



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, March 11, 2026
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 **February 11, 2026.**

NEW BUSINESS

- 2. ZBA 2026-005: Public Hearing and Recommendation regarding a Variance request to increase the allowable size of an accessory building** in the RM District for the property located at **5704 Andrews Drive** (PIN: 04-28-453-017).

[Applicant: Joseph Anderson representing Jim Baker]

- 3. ZBA 2026-006 Public Hearing and Recommendation for a Map Amendment from the CR: Commercial Retail District to the MS-C: Main Street Core District** for the property commonly known as **10774 Main Street** (PIN: 04-33-332-007).

[Applicant Foraged Holdings LLC (Greg & Deanna Osborn)]

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, February 11, 2026
5:30 PM

CALL TO ORDER

ZBA Member Laura Baluch called the meeting to order at 5:30 pm. Chairman Richard Butera entered the meeting at 5:40 pm.

ROLL CALL

PRESENT

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

Josef Kurlinkus Village Administrator

Tom Green Village Attorney

Hillary Rottmann Zoning Consultant Vandewalle

Jay Alms Chief of Fire Department

Kimberly Garza Village Clerk

APPROVAL OF MINUTES

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

ZBA member Baluch asked for a motion for the approval of the minutes.

Motion was made by ZBA member Spinazzola, second by ZBA member Skridla. Voting yes: ZBA members Jorgenson, Baluch, Skridla, Spinazzola, Smith. Butera was not present at this vote 5-0-0.

NEW BUSINESS

2. 2026-001 Public Hearing and Recommendation for Approval for a **Map Amendment from the UT: Urban Transitional District to the IG: General Industrial District** for a portion of a property commonly known as **14165 North 2nd Street (PIN: 04-09-300-001)**. Applicant VCNA Prairie LLC (Rogers Ready Mix)

Hillary Rottman Zoning Consultant Vandewalle begins by explaining that BCNA Prairie LLC, is requesting both a zoning map amendment and a special use amendment. She explains that the property was annexed in 1997 with conditions allowing approval for extraction and concrete ready-mix operations. She notes that new ownership has taken over and is requesting changes to what was originally approved.

Hillary outlines that the larger parcel is split-zoned, with most of it already IG (General Industrial) and an L-shaped portion still zoned UT (Urban Transitional). Because the applicant wants to expand mining into the UT area, a map amendment is required. She clarifies that no new structures are proposed-only fencing, berming, and future mining. Hillary also details the applicant's request to revise the reclamation plan: removing the single-family residential end-use, converting the entire site to recreational/open space, expanding the mining area, and extending the special use from 2045 to 2095 due to remaining reserves. She notes that engineering has no concerns regarding utilities or stormwater and that the operation has been a good neighbor with no complaints.

ZBA Member Baluch swears in Timothy Kenny.

Timothy Kenny introduces himself as the General Manager of Prairie Aggregates and identifies the team with him: Mililden environmental/land manager, Jeff Ranks 32- year Rogers employee, and Nicholas consultant who prepared the site plans. He explains that after acquiring Rogers Ready Mix in May of 2025, they reviewed the site and determined the originally approved end-use single-family homes was no longer feasible because the previous owner excavated too far north. He emphasizes that the proposed change to the recreational/open space reclamation plan is more realistic and beneficial. He also notes that the operation will not change: no blasting, dusting is controlled with water, the entrance stays the same, and the mining footprint simply extends into areas already disturbed. Kenny explains that the 2045 end date would leave over half the remaining reserves unmined, wasting valuable material need for local construction. Their drilling analysis shows roughly 75 years of material remain, justifying the request to extend the special use to 2095.

Chairman Butera asked why is extended from 2045 to 2095.

Tim Kenny explains that there's so many more reserves there that will get left if we're not granted more time.

Chairman Butera asked Joe Kurlinkus Village Administrator how does this benefit the village from a revenue standpoint to allow a great number of years to continue on with this?

Joe Kurlinkus states that the village does receive revenue from sales tax. Joe also states that the village has never received any complaints for the site.

ZBA Member Spinazzola asked has anyone from the surrounding properties come forward with any issues?

Kenny states no, there would have been a public notice.

Hillary Rottman states that there was a notice on the property and was a public notice in the newspaper and the residents are non-Roscoe residence.

ZBA Member Spinazzola asked with the other properties that you've done the recreational grounds afterwards, who eats that cost?

Kenny states they do.

Kurlinkus states that VCNA Prairie LLC, owns the property to the south directly across the street.

Kenny explains again to the board through the future layout: a lake with 4:1 slopes, landscaped berms, heavy tree planting, walking paths at both water level and ground level, and potential amenities like a pavilion or beach-features Prairie Aggregates has built at other reclaimed sites. Tim highlights the economic benefits: local sales-tax revenue, local employment, and reduced freight costs for construction projects. He notes that the company pays for all reclamation work, is bonded through DNR, and cannot have the land released until slopes, vegetation, and topsoil meet state standards.

ZBA Member Skridla asks if that includes the maintenance over the years as well.

Kenny stated that is something that they would have to work out because it depends on who will end up owning the property.

Chairman Butera asked for a motion for recommendation for approval and move to the board.

Motion was made by ZBA Member Baluch made a motion, second by ZBA Member Jorgenson. Voting yes: ZBA Members Spinazzola, Baluch, Smith, Jorgenson, Butera, Skridla 6-0-0.

3. 2026-002 Public Hearing and Recommendation for Approval for a **Special Use Permit Amendment** for the property commonly known as **14165 North 2nd Street & XXX Prairie Hill Road (PIN: 04-09-300-001 & 04-09-300-006)**. Applicant VCNA Prairie LLC (Rogers Ready Mix)

Staff report and additional applicable attachments can be found under item 2026-001.

Chairman Butera asked for a motion for the approval of the special use permit amendment.

Motion was made by ZBA Member Baluch subject to the following conditions that are outlined in the staff report, second by ZBA Member Spinazzola. Voting yes: Smith, Butera, Jorgenson, Spinazzola, Baluch, Skridla 6-0-0.

4. 2026-003 Public Hearing and Recommendation for Approval for **Text Amendments** revising the Village of Roscoe Code of Ordinances **Section 15-11, Architectural review of Chapter 150 and Sections 15-436, Commercial permitted uses, 15-460, Industrial permitted uses, 15-492, Special district bulk standards, 15-493, Special district permitted uses, 15-522, Fence regulations, 15-549, Food trucks, 15-553, Mobile home parks, 15-560, Data centers, 15-619, Off-street parking requirements, 15-690, Permitted sign types, 15-691, Standards**

for permanent signs, 15-692, Standards for temporary signs, and 15-752, Definitions of Chapter 155 of the Village Code of Ordinances.

Hillary Rottman Zoning Consultant from Vandewalle explains the text amendment package is essentially a guided walk through of every section of the zoning code that staff believes needs to be modernized, corrected, or aligned with how the Village of Roscoe actually functions today. She begins by telling the ZBA that staff conducted a full review of the zoning code and identified outdated tools, missing definitions, inconsistent use tables, and several areas where the code no longer reflects the Village's development patterns. She first addresses Chapter 150, removing the old "architectural review" language because it was replaced years ago by the design review process and now exists only as a leftover artifact. She then moves into the commercial districts, explaining that personal services should be added to limited office, hotels should be permitted in NCR, and auto repair/sales should shift from permitted uses to special uses so the Village can apply conditions when needed. She also recommends removing self-storage/mini warehouse uses from commercial districts entirely, arguing they are not the highest and best use for areas with utilities and commercial frontage. Food trucks would become allowed as accessory uses, reflecting how the Village already treats them in practice.

She continues with the industrial districts, adding auto services/sales and data centers as special uses, clarifying warehouse permissions, and again allowing food trucks as accessory uses, clarifying warehouse permissions, and again allowing food trucks as accessory uses. In the special districts, she removes bed and breakfast uses from public lands, corrects typos, and expands food-truck allowances in Main Street districts to support future tenants. She then outlines several fence regulation updates, including drainage clarification and standards for self-storage facilities. Hillary also introduces new definitions, including a more precise description of "light industrial," a definition for data centers, and cleanup of the "yard" definition. She explains that these changes help staff interpret the code consistently and give the Village clearer authority when reviewing applications.

Chairman Butera asked for a motion to move to the board.

Motion was made by ZBA Member Spinazzola, second by ZBA Member Skridla. Voting yes: ZBA Members Baluch, Skridla, Spinazzola, Jorgenson, Smith, Butera 6-0-0.

OLD BUSINESS

5. ZBA 2026-004: **Discussion and Approval** of the **2026 regular meeting dates** for the Zoning Board of Appeals.

Joe Kurlinkus Village Administrator presented the proposed dates, explaining that meetings would continue to be held on the second Wednesday of each month, consistent with past practice. He noted that most dates fall cleanly on Wednesdays, with the only exception being November which shifts because of Veterans Day.

Chairman Butera asked if the board was ok with the dates and made a motion to move to the board.

Motion was made by ZBA Member Baulch, second by ZBA Member Jorgenson. Voting yes: ZBA Members Butera, Skridla, Baluch, Spinazzola, Smith, Jorgenson 6-0-0.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

Chairman Butera asked for a motion to Adjourn the meeting.

Motion was made by ZBA Member Smith, second by ZBA Member Spinazzola. Voting yes: Butera, Skridla, Smith, Jorgenson, Spinazzola, Baluch 6-0-0.

Meeting Adjourn at 6:08 pm.

Zoning Board of Appeals Meeting of March 11, 2026**Application No. ZBA 2026-005**

Applicant: Joseph Anderson, representing Jim Baker

Location: 5704 Andrews Drive

Requested Action: Variances from Sections 15-516(c) of the Zoning Ordinance

Existing Use: Multifamily Residential

Proposed Use: Multifamily Residential

Existing Zoning: RM, Multifamily Residential

Adjacent Zoning: **North:** RM, Multifamily Residential
East: RM, Multifamily Residential
South: UT, Urban Transitional
West: RM, Multifamily Residential

Description: The applicant requests a variance to expand beyond the size limitations to construct an addition to the existing detached garage. Section 15-516(c) of the Zoning Ordinance states that on lots less than or equal to one acre, an accessory building shall not exceed 700 square feet in area.

Staff Review: The subject property has a two-story eight-unit apartment building with a detached garage and surface parking. The existing detached garage contains approximately 2,500 square feet and has been in place since 1997, predating the current zoning regulation that limits accessory structures on residentially zoned properties to a maximum of 700 square feet. As such, the structure already exceeds the maximum area permitted under the current code.

The applicant is requesting a variance to permit an additional 895 square feet to be added to the existing detached garage, resulting in a further expansion beyond the 700 square foot limitation established by the zoning ordinance. The proposed addition meets all other setbacks.



Background on Variance: A variance is a grant of permission by the Zoning Board of Appeals (ZBA) that authorizes the recipient to develop or use property in a manner that is not otherwise legally permitted by the zoning ordinance.

The ZBA is empowered to recommend variances to prevent or to lessen “practical difficulties” and “unnecessary physical hardships” that result from a strict or literal interpretation and enforcement of the zoning ordinance. A “practical difficulty” or “unnecessary physical hardship” may result from the size, shape, or dimensions of a site or the location of existing structures, from geographic, topographic, or other physical conditions on the site or in the area, or from population densities, street locations, or traffic conditions in the immediate vicinity. Conditions created by the property owner or previous property owner(s) or the personal circumstances of the property owner do not constitute a “practical difficulty” or “unnecessary physical hardship.”

Recommending the variance should not merely serve as a convenience to the applicant but is necessary to alleviate some unusual or unique physical limitation of the property. Cost to the

applicant of strict or literal compliance with a regulation shall not be the sole reason for recommending a variance.

Variance Procedure: The ZBA must hold a public hearing for a variance request. At a public hearing, the ZBA must review the application and pertinent evidence concerning the variance, particularly with respect to the findings of fact described below. The ZBA must recommend to the Village Board that the variance be approved, approved with conditions, or denied. The concurring vote of four members of the ZBA is necessary to recommend the variance to the Village Board. Finally, the zoning board of appeals shall make written findings of fact, which are provided in the following section.

If the variance is approved, the applicant will submit a Zoning Permit for the proposed detached garage addition. Zoning Permits are reviewed by staff.

Required Findings by the Zoning Board of Appeals: Per Section 15-781(e), in order for the ZBA to approve a variance, it must find all of the following facts to be true. Staff has provided suggested findings for use by the ZBA.

- a. Because of the particular physical surroundings, shape, or topographical conditions of a specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.**

The Zoning Board of Appeals finds that strict application of the 700 square foot limitation to this multifamily property, particularly given the longstanding existence of a significantly larger detached structure, creates a hardship beyond mere inconvenience. The regulation does not reasonably accommodate the operational needs associated with a multifamily property of this size and established configuration.

- b. The conditions upon which a petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning district.**

The Zoning Board of Appeals recognizes that the request is not to build a new oversized accessory structure, but rather to expand an existing improvement that has been in place before the current regulations. This situation sets the property apart from vacant lots or properties developed under current standards.

- c. The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property.**

The Zoning Board of Appeals finds that the purpose of the variance is not based exclusively on increasing property value or income potential. The proposed addition does not increase the number of dwelling units, expand residential occupancy, or intensify the principal use. Instead, it allows the applicant to improve and enhance an accessory structure that supports the existing residential tenants.

- d. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity in which the property is located.**

The Zoning Board of Appeals finds that granting the variance will not be detrimental to the public welfare or injurious to nearby properties. The use of the garage will continue to serve the residential occupants of the building and will not introduce new commercial activity, additional dwelling units, or incompatible operations. The overall character of the neighborhood will remain unchanged.

- e. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets or increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the vicinity.**

The Zoning Board of Appeals finds the proposed addition will not impair adequate light and air to adjacent properties, increase street congestion, create fire hazards, endanger public safety, or diminish property values in the vicinity. The expansion does not increase density or traffic generation.

Staff Recommendation: Staff recommends **approval** of the requested variance, including the recommended findings of fact, and any conditions of approval recommended by the Zoning Board of Appeals.



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

ZONING BOARD of APPEALS APPLICATION

GENERAL INFORMATION

Applicant

Name: Joseph W Anderson

Address: 1700 N Alpine Rd Ste 101

Phone: [REDACTED] Email [REDACTED]

Applicant's Interest in Subject Property: Owner's consultant

Owner (if different from Applicant)

Name: Jim Baker

Address: PO BOX 7567 Rockford, IL 61109

Phone: [REDACTED] Email [REDACTED]

SUBJECT PROPERTY

Address of Property: 5704 Andrews Dr

Current Zoning Classification of Property: RM

UT R1 R2 RR MRD RM PUD CPD CR CG CH CO IL IG IH F C P

Other _____

If a Special Use Permit has been previously issued, describe here, including date of issuance:

Legal Description of Property (attach copy of deed) or legal.
ROSCOE CENTER SUB NO 3 PT SE1/4 SEC 28-46-2 LOT 20

Property Identification Number (PIN): 0428453017

Township: Roscoe

Is title to the subject Property held in a land trust?

Yes No Trust No. _____

If yes, full disclosure of all trustees and beneficiaries is required: (use separate sheet)

Requested Action (check as many as are applicable)

- Variation
- Special Use Permit
- Map Amendment
- Text Amendment
- Zoning Appeal
- Other (specify)

Describe and explain reason for requested action: (use separate sheet if necessary)

See seperate sheet for description.

Consultants

Please provide on a separate sheet the name, address, and phone number of each consultant or professional advising Applicant with respect to this Application (including without limitation, architects, engineers, surveyors, planners and attorneys)

Village Officials or Employees

Does any official or employee of the Village have an interest, either directly or indirectly, in the Subject Property? Yes No

Repeat Application

Has any other zoning application for the Subject Property been submitted to the Village and denied in the past year? Yes No

(If yes, attach a statement of the grounds justifying reconsideration.)

Required Submittals

Ten (10) sets of all submittals and data required under the relevant provisions of the Zoning Ordinance shall accompany this application. Must included detailed site plan.

Certifications

The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Subject Property and that the person signing this Application is fully authorized to do so.

The Applicant certifies that all information contained herein (including the accompanying submittals and data) is true and correct to the best of the Applicant's knowledge.

The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide the Village with such information may be grounds for denying the application.

The Applicant agrees that the Village its representatives have the right and are hereby granted permission and a license, to enter upon the Subject Property, and into any structure located thereon, for purpose of conducting any inspection that may be necessary in connection with the Village's consideration of this Applicant.

Joe Anderson

Jim Baker

Name of Applicant

Name of Owner

[Redacted Signature]

[Redacted Signature]

Signature of Applicant

Signature of Owner

02-04-26

2/3/26

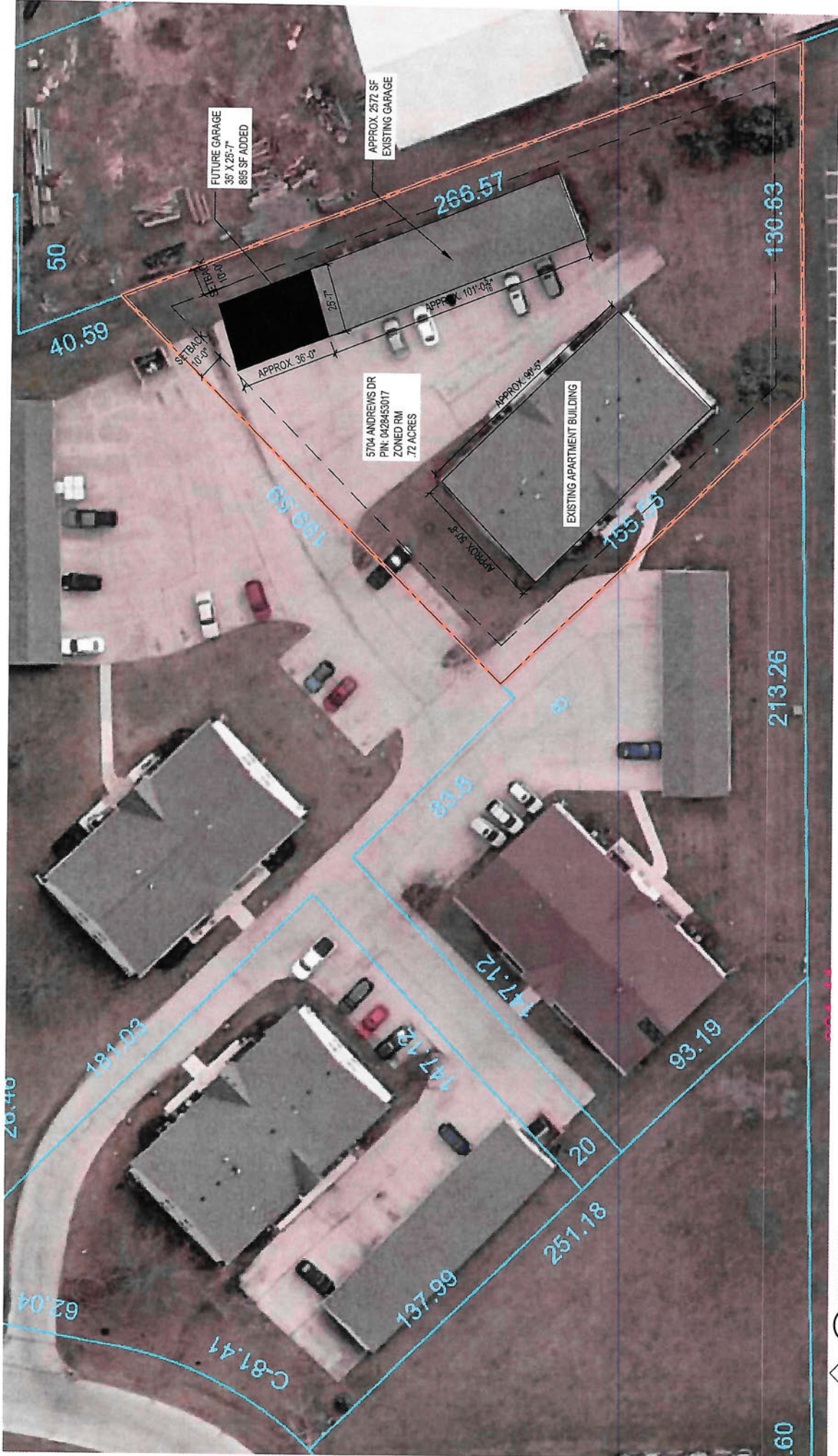
Date

Date

FOR OFFICE USE ONLY

Fee _____	Date Filed _____	Legal Published _____
Receipt Number _____		Newspaper _____
Date Hearing Scheduled _____		Date Legal Posted _____
Staff Signature / Date _____		

The current zoning classification of the subject property is Multifamily Residential District (RM). RM zoning allows one accessory building that may not exceed 700 SF in area for a parcel that is less than one acre according to Section 15-516. However, the multi-family apartments and detached garages were built in 1997 prior to the existing zoning requirements. Hence, the owner is requesting a variance to add approximately 895 SF to an existing garage that is approximately 2,500 SF. The code requirements cannot be met because the existing garages exceed the maximum area allowed.



Affidavit - Proof of Publication

STATE OF WISCONSIN }
Rock County } **SS.**

LEGAL NOTICE: ZONING BOARD OF APPEALS, ROSCOE, IL
Public notice is hereby given pursuant to a petition on file in the Village Clerk's office of the Village of Roscoe, that a public hearing will be held on March 11, 2026, at 5:30 PM at Roscoe Village Hall, 10631 Main Street, Roscoe, Illinois.
The purpose of the public hearing is to consider an application submitted by PM Acquisitions LLC for a Variance for the property located at 5704 Andrews Drive, PIN: 04-28-453-017, for relief from accessory building size standards. All interested persons are invited to attend said hearing and be heard.
February 23, 2026 WNAXLP

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

02/23/26

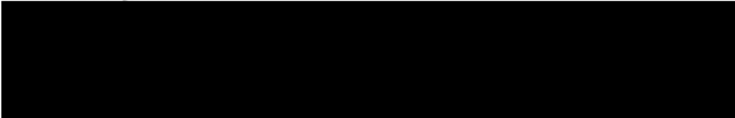
Publishing Fees: **\$14.34**

Signature:

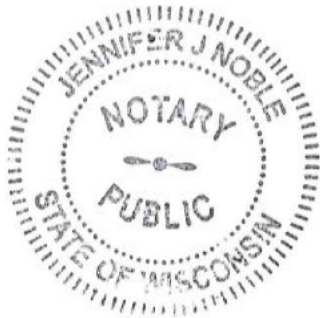


Subscribed and sworn to before me
this **23rd day of February, A.D. 2026**

Notary Public



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



Zoning Board of Appeals Meeting of March 11, 2026**Application No. ZBA 2026-006**

Applicant: Foraged Holdings LLC

Location: 10774 Main Street (04-33-332-007)

Requested Action: A zoning map amendment to change the zoning of the subject property from CR, Retail and Service Commercial to MS-C, Main Street -Core

Existing Use: Vacant Commercial

Proposed Use: Retail Sales and Services

Existing Zoning: CR, Retail and Service Commercial

Adjacent Zoning:

North: RM, Multi-Family Residential

East: RM, Multi-Family Residential

South: CR, Retail and Service Commercial

West: R1, One-Family Residential

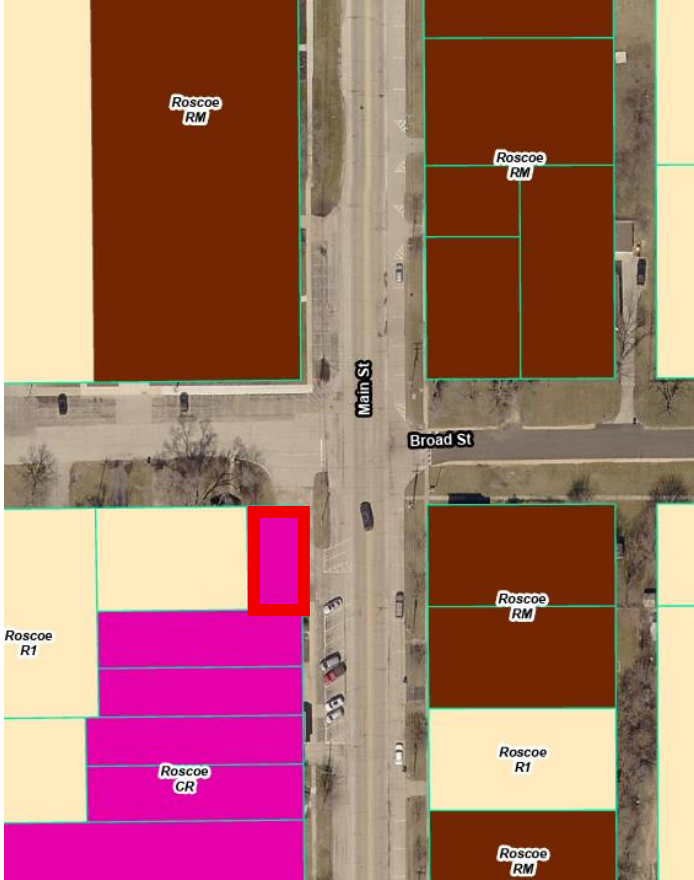
Background: The applicants have wanted to open their own shop and have been actively exploring potential spaces in the area. Their search led them to the vacant commercial building at the corner of Broad and Main Street. One of the applicants attended the public meetings regarding the adoption of the Main Street Zoning Districts and was inspired by the Village's efforts to promote economic development and revitalize the downtown area.

Following these meetings, the applicants met with Village staff to discuss their vision for the property. They propose opening an artisan shop that would offer classes and, on occasion, host a food truck. Staff is supportive of the proposed use. The property needs site improvements several of the CR, Retail, and Service Commercial district standards can not be met, creating challenges for redevelopment under the current zoning regulations. Staff suggested rezoning the property to MS-C, Main Street Core, would better align with the existing conditions and proposed use.

Description: The applicant is requesting a zoning map amendment for 10774 Main Street (04-33-332-007) from CR, Retail and Service Commercial to MS-C, Main Street Core, based on the MS-C Main Street Core Zoning District standards, as shown below in the table below:

	Existing Site Standards	CR District Standards	MS-C District Standards
Lot Size	0.08 acres	0.23 acres	None
Lot Width	81.5 Feet	75 Feet	None
Lot Depth	44 Feet	-	None
Front Setback	+/- 5 feet	10 feet	None
Side Setback	+/- 5 feet	10 feet	None
Rear Setback	+/- 5 feet	10 feet	None

Zoning Map Excerpt - Subject property is outlined in red



Staff Review: The subject property reflects a historic Main Street development pattern characterized by minimal setbacks, limited on-site parking, and pedestrian-oriented design. These features are typical of traditional downtown areas but do not align with conventional commercial zoning standards, which are generally oriented toward auto-focused development with larger setbacks and expanded parking requirements.

Rezoning the property to a Main Street style district would better reflect the site’s established physical conditions while providing clear, context-appropriate development standards. Retaining conventional commercial zoning on a fully built-out downtown property can create unnecessary regulatory barriers that hinder reinvestment and adaptive reuse.

The Main Street zoning district is intended to promote pedestrian-oriented development, encourage active ground-floor commercial uses, support the adaptive reuse of existing buildings, and foster small-scale businesses that contribute to a vibrant and economically resilient downtown. The long-term vision for Main Street is to gradually transition the corridor to reflect these goals. Incorporating the subject property into the district represents a positive step toward that vision.

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

Required Findings by the Zoning Board of Appeals:

Staff has provided suggested findings for use by the ZBA.

The Zoning Board of Appeals finds that the proposed zoning map amendment is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan, as it aligns with key goals and objectives for growth and development.

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



VILLAGE of ROSCOE

10631 MAIN STREET, P.O. BOX 283, ROSCOE IL 61073
PHONE: 815-623-2829 FAX: 815-623-1360 EMAIL: frontdesk@roscoeil.gov

ZONING BOARD of APPEALS APPLICATION

GENERAL INFORMATION

Applicant

Name: Foraged Holdings LLC (Greg & Deanna Osborn)

Address: 10774 Main Street

Phone: [REDACTED] Email [REDACTED]

Applicant's Interest in Subject Property: Owner

Owner (if different from Applicant)

Name: _____

Address: _____

Phone: _____ Email _____

SUBJECT PROPERTY

Address of Property: 10774 Main Street

Current Zoning Classification of Property: CR

UT R1 R2 RR MRD RM PUD CPD CR CG CH CO IL IG IH F C P

Other _____

If a Special Use Permit has been previously issued, describe here, including date of issuance:

n/a

Legal Description of Property (attach copy of deed) or legal.
attached

Property Identification Number (PIN): 04-33-332-007
Township: Roscoe

Is title to the subject Property held in a land trust?

Yes No Trust No. _____

If yes, full disclosure of all trustees and beneficiaries is required: (use separate sheet)

Requested Action (check as many as are applicable)

- Variation
- Special Use Permit
- Map Amendment
- Text Amendment
- Zoning Appeal
- Other (specify)

Describe and explain reason for requested action: (use separate sheet if necessary)

The request for a map amendment from CG to MS-C is intended to better align the property's zoning designation with the Village's long-term vision for the Main Street corridor.

Consultants

Please provide on a separate sheet the name, address, and phone number of each consultant or professional advising Applicant with respect to this Application (including without limitation, architects, engineers, surveyors, planners and attorneys)

Village Officials or Employees

Does any official or employee of the Village have an interest, either directly or indirectly, in the Subject Property? Yes No

Repeat Application

Has any other zoning application for the Subject Property been submitted to the Village and denied in the past year? Yes No
(If yes, attach a statement of the grounds justifying reconsideration.)

Required Submittals

Ten (10) sets of all submittals and data required under the relevant provisions of the Zoning Ordinance shall accompany this application. Must include detailed site plan.

Certifications

The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Subject Property and that the person signing this Application is fully authorized to do so.

The Applicant certifies that all information contained herein (including the accompanying submittals and data) is true and correct to the best of the Applicant's knowledge.

The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide the Village with such information may be grounds for denying the application.

The Applicant agrees that the Village its representatives have the right and are hereby granted permission and a license, to enter upon the Subject Property, and into any structure located thereon, for purpose of conducting any inspection that may be necessary in connection with the Village's consideration of this Applicant.

Greg Osborn

Greg Osborn

Name of Applicant

Name of Owner



Signature of Applicant

Signature of Owner

3/03/2026

3/03/2026

Date

Date

FOR OFFICE USE ONLY

Fee _____	Date Filed _____	Legal Published _____
Receipt Number _____		Newspaper _____
Date Hearing Scheduled _____		Date Legal Posted _____
_____ Staff Signature / Date		



DocId:20182758

Tx:40192180

Item # 3.

WARRANTY DEED

THIS INDENTURE WITNESSETH
That The Grantor(s),

ELEVATED TERRA FIRMA, INC.

2026002034
Filed for Record in
WINNEBAGO COUNTY IL
LORI GUMMOW, CLERK & RECORDER
01/26/2026 11:12:52 AM
DEED Pages: 2

ST STAMP FEE	120.00
CO STAMP FEE	60.00
RECORDING FEE	36.00
RHSP FEE	18.00

For the Consideration of the One dollar and other good and Valuable considerations in hand Paid, receipt of which is hereby Acknowledged,

CONVEYS and WARRANTS
Fee simple title unto Grantee:

FORAGED HOLDINGS LLC

LEGALLY DESCRIBED AS:

The East Forty-four (44) feet of Lot Four (4) in Block P as designated upon the Plat of the Town of Roscoe, the Plat of which is recorded in Book C of Deeds on page 28 in the Recorder's Office of Winnebago County, Illinois; EXCEPTING THEREFROM the South One (1) foot of aforesaid premises; situated in the County of Winnebago and State of Illinois.

PROPERTY COMMONLY KNOWN AS: 10774 Main Street, Roscoe, IL 61073
TAX CODE: 04-33-332-007

Subject to all restrictions, covenants, and easements of record if any.

Subject to general Real Estate taxes for the year 2025 and subsequent years and are hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 21st day of January, 2026

AFFIX TRANSFER STAMP HERE
OR
"Exempt under provisions of Paragraph _____" Section 4, Real Estate Transfer Tax Act.
_____ Date Buyer, Seller or Representative

TVA WW338977.com

Elevated Terra Firma, Inc.



STEVE QUIES, Authorized Signer

STATE OF ILLINOIS)
) SS.
WINNEBAGO COUNTY)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, STEVE QUIES, PERSONALLY KNOWN TO ME WHOSE NAME IS SUSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGE THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 21st DAY OF JANUARY, 2026.



NOTARY

FUTURE TAXES FOR AND RETURN TO:
~~GREGORY OSBORN~~ FORAGED HOLDINGS, LLC
11245 Yarby Lane
Machesney Park, IL 61115

~~GREGORY OSBORN~~
~~GREGORY OSBORN~~
~~11245 YARBYPARK~~
~~MACHESNEY PARK, IL 61115~~

This instrument was prepared by:
Attorney John M. Gilbert
5010 North Second Street
Loves Park, IL 61111
815/877-2500

Affidavit - Proof of Publication

STATE OF WISCONSIN }
Rock County } **SS.**

LEGAL NOTICE: ZONING BOARD OF APPEALS, ROSCOE, IL
Public notice is hereby given pursuant to a petition on file in
the Village Clerk's Office of the Village of Roscoe, that a public
hearing will be held by the Zoning Board of Appeals on March 11,
2026, at 5:30 p.m.
at Roscoe Village Hall, 10631 Main Street, Roscoe, Illinois.
The purpose of the public hearing is to consider an application
submitted by Foraged Holdings LLC for a Zoning Map Amendment
for the property located at 10774 Main Street, PIN: 04-33-332-007
to change the zoning of the property from Retail and Service
Commercial District (CR) to Main Street-Core (MS-C). All interested
persons are invited to attend the hearing and provide their input.
February 23, 2026 WNAXLP

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

02/23/26

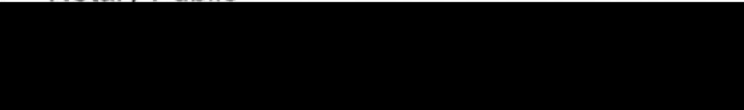
Publishing Fees: **\$16.94**

Signature:



Subscribed and sworn to before me
this **23rd day of February, A.D. 2026**

Notary Public



My Commission Expires: **3/19/27**

