184003525,
Village Engineer

CERTIFICATION BY WINGIS

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I hereby certify that the ties to the Winnebago County Geodetic Control Network for the property contained within this plat have been reviewed and are approved. The Geodetic Control Network Reference Tie Form has been submitted and is approved.

Dated this _____ day of _____, 2025.

WinGIS Authorized Agent

CERTIFICATION BY COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I, Lori Gummow, County Clerk of Winnebago County in the State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the lands embraced within the Plat No. 4 of Prairie Garden. In witness thereof, I have hereunto set my hand and seal of the County of Winnebago this _____ day of _____, 2025.

Lori Gummow - County Clerk

CERTIFICATION OF RECORDING OFFICIAL

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

Filed for record this _____ day of _____, 2025, at _____ o'clock ____ . M., recorded in Book _____ of Plats, page _____ and examined.

Document Number: _____

Lori Gummow - County Recorder

FOUR RIVERS SANITATION AUTHORITY

By: _____

Printed Name: _____

Dated: _____, 2025.

SANITARY SEWER EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE, EASEMENT IS HEREBY GRANTED TO FOUR RIVERS SANITATION AUTHORITY FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING A SANITARY SEWER LINE RELATED FACILITIES, OVER, ABOVE, ALONG, UNDER, IN AND ACROSS THE AREA SHOWN AS "SANITARY SEWER MAIN EASEMENT" ON THIS PLAT. FOUR RIVERS SANITATION AUTHORITY WILL BE RESPONSIBLE FOR MAINTAINING THE SANITARY SEWER LINE AND RELATED FACILITIES.

UNLESS OTHERWISE AGREED IN WRITING BY BOTH PARTIES, IMMEDIATELY AFTER FOUR RIVERS SANITATION AUTHORITY COMPLETES ANY WORK IN THE EASEMENT AREA, FOUR RIVERS SANITATION AUTHORITY WILL RESTORE THE EASEMENT AREA TO THE SAME CONDITION AS IT WAS IN BEFORE THEY BEGAN WORK AND TO A SAFE CONDITION, AND WILL REMOVE ALL OF ITS EQUIPMENT, TOOLS, TRASH AND DEBRIS FROM THE EASEMENT AREA.

FOUR RIVERS SANITATION AUTHORITY WILL INFORM THE OWNER OF ANY MAINTENANCE WORK TO BE PERFORMED 30 DAYS PRIOR TO COMMENCEMENT OF WORK. FOUR RIVERS SANITATION AUTHORITY RESERVES THE RIGHT TO PERFORM EMERGENCY WORK WITHOUT PRIOR NOTICE. SIGNS AND OTHER IMPROVEMENTS SUCH AS SHEDS AND DUMPSTER ENCLOSURES ARE NOT PART OF EXISTING GROUND CONDITIONS, AND ARE CONSIDERED ENCROACHMENTS ON THE SANITARY EASEMENT. SAID ENCROACHMENTS WILL BE MOVED AT THE OWNER'S EXPENSE. ANY DAMAGE CAUSED TO THE SANITARY SEWER FROM SAID ENCROACHMENTS WILL BE THE RESPONSIBILITY OF THE OWNER.

THE DISTRICT WILL PERFORM THE DISTRICTS WORK IN SUCH A MANNER SO AS TO NOT AFFECT THE VISIBILITY OF OR ACCESS TO THE OWNER'S AND OCCUPANTS PROPERTY AND SO AS NOT TO NOT UNDULY DISRUPT THE OPERATION OF THE BUSINESS ON OWNER'S AND OCCUPANTS PROPERTY.

WATERMAIN EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF ROCKTON (THE "VILLAGE") FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING A WATERMAIN AND RELATED FACILITIES, OVER, ABOVE, ALONG, UNDER IN AND ACROSS THE "WATERMAIN EASEMENT" SHOWN ON THIS PLAT. NO TREES, PERMANENT BUILDINGS OR OTHER STRUCTURES WILL BE PLACED IN OR ALLOWED TO ENCR OACH UPON THE EASEMENTS, AND NO CHANGE OF GRADE ELEVATION OR EXCAVATION WILL BE MADE UPON THE EASEMENT AREA WITHOUT OWNER'S AND OCCUPANTS PRIOR WRITTEN APPROVAL. THE VILLAGE WILL BE RESPONSIBLE FOR MAINTAINING THE WATER LINES AND RELATED FACILITIES. UNLESS OTHERWISE AGREED IN WRITING BY BOTH PARTIES, IMMEDIATELY AFTER VILLAGE COMPLETES ANY WORK WITHIN THE EASEMENT AREA, VILLAGE WILL RESTORE THE EASEMENT AREA TO THE SAME OR BETTER CONDITION AS IT WAS IN BEFORE VILLAGE BEGAN THE WORK AND TO A SAFE CONDITION, AND WILL REMOVE ALL OF ITS EQUIPMENT, TOOLS, TRASH AND DEBRIS FROM THE EASEMENT AREA.

CERTIFICATION BY SURVEYOR

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I hereby certify that, at the request of the owners, I have surveyed and subdivided according to Plat No. 4 of Prairie Garden; being a re-subdivision of Lots 22 through 33 inclusive as designated upon Plat No. 3 of Prairie Garden, being a subdivision of part of the Northeast Quarter of Section 29, Township 46 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision was recorded October 7, 2002 in Book 44 of Plats on Page 31B, as Document No. 0271287 in the Recorder's Office of Winnebago County, Illinois.

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

I hereby certify that no part of the property covered by this plat is located within any regulated flood zones according to the Flood Insurance Rate Map (17201C0142E) revised February 17, 2016.

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

I further certify that the parcel identified above is located in Kinnikinnick Community Consolidated School District No. 131 and Hononegah Community High School District No. 207.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

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

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

My current license expires: November 30, 2026.



CERTIFICATION OF DEDICATION BY OWNER(S) OF LAND

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

As owner, I hereby certify that I have caused the land described in the foregoing affidavit of the surveyor, to be surveyed, divided and mapped as presented on this plat. All streets, alleys, walkways, parks, playgrounds and school sites shown on this plat are hereby dedicated to the public purposes, and all easements shown are subject to the easement provisions in Ch. 154 of the Village Code of Ordinances.

In compliance with Public Act 90-286 this is to further certify that the lands embraced within the annexed Plat are located in the following school districts:

Kinnikinnick Community Consolidated School District No. 131
Hononegah Community High School District No. 207

OWNER:
Little Mariano, Inc.
PO Box 66
Rockton, IL 61072

By: _____
Signature Printed Name Title

CERTIFICATION BY NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I, _____, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the foregoing instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and Sworn before me this _____ day of _____, 2025.

Notary Public

Zoning Board of Appeals Meeting of June 11th, 2025**Application No. ZBA 2025-013****Applicant:** N/A**Location:** N/A**Requested Action:** Feedback for Possible Amendment to Residential Zoning Standards and Minor Land Division Regulations.**Existing Use:** N/A**Proposed Use:** N/A**Existing Zoning:** N/A**Adjacent Zoning:** N/A

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

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

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

a. Purpose and Intent

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

b. Permitted Uses and Bulk Standards

The attached single-family (townhome) use would be permitted by-right in the new RA zoning district. The bulk standards for this new district have been sourced from several nearby communities and a provision for zero interior yard setbacks has been added.

c. Architectural Design Standards

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

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

d. Outdoor Private Space Requirement

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

2. Proposed Modifications to Minor Land Division Regulations**(Amendments to Chapter 154 – Subdivision Regulations)**

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

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

a. Staff Review vs. Board Review

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

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

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

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

Residential-Attached District Text Amendment.

ARTICLE II. ADMINISTRATION AND ENFORCEMENT

Sec. 15-175. Land divisions.

- (a) *Subdivision.* The provisions of this chapter apply to any division of lands into two or more parts, any of which is less than five acres in area, the plat of which includes new public streets or easements or the widening of existing public streets or easements for access or utility purposes.
- (b) ~~Land divisions other than subdivisions~~*Minor land divisions.* The provisions of this section apply to any division or subdivision of lands into 4 or fewer parcels that:
- ~~(1) Do not require any new public streets or utilities.~~
 - ~~(2) Generally meeting the standards with the zoning and subdivision ordinances.~~
 - ~~(3) Have existing access to public rights-of-way and streets.~~
 - ~~(4) Into two or more parcels or tracts, all of which are five acres or more in size; or~~
 - ~~(2) Any parcel which is to be divided into no more than two parts, one of which is less than five acres in area, may be permitted.~~
- (c) *Procedure for approval.* The subdivider shall file a ~~boundary plat of survey~~ map with the village ~~zoning administrator~~*board of trustees*, which shall, within 40 days approve, approve conditionally, or reject the map. The subdivider shall be notified in writing of any condition of approval or the reasons for rejection.
- (d) *Preliminary consultation.* At least 20 days prior to the submission of the ~~certified survey~~*plat of survey* map required herein, the divider shall consult the plats officer for the purpose of minimizing the risk of objections to, or rejection of, the prepared ~~certified survey map~~*plat of survey map*, and for the purpose of ascertaining the problems and requirements affecting his property.
- (e) *Requirements.*
- (1) To the extent reasonably practicable, the division of land shall comply with the provisions of this chapter governing general requirements, design standards, and required improvements.
 - (2) The survey shall be performed, and the map prepared by a registered state land surveyor.
 - (3) All land divisions in areas that are not required to be serviced by sanitary sewers, in accordance with the intergovernmental agreement between the Rock River Reclamation District and the village dated October 24, 1988, and the provisions of village Ordinance No.

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

(4) All corners shall be monumented as follows:

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

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

(f) *Certificates and affidavits.*

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

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

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

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

ARTICLE III. RESIDENTIAL DISTRICT REGULATIONS

Sec. 15-407. Purpose and intent.

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

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

- (3) Provide space for public and semi-public facilities needed to complement urban residential areas and for institutions that require a residential environment;
- (4) Minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them;
- (5) Provide necessary space for off-street parking of automobiles and where appropriate;
- (6) Protect residential properties from noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare, and other objectionable influences; and
- (7) Protect residential properties from fire, explosion, noxious fumes, and other hazards.

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

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

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

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

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

(Ord. of 3-2-2021, § 155.3.1)

Sec. 15-408. Residential bulk standards.

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

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

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

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

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

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

Graphic 15-408. Residential Required Yards

(Ord. of 3-2-2021, § 155.3.2)

Sec. 15-409. Residential permitted uses.

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

- (1) *Permitted uses.* A "P" indicates that a use is considered permitted within that district as of right.
- (2) *Special uses.* An "S" indicates that a use is permitted, though its approval requires review by the village board as required in section 15-780 and is contingent upon the development/proposed use meeting certain special criteria.
- (3) *Uses not permitted.* A blank space or the absence of the use from the table indicates that the use is not permitted within that district. However, a use not identified on the table may be determined by the zoning administrator to be a permitted or special use in the district, based on their evaluation as to whether the proposed use is similar enough in character, intensity, and operations to that of a permitted or special use in the district.

Table 15-409. Residential Districts- Permitted and Special Uses	RE	R1	R2	R4	RM
Residential					
Single-family dwellings	P	P	P		P
Two-family dwellings			P	<u>P</u>	P
<u>Townhomes</u>			<u>S</u>	<u>P</u>	
Multifamily dwellings					P
Community-based housing, fewer than 8 occupants			P		P
Community-based housing, equal to or more than 8 occupants			S		S
Senior housing and community- based housing projects				<u>P</u>	P
RV residences, tents, and other structures not requiring an occupancy permit					
Commercial					
Home occupations conducted in accordance with the regulations prescribed in section 15-550	P	P	P	<u>P</u>	P
Daycare facilities and nursery schools	S	S	S		
Bed and breakfast		S	S		S
Boardinghouses, hotel, motel and lodginghouses					S
Institutional					
Place of worship	S	S	S		S
Hospitals, sanitariums not for mental, drug addict, or liquor addict cases			S		S
Nursing homes	S	S	S		S
Public and parochial schools and colleges	S	S	S		S
Community service organizations					S
Community Facilities (Public Service)					

Public utility, public facility, and public services, pumping stations, power stations, equipment buildings and installations, water storage tanks found by the village board of trustees to be necessary for the public health, safety, or welfare	S	S	S	<u>S</u>	S
Civic uses				<u>P</u>	P
Recreational					
Golf courses, public parks, and playgrounds	S	S	S	<u>S</u>	S
Private recreation parks and swim clubs	S	S	S		
Private recreation parks and swim clubs open to membership outside the homeowner or condominium owners' association				<u>S</u>	S
Other					
Apiary/bee keeping	P	P	P		
Chicken keeping	P	P	P		
Raising of fruit and nut trees, vegetables, and horticultural specialties	P	P			
Temporary outdoor portable storage unit	P	P	P		

(Ord. of 3-2-2021, § 155.3.3)

Sec. 15-410. Development standards applicable to residential districts.

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(a) *Garages.*

- (1) A lot with a single-family dwelling that is 1,199 square feet or less in area shall be required to have a single-car garage at a minimum.
- (2) A lot with a single-family dwelling that is 1,200 square feet or more in area shall be required to have a two-car garage at a minimum.

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

(b) Residential attached dwellings

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

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

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

(c) Residential driveways.

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

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

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

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

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

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

- (5) Residential driveways shall extend for a minimum of 30 feet in between the public right-of-way and garage.
- (6) Residential driveway design standards.
 - a. Residential driveways shall not exceed 24 feet in width at the property line.
 - b. Residential driveways shall be constructed of a minimum of two inches of bituminous pavement with six inches of aggregate base, Portland cement concrete at least four inches in thickness, concrete pavers, paving blocks, or similar materials approved by the village engineer.
 - c. A garage access drive, the width of the garage, as measured from the garage walls, is permitted to extend for a distance of 20 feet from the garage doors before tapering, within ten feet, back to the maximum driveway width.
- (7) In addition to the requirements of article X of this chapter, residential circular driveways are permitted in a front or corner side yard, so long as it conforms to the following requirements:

Graphic 15-410. Residential Driveways Design Standards

- (1) The minimum lot width is greater than 125 linear feet.
 - (2) The minimum setback for residential structures in the yard in which the circular driveway is located shall be 30 feet.
 - (3) Circular driveways shall have a minimum width of nine feet, and a maximum width of 12 feet except where it provides access to a garage entry.
 - (4) There shall be a landscaped area between the circular driveway and the public right-of-way with a depth of no less than ten feet and a width of no less than 20 feet. This area shall include decorative landscaping intended to screen the circular driveway area.
- (c) *Residential parking pads.*
- (1) *Limit.* A residential driveway may be extended to include one parking pad.
 - (2) *Configuration.*
 - a. A parking pad shall be a minimum of ten feet in width.
 - b. The portion of the parking pad adjacent to the driveway shall have a maximum length of 25 feet, as measured from the front facade line of the garage. A minimum seven-foot taper shall be included in the 25-foot maximum.

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

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

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

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

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

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

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

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

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

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

7. Rotating gable roofs 90 degrees on the building.

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

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

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

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

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

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

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

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

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

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

1. ~~Constructed~~ in R1 and R2 zoning classifications shall:

- a. ~~Have~~ on the front of the residence (defined as corner to corner across that front elevation of the residence) a minimum of one-half of the area exposed on that elevation covered in brick, brick siding, stucco (or similar materials approved by the village) or stone facing excluding windows, doors and garage doors. Any material produced from vinyl or a wood-based product or that is produced in sheets for application shall not satisfy the requirements of this section.
 - i. ~~Up to 15 percent of this requirement may be used as board-and-batten siding.~~
- b. ~~Have around all windows, doors, and garage doors decorative trim comprised of vinyl, PVC, or wood. In place of decorative trim, windows may substitute decorative shutters compatible with the color of the façade's siding.~~

2. Constructed in the RA zoning classification shall:

- a. ~~Have~~ on the front of the residence (defined as corner to corner across that front elevation of the residence) a minimum of one-half of the area exposed on that elevation covered in brick, brick siding, stucco (or similar materials approved by the village) or stone facing excluding windows, doors and garage doors. Any material produced from vinyl or a wood-based product or that is produced in sheets for application shall not satisfy the requirements of this section.
 - i. ~~Up to 15 percent of this requirement may be used as board-and-batten siding.~~
- b. ~~Have around all windows, doors, and garage doors decorative trim comprised of vinyl, PVC, or wood. In place of decorative trim, windows may substitute decorative shutters compatible with the color of the façade's siding.~~

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c. Have at any gable ends of roofs gable brackets or corbels comprised of vinyl, PVC, or wood.

~~#d.~~ Have decorative cupolas on the roofline of any garage that protrudes from the front façade of the home.

(Ord. of 3-2-2021, § 155.3.4)

Secs. 15-411—15-433. Reserved.

Section 17-752. Definitions.

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