



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole

Tuesday, August 19, 2025
[immediately following Village Board Meeting]

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

- 1. Approval of the Minutes** for the meeting of the Committee of the Whole from **August 6, 2025**.

PUBLIC COMMENT (limited to 3 minutes per speaker)

OLD BUSINESS

NEW BUSINESS

- 2. Discussion and Recommendation** of declaring certain **equipment and personal property as surplus**, and authorizing its sale or disposition [Obsolete Computers & Electronic Equipment]
- 3. Discussion and Recommendation** to amend the wage schedule for Public Works Part Time Summer Employees.
- 4. Discussion and Recommendation** of Approval of the Tentative and Final **Plat 3 of Glenwood Estates**.
- 5. Discussion and Recommendation** for **Approval of a Variance** request to waive the requirement for perimeter landscaping and setback of a parking expansion located at **13548 Metric Road** (PIN: 04-16-351-008).

[Applicant: Austin Bunge representing Mark's Auto Service]

ZBA Recommends Approval Voting 7-0-0 on August 13, 2025

- 6. Discussion and Recommendation** of Approval of a **Text Amendment** revising the Village of Roscoe **Zoning Ordinance Sec. 15-175 related to Land Divisions** and **Article III - Residential District Regulations** of the Village Code of Ordinances.

ZBA Recommends Approval Voting 7-0-0 on August 13, 2025

- 7. Discussion and Recommendation for Approval of a Text Amendment** revising the Village of Roscoe **Zoning Ordinance Article VII of Chapter 155 relating to Accessory Structures and Accessory Buildings** of the Village Code of Ordinances.

ZBA Recommends Approval Voting 7-0-0 on August 13, 2025

- 8. Discussion and Recommendation of** amendments to Village's Purchasing Policy.
- 9. Discussion of design work in the amount of \$3,500** as itemized on the Place Foundry Design invoice (dated July 30, 2025) approved by the Village Board, for an **EV charging station at the Hodges Run** parking lot.

PUBLIC COMMENT (limited to 3 minutes per speaker)

PRESENTATIONS

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole Meeting

Wednesday, August 06, 2025

CALL TO ORDER

ROLL CALL

PRESENT

Trustee William Babcock
Trustee John Broda
Trustee Dayne Mead
Trustee Justin Plock
Trustee Michael Sima
Trustee Michael Wright
Village President Carol Gustafson

APPROVAL OF THE MINUTES

Approval of the Minutes for the meeting of the Committee of the Whole from **July 15, 2025**.

Trustee Wright asked for a motion for the Approval of the Minutes for July 15, 2025.

Motion was made by Trustee Broda, second by Trustee Plock. Voting yes: Trustees Mead, Wright, Sima, Babcock, Broda, Plock 6-0-0.

PUBLIC COMMENT (limited to 3 minutes per speaker)

OLD BUSINESS

- 1. Discussion and Recommendation** of a professional services agreement with **Place Foundry, LLC** to provide **economic development consulting** services to the Village of Roscoe.

The Board approved a professional Services Agreement with Place Foundry LLC for economic development consulting. Including work on the I-90 project and business district consulting.

They also discussed the progress of the Business Alliance, which is working on organizing and developing plans for the area. The Board agreed to move the I-90 project forward and scheduled a presentation from Katie Thompson on the 19th of August to provide more details on the Business Alliance's progress and recommendations.

Trustee Wright made a Motion to move Option A (I-90) forward to the Board, second Sima. Voting yes: Mead, Plock, Babcock, Sima, Wright, Broda 6-0-0.

NEW BUSINESS

2. Discussion of **Main Street Redevelopment Plan** and **Options for Implementation**

The Board discussed defining a business district in Roscoe, with a focus on whether it should extend from Casey's to the hardware store. They debated the percentage of businesses needed to agree to be part of the district, with Village suggesting it's a board decision rather than based on majority agreement. The discussion also covered the potential for creating Tax Increment Financing (TIF) districts and business districts adjacent to each other, with Village recommending starting the process on Rockton (I-90 corridor) due to more development potential there. The group agreed to move forward with getting a consultant to evaluate the community, with Village suggesting they contact a few consultants before making a final selection.

3. Discussion and Recommendation of contracting with **McMahon & Associates** to perform engineering and construction management services for the **Riverside Park Pavilion Replacement**.

The meeting covered several topics, including the potential hiring of a consultant for a project, the recommendation to contract with McMahon and Associates for engineering and construction management services for the Riverside Park Pavilion Replacement. Trustee Sima asked if we could get Fehr Graham to submit a proposal to have some options.

PUBLIC COMMENT (limited to 3 minutes per speaker)

PRESENTATIONS

Discussions about the budget process and capital projects. Staff provided updates on ongoing projects, such as Porter Park and the parking lot, highlighting delays due to permit approvals and re-engineering due to the Bridge. Trustee Plock also addressed the need for training for clear gov on the Capital budget request system and Josef Kurlinkus Village Administrator encouraged trustees to submit ideas for future capital projects.

EXECUTIVE SESSION (IF NECESSARY)

No Executive Session.

ADJOURNMENT

Trustee Wright asked for a motion to Adjourn the meeting.

Motion was made by Trustee Broda, second by Trustee Plock. Voting yes: Trustees Broda, Sima, Mead, Plock, Wright, Babcock 6-0-0.

Meeting Adjourned at 7:36 pm.

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 2.

Agenda Item: Discussion and Recommendation of Declaring Certain Equipment and Personal Property as Surplus, and Authorizing Its Sale or Disposition [Obsolete Computers & Electronic Equipment]

Date: August 14, 2025

Meeting: Committee of the Whole - 08/19/2025

Prepared by: Emma Clausen / Josef Kurlinkus

Department: Administration

Overview/Background Information

The process for declaring and disposing of surplus property is governed by Section 11-76-4 of the Illinois Municipal Code (65 ILCS 5/11-76-4). This statute authorizes the Village to sell personal property which is no longer necessary or useful to the Village, or where the best interests of the Village would be served by its sale or other disposition.

Under this provision, the President and Board of Trustees must make a formal determination that the personal property listed in the resolution is no longer necessary or useful to the Village, and that the best interests of the Village will be served by its sale or disposal. Once declared surplus, the Village may dispose of such property in a manner it deems appropriate, with or without advertising, including but not limited to:

- Sale by sealed bid
- Trade-in toward the purchase of new equipment
- Direct sale to an interested purchaser
- Recycling or disposal through an authorized vendor

Key Issues

The equipment identified for surplus in the attached resolution consists primarily of obsolete computers and electronic equipment from various Village departments. These items are no longer in working order, have exceeded their useful life, or have been replaced by newer technology. Due to their age and condition, many items have little to no market value and will be disposed of or recycled in accordance with applicable environmental and data security requirements.

Action Required/Recommendation

Staff recommends that the Board approve the attached resolution declaring the identified equipment as surplus property and authorizing its sale or disposition in accordance with 65 ILCS 5/11-76-4. This action will allow the Village to appropriately manage and dispose of unneeded assets, free up storage space, and ensure proper handling of obsolete equipment.

Attachments

Surplus Equipment List

Surplus Equipment

POLICE DEPT		VILLAGE OF ROSCOE		PUBLIC WORKS	
Desktops		Desktops		Desktops	
HP EliteDesk	5	LG	1	HP ProDesk 400 G3 MT Business PC Tower	1
HP Vision	1	ACER	1	HP Compaq Pro 6305 Micro Tower	1
Dell Optiplex 9020	3			Gateway E2300 Tower	1
Dell Optiplex 7010	2				
HP Compaq	2				
Computer Monitors		Phones		Computer Monitors	
Various models – Qty 8	8	Nicomm DT543	21	Old monitors	10
LG Computer Monitor – Qty 1	1	Panasonic DT543	1		
		Panasonic TVA50	1		
		Panasonic WT125	1		
Laptops & Tablets				Laptops & Tablets	
Dell – Qty 1	1	Panasonic NCP1000	1	Acer Chromebook R11	5
Acer Chromebook R11 – Qty 1	1	KX-T0155	1	HP 630 Laptop	3
Toughbook CF30 – Qty 4	4	NT-546	1	iPad	1
Toughbook FZ55 – Qty 1	1				
Everex – Qty 1	1				
Toughbook CF54 – Qty 2	2	Printers & Scanners		Printers & Scanners	
Toughbook CF31 – Qty 2	2	HP Officejet Pro 8710 All In One	1	HP Officejet Pro 902 Printer	2
Lenovo – Qty 1	1			HP LaserJet Pro 400 MFP Printer	3
iPad – Qty 2	2			HP LaserJet Pro M402DW Printer	1
Dell Latitude E5540 – Qty 1	1			Canon Image Formula DR-C125 Scanner	1
				Canon Image Formula DR-C225 Scanner	1
Server Items		Desks			
Dell PowerEdge T320	1	Janel's old desk	1	Networking & Communication Equipment	
Dell PowerEdge T420	1			Old Routers	4
Synology empty tower	1			WatchGuard Box	1
isosafe 218	1			Cisco Magnetic Board	1
isosafe 1515	1			12V Power Supply for Cameras	1
Extreme Summit X250e-24t	1				
Television				Television	
Toshiba 40"	1			Sanyo 48"	1
Loose Components		Loose Components		Loose Components	
Loose Computer Hard Drives / Motherboards	29			Old Keyboards	12
Loose Hard Drive	1			Old Mice – assorted quantity	
Computer Keyboards	12			Old Hard Drives	20
				Bunch of Old Cable Wire – assorted quantity	
Miscellaneous		Miscellaneous		Miscellaneous	
Large Box – Miscellaneous cords, computer items, docking stations, etc		Side Kick	1	Desk Speakers	3
		Switching Power Adapter	15	Speaker Amps	2
		Switching Adapter	8	Table Microphones	12
		AC Power Cord	16		
TOTAL	87	TOTAL	71	TOTAL	87

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Item # 3.

Agenda Item: Discussion of updated wage ranges for Public Works/Parks Part Time Summer Employees

Date: 8/19/2025

Meeting: Committee of the Whole

Prepared by: Anne Hanson

Department: Public Works

Overview/Background Information

Each summer, the Public Works/Parks Department hires part-time seasonal employees to assist with maintenance tasks such as mowing, landscaping, street cleaning, and other essential support duties. These positions are typically filled by employees returning from the previous summer. This summer, four individuals were rehired for these positions. Two of these individuals are about to reach the current maximum wage allowed by the current policy.

The proposed wage range for approval is \$15.00 to \$17.00 for non-skilled employees and \$17.01 to \$19.99 for skilled employees. This structure was developed using the current minimum wage as the baseline to ensure compliance with wage laws and maintain competitive compensation for entry-level positions. The upper limit of the range is set just below the starting rate for full-time positions to preserve wage equity between part-time and full-time employees while allowing for incremental increases based on experience, skills, and performance.

The last update was 2018.

Fiscal Note/Budget Impact

Updated wages will take effect in the summer season of 2026.

Action Required/Recommendation

Requested approval of the ranges submitted.

Attachments

Draft Policy 05-10

WAGE POLICY FOR SUMMER PART-TIME PUBLIC WORKS EMPLOYEES

SECTION FIVE: Employee Benefits

Policy No. 05-10

The wage ranges for summer part-time employees are established as a two-tier pay scale.

\$15.00 - \$17.00 per hour for non-skilled employees and \$17.01 - \$19.99 per hour for skilled employees. The Public Works Supervisor shall establish a wage for each part-time employee based on the number of years employed by the Village, their skills set, and the needs of the Village for the season.

Staff Report

Applicant: Dan Bauman, Glenwood Roscoe LLC (Property Owner)

Location: Bradley Drive north of Glenwood Drive (04-14-426-009)

Requested Action: Final Plat, Plat 3

Existing Use: Vacant Land

Proposed Use: Single Family Residential

Existing Zoning: RR (Rural Residential)

Adjacent Zoning:

North: N/A (Roscoe Township)

East: N/A (Roscoe Township)

South: Rural Residential

West: N/A (Roscoe Township)

Description: The applicant is requesting a Final Plat for the final phase of the Glenwood Estates Subdivision, located at the end of Bradley Drive north of Glenwood Drive. The proposed Final Plat would divide parcel 04-14-426-009 into two large residential lots. Lot 1 is proposed to be 1.41 acres, and Lot 2 is proposed to be 7.55 acres. These lots are subject to the RR Rural Residential Zoning District standards, as shown in the table below:

	District Standard	Proposed
Lot Size	22,000 square feet	61,496 and 328,878 square feet
Lot Width	110 feet	200+ feet
Lot Depth	150 feet	200+ feet
Development Setback Standards		
Front Setback	30 feet	Able to Accommodate
Side Setback	30 feet total	Able to Accommodate
Rear Setback	30 feet	Able to Accommodate

As seen above, the two proposed lots would conform to the Rural Residential Zoning District requirements.

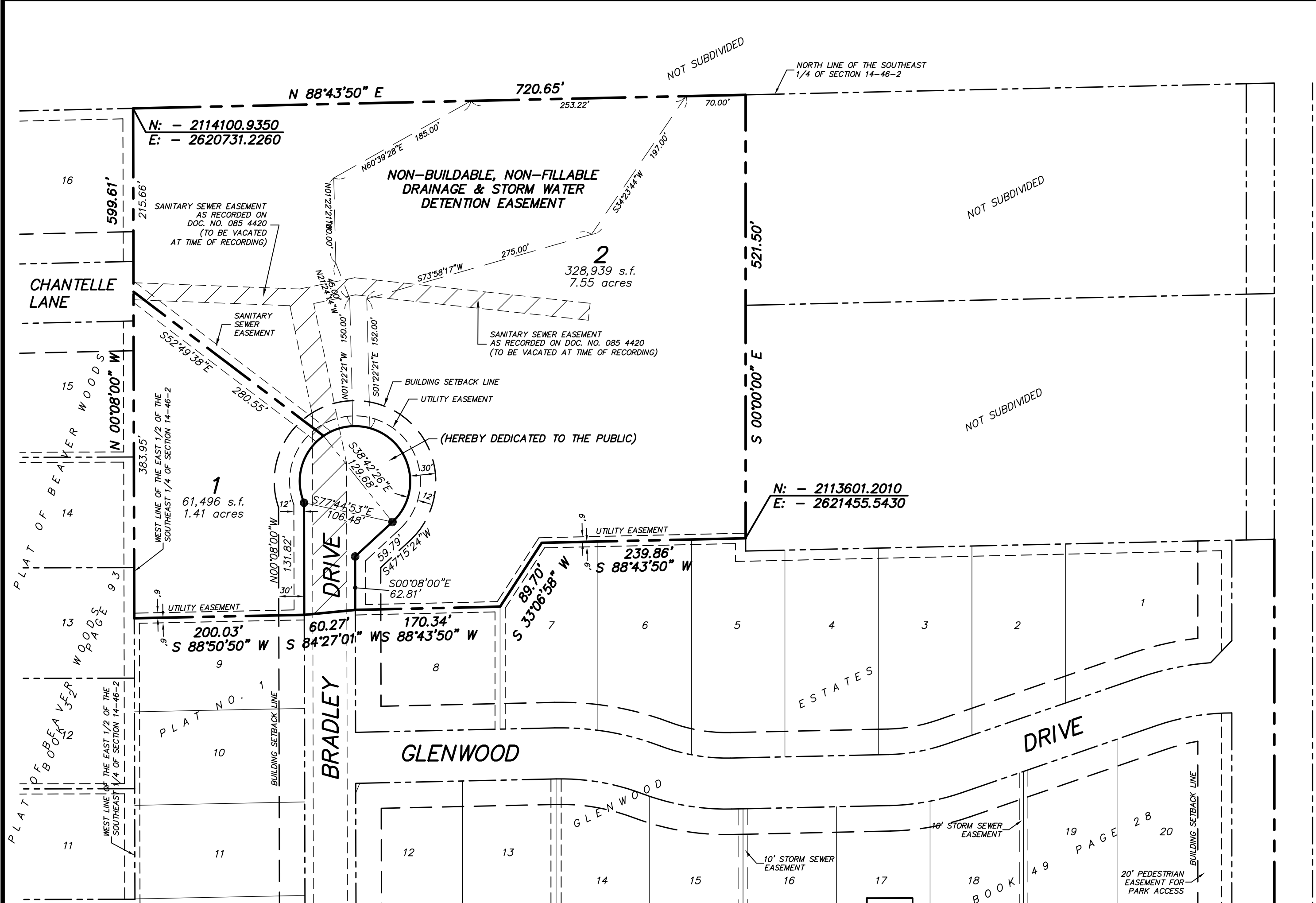
The proposed Final Plat differs from the previously approved Tentative Plat, which included 11 half-acre lots. The proposed Final Plat instead includes only two lots, reducing the amount of roadway and supporting infrastructure needed.

Fehr Graham, the Village's engineering consultant, has reviewed the construction plans, drainage report, and final plat and has provided a review letter with additional comments.

Staff Review: The proposed Final Plat would allow for two large lots for residential development generally consistent with the existing pattern of large lot single family homes within the Glenwood Estates subdivision.

Staff Recommendation: Staff recommends **approval** of the requested Final Plat, subject to the following conditions:

1. Applicant shall respond to the comments from Fehr Graham in their comment review letter dated August 5, 2025.



PLAT NO. 3
OF
GLENWOOD ESTATES
BEING A SUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 46 NORTH, RANGE 2 EAST OF
THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS
JUNE 2025
GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

24	LOT NUMBER
100.00'	BEARING AND DISTANCE
SQ. FT.	SQUARE FEET
R	RADIUS
•	SET 3/4" IRON PIN
○	FOUND MONUMENT
---	EXISTING PROPERTY LINE
---	PROPOSED BOUNDARY LINE
---	PROPOSED LOT LINE
---	RIGHT-OF-WAY LINE
---	BUILDING SETBACK LINE
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT (TO BE VACATED AT TIME OF RECORDING)

Easement Provisions
An easement is hereby reserved for and granted to the designated governmental bodies and public utilities...
Relocation of Facilities
Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.
Beneficial Use and Enjoyment
The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development...

LEGAL DESCRIPTION:

I hereby certify that at the request of the owners, I have surveyed and subdivided according to the attached Plat No. 3 of Glenwood Estates, a part of the Southeast Quarter of Section 14, Township 46 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the Northwest corner of Plat No. 1 of Glenwood Estates, being a subdivision of part of the Southeast Quarter of Section 14, Township 46 North, Range 2 East of the Third Principal Meridian, the plot of which subdivision is recorded in Book 49 of Plats on Page 28 in the Recorder's Office of Winnebago County, Illinois; thence North 00°-08'-00" West, along the West line of the East Half of said Quarter Section, 599.61 feet to the North line of said Quarter Section; thence North 88°-43'-50" East, along the North line of said Quarter Section, 720.65 feet; thence South 00°-00'-00" East, 521.50 feet to the North line of aforesaid Plat No. 1 of Glenwood Estates; thence South 88°-43'-50" West, 239.86 feet; thence South 33°-06'-58" West, 89.70 feet; thence South 88°-43'-50" West, 170.34 feet; thence South 84°-27'-01" West, 60.27 feet; thence South 88°-50'-50" West, 200.03 feet to the point of beginning (the previous 5 courses being along the North line of said Plat No. 1 of Glenwood Estates). Situated in the County of Winnebago and State of Illinois. Containing 9.41 Acres.

I further certify that this plat is situated within 1 1/2 miles of the corporate limits of a city which has adopted 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, and 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, Illinois on Community-panel number 17201C0154D dated September 6, 2006.

Dimensions are given in feet and decimals of a foot unless otherwise noted. Iron pins 3/4-inch in diameter and 4 feet long have been found or set at all points marked 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 except as noted. All dimensions along curved lines are chord distances unless otherwise noted.

Given under my hand and seal this ____ day of _____, 2025, at Loves Park, Illinois.

Thomas R. Eddie
3635
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
LOVES PARK, ILLINOIS

Thomas R. Eddie
Illinois Professional Land Surveyor
No. 3635
(Exp. 11-30-26)

As owners, we hereby certify that we 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 for public purposes, and all easements shown are subject to the Easement Provisions hereon. We further certify that there are no liens or encumbrances on the property contained in this plat except the best of our knowledge this and is situated in Prairie Hill School District No. 133 and Hanonengah Community High School District No. 207 in Winnebago County, Illinois.

Owner:
Address:

I, _____, a Notary Public in and for the County of Winnebago in the State of Illinois, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and (severally) acknowledged that he (they) signed, sealed and delivered said instrument as his (their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notary Seal this ____ day of _____, 20____.

Notary Public

We hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface waters into water retention areas, public areas, or drains which the subdivider has the right to use, and that such surface waters will not be deposited on the property of adjoining lands in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Registered Professional Engineer Owner or Duty Authorized Attorney
Date Date

I hereby certify that I have received an approved drainage study for the property embraced within the attached Plat No. 3 Glenwood Estates. Construction plans have been submitted and approved, and all public improvements have been built as required, or security in sufficient amount has been provided for this construction.

Dated this ____ day of _____, 20____.

Village Engineer
Village Plat Officer

This is to certify that the Village of Roscoe has reviewed the attached Plat No. 3 of Glenwood Estates.

In witness whereof, I have hereto set my hand this ____ day of _____, 20____.

President of the Village Board

This is to certify that the Village Board of the Village of Roscoe did, at its meeting on the ____ day of _____ A.D., 20____, approve of the Plat and authorize it to be recorded.

In witness whereof, I _____, Village Clerk of the Village of Roscoe hereunto set my hand and affixed the seal of said Village of Roscoe, this ____ day of _____ A.D., 20____.

Village Clerk

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

WinGIS Program Manager

I, _____ 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 Plat No. 3 of Glenwood Estates.

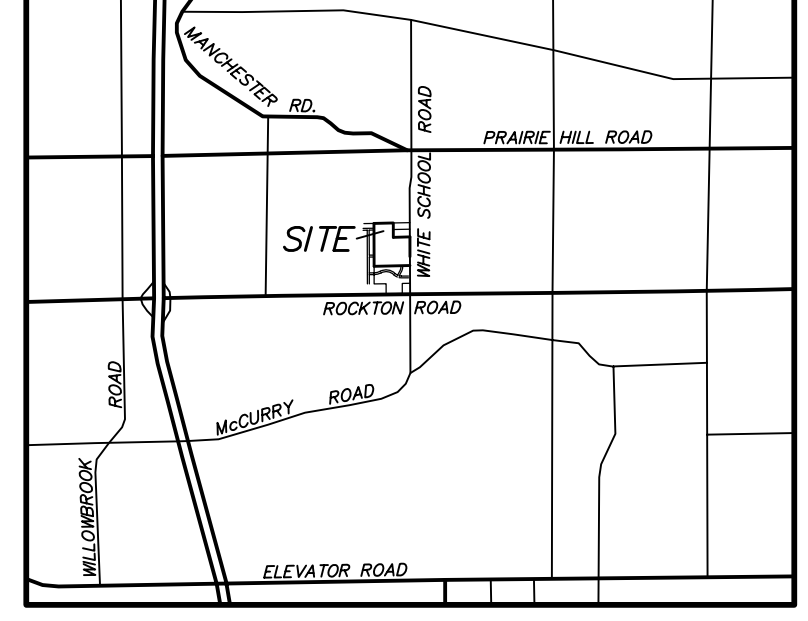
In witness whereof, I have hereunto set my hand and seal of the county of Winnebago this ____ day of _____, 20____.

Filed for record this ____ day of _____, 20____, at ____ o'clock ____ M., recorded in Book ____ of Plats, page ____ and examined.

County Recorder

Document Number _____

OWNER/DEVELOPER:
GLENWOOD ROSCOE LLC
PO BOX 15717
LOVES PARK, ILLINOIS 61132



LOCATION MAP
PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111
(815) 633-5097 - www.rkjohnsonassociates.com
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994
JUNE 25, 2025 JOB NO. 14935
SHEET 1 OF 1

**APPLICATION FOR DEVELOPMENT APPROVAL:
FINAL PLAT REVIEW AND APPROVAL**

This form is to be used for all Final Plat 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: Glenwood Estates, Plat 3, Glenwood Roscoe LLC

2. Project Location: Near the intersection of Glenwood Drive and Bradley Drive

3. Brief Project Description:

Phase 3 will be the final plat of "Glenwood Estates" subdivision. This phase will have two lots, Lot 1 is 1.41 acre parcel and lot 2 is a 7.55 acre parcel

4. Project Property Legal Description:

Being a subdivision of part of the southeast quarter of section 14, township 46 north, range 2 east of the third principle meridian

Winnebago County, Illinois

5. Project Property Size in Acres and Square Feet: 9.44 acres

B. Owner Information

1. Signature: _____

2. Name: Dan Baumann

3. Address: 7483 Cody Run South Beloit, IL 61080

4. Phone Number: [REDACTED] Fax: _____ Email: [REDACTED]

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

1. Signature: _____

2. Name: SAME

3. Address: _____

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

Official Use Only

App Date _____	ZBA Date(s) _____	Zoning District _____
Com Date _____	CA Date _____	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 Final Plat 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. At the meeting, the Zoning Board of Appeals 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 #	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					
3.	Basic Application Fee	X					
4.	Agreement for Reimbursement of Professional Consulting Fees	X					
6.	Agent Affidavit	X					
7.	Property Owners within 250 feet	X					
24.	Final Plat	X					

Submit all of the above electronically to: permits@roscoeil.gov

PART III. SITE DATA TABLE

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

	Preliminary Plat	Final Plat
Smallest Lot Size	22,000 SF	61,496 SF (1.41 acres)
Median Lot Size	1/2 ac lots (min)	4.34 acres
Smallest Lot Width	154'	200'
Smallest Lot Frontage	110'	192'
Open Space Provided	N/A	N/A
Area of Entire Property	9.44 acres	9.44 acres

PART IV. JUSTIFICATION OF THE PROPOSED FINAL PLAT

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.**

- Are there any deviations/modifications from the approved Tentative Plat in terms of the number, type, location or design of the following?:

	Yes	No
Streets	<u>X</u>	<u> </u>
Alleys and Pedestrian Ways	<u> </u>	<u>X</u>
Easements	<u>X</u>	<u> </u>
Blocks	<u>X</u>	<u> </u>
Lots	<u>X</u>	<u> </u>
Public Use Areas	<u> </u>	<u>X</u>
Sanitary Sewer System	<u>X</u>	<u> </u>
Potable Water System	<u> </u>	<u>X</u>
House Services	<u> </u>	<u>X</u>
Public Utilities	<u>X</u>	<u> </u>

2. For each item answered "Yes" above please answer the following questions. Substantial deviations from the approved Tentative Plat, and all Variances from the Village Code not previously approved as part of the Tentative Plat, require a formal amendment to the Tentative Plat prior to approval of the Final Plat:

- a. From which specific aspect of the Tentative Plat is a modification requested? (List)

We are reducing the amount of roadway, sanitary sewer, storm sewer and lot count.

The Preliminary Plat called for (11) 1/2 lots on over 900' of roadway and supporting infrastructure. The Final Plat has only (2) lots with less than 200' of roadway and supporting infrastructure.

- b. What type of modification is proposed? (List)

We are reducing the number of lots from (11) 1/2 acre lots to (2) larger lots

Lot 1 is 1.41 acres and lot 2 is 7.55 acres

- c. Does the proposed modification require approval of a Variance from the standards of the Village Code subdivision regulations?

No, it does not

- d. What specific circumstances have caused the need for the modification?

Cost of the infrastructure and the need for a larger lot (lots)

- e. What specific design/mitigation measures will be used to ensure the Final Plat with the proposed modification is consistent with the overall intensity/density, character, functionality, and quality of the approved Tentative Plat?

I believe the design of the final plat will keep the integrity of the original preliminary plat in place.

I would also like to request that any remaining escrow funds from phase 2, be applied to this phase of the project.

Also, The remaining "Sewer Reimbursement" balance of \$47,509.00 will be paid in full at the closing of the first lot (Lot 2) which will take place as soon as plat is recorded and we are able to close.

Zoning Board of Appeals Meeting of August 13, 2025

Application No. ZBA 2025-015

Applicant: Austin Bunge representing Mark's Auto Service

Location: 13548 Metric Road

Requested Action: Variances from Sections 15-658 and 15-616(a)(2) of the zoning ordinance

Existing Use: Automobile repair and services

Proposed Use: Automobile repair and services

Existing Zoning: Highway Commercial Thoroughfare District (CH)

Adjacent Zoning: North: LI Light Industrial (Roscoe Township)

East: CG General Commercial (Village of Roscoe) and LI Light Industrial (Roscoe Township)

South: IG General Industrial (Village of Roscoe)

West: Highway 251 ramp and right-of-way

Description:

Section 15-658 of the zoning ordinance requires perimeter landscaping 7 feet in width along the edge of parking areas. Section:15-616(a)(2) requires minimum side and rear yard setback of 3 feet where landscaping is not provided. The applicant requests a variance from these requirements along their north property line to accommodate a future parking lot expansion.

Staff Review:

A literal enforcement of the zoning ordinance would require the applicant to remove parking/paving along the north property line to a depth of seven feet and install landscaping. This zoning provision is intended to soften the appearance of commercial parking lots and increase the amount of pervious surface on developed lots. In this situation, meeting that requirement would reduce the size of the paved area on the north side of the building to about 20 feet in width. This would make it difficult or impossible for the business to use the existing garage door on the north side of the building. Further, it would prevent two-way traffic on that side of the building, as a width of at least 24 feet is needed for two-way traffic. The applicant maintains that retaining access to the existing garage door and providing for two-way traffic are integral to the business.

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 Design Review application for the proposed parking lot expansion. Design Review applications are reviewed by the ZBA.

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, due to the proximity of the building to the lot line, enforcing the setback requirement would eliminate the use's ability to have two-way traffic on the north side of the building and would cause the existing garage doors on the north side of the building to be unusable; therefore, a unique hardship is present.

- 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 finds that the proposed variance is unique to the property, as other buildings within the same zoning district are not positioned in such a manner, do not provide two-way traffic between the building and the side lot line, or do not have garage doors close to the side lot line.

- 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 applicant is seeking to retain two-way traffic and access to the garage doors on the north side of the building, not an exclusive desire to increase the value or income potential of the property.

- 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 retaining two-way traffic and access to the garage doors on the north side of the building will allow an existing condition to continue; it will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity in which the property is located.

- 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 that retaining two-way traffic and access to the garage doors on the north side of the building will allow an existing condition to continue; it 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.

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: Austin Bunge

Address: 700 West Locust Street, Belvidere, IL 61008

Phone: [REDACTED] Email [REDACTED]

Applicant's Interest in Subject Property: Consultant submitting on behalf of the owner.

Owner (if different from Applicant)

Name: Tad Butitta

Address: 13548 Metric Road, Roscoe, IL 61073

Phone: [REDACTED] Email [REDACTED]

SUBJECT PROPERTY

Address of Property: 13548 Metric Road, Roscoe, IL 61073

Current Zoning Classification of Property: CH

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.
Please find the deed is attached with the submittals.

Property Identification Number (PIN): 04-16-351-008
 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)

Please find the explanation attached with the submittals.

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.

Austin Bunge

Tad Butitta

Name of Applicant

Name of Owner

Signature of Applicant

Signature of Owner

5/13/25

6/19/25

Date

Date

FOR OFFICE USE ONLY

Fee _____

Date Filed _____

Legal Published _____

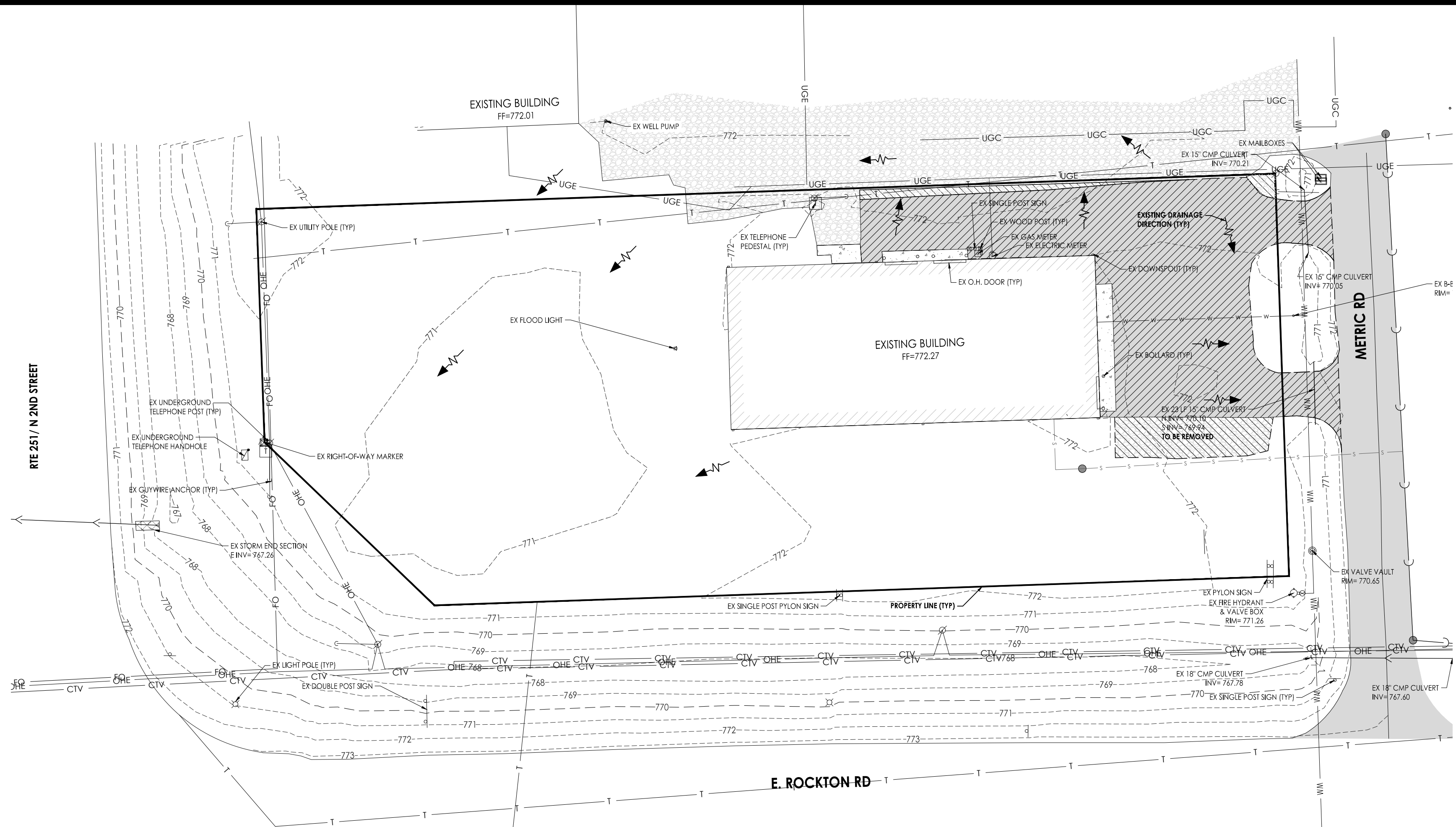
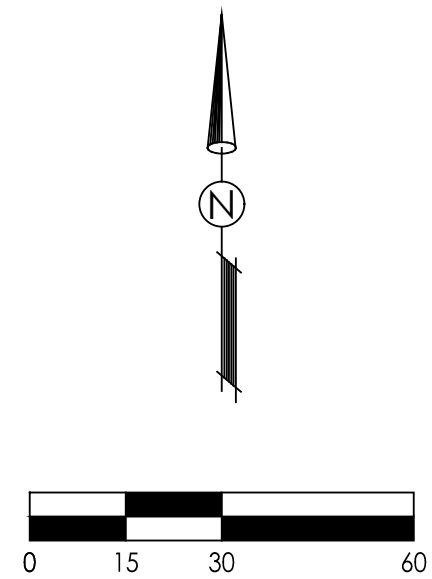
Receipt Number _____

Newspaper _____

Date Hearing Scheduled _____

Date Legal Posted _____

Staff Signature / Date _____

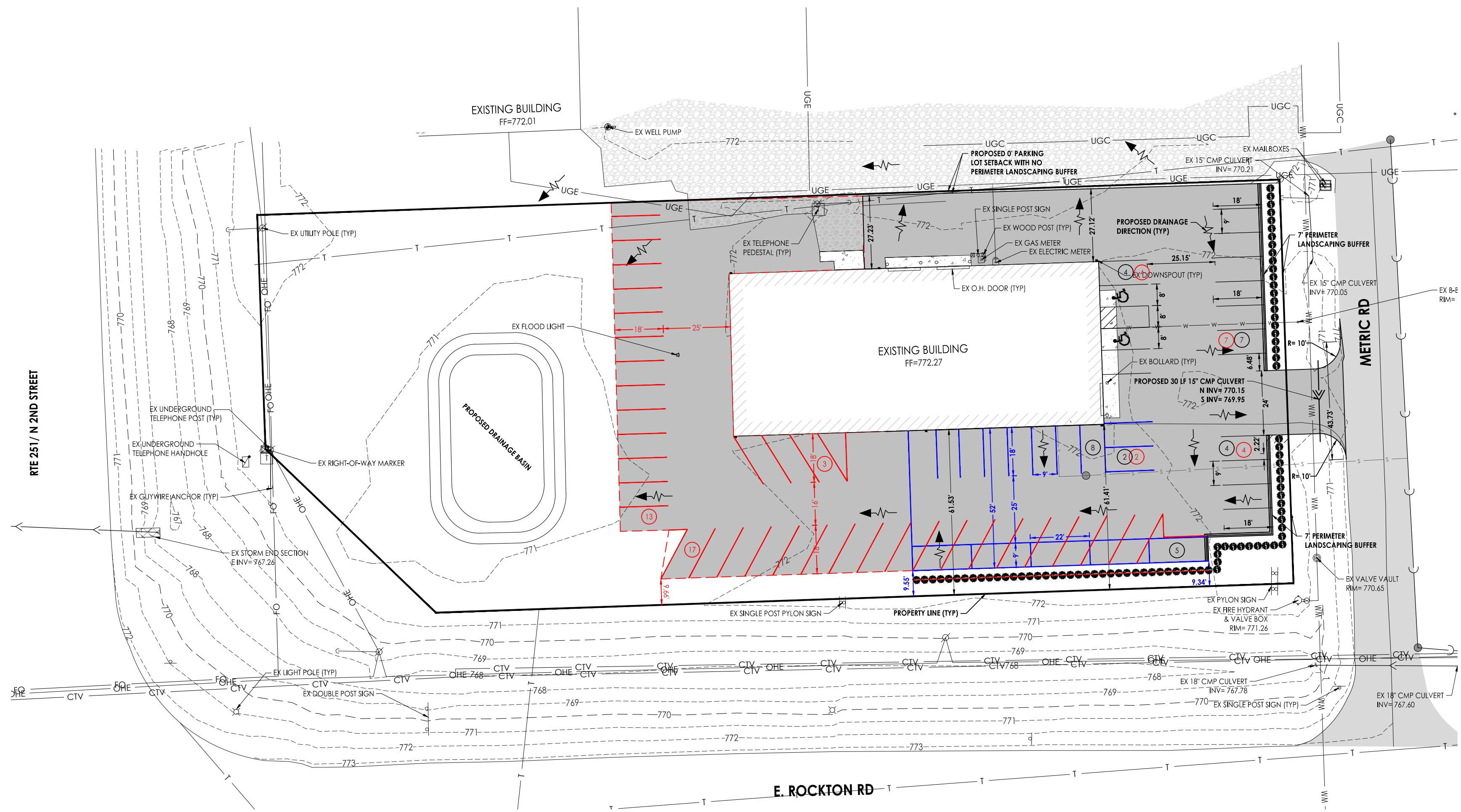


EXISTING CONDITIONS

TOTAL AREA - 55000 SQ FT
PERVIOUS AREA - 36882 SQ FT
IMPERVIOUS AREA - 18118 SQ FT



SITE MAP



**COMBINED PHASES
PROPOSED CONDITIONS**

TOTAL AREA - 55000 SQ FT
PERVIOUS AREA - 21400 SQ FT
IMPERVIOUS AREA - 33600 SQ FT

PHASE 1: 30 PROPOSED SPACES
PHASE 2: 50 PROPOSED SPACES

LEGEND	
	EXISTING HMA PAVEMENT
	EXISTING GRAVEL SURFACE
	EXISTING CONCRETE SURFACE
	REMOVE HMA PAVEMENT
	REMOVE CONCRETE
	REMOVE GRAVEL
	PROPOSED HMA PAVEMENT

NOTES:

- CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.

Contours

Existing Minor Major

PDF Created On: 7/23/2025 2:19:14 PM

Date	Revision	By
Mark's Auto Service (13548 Metric Road) Pervious/Impervious - Combined Phases Plan		
CHECKED BY: XXX DATE: XX/XX/25	DRAWN BY: XXX DATE: XX/XX/25	Sheet 1 of 1



Engineering Consultant/Address/Phone Number: C.E.S. Inc. | 700 West Locust St., Belvidere | (815)-547-8435

**Request for Variance from Parking Lot Setback & Perimeter Landscaping
Requirements at 13548 Metric Road, Roscoe**

We are submitting this request on behalf of our client, the owner of Mark's Auto Service, located at 13548 Metric Road, Roscoe, for a variance from the required 7-foot setback and perimeter landscaping requirements between the property line and the proposed parking lot expansion, as stipulated by the current zoning code. We are seeking this relief on the northern edge of the proposed parking lot.

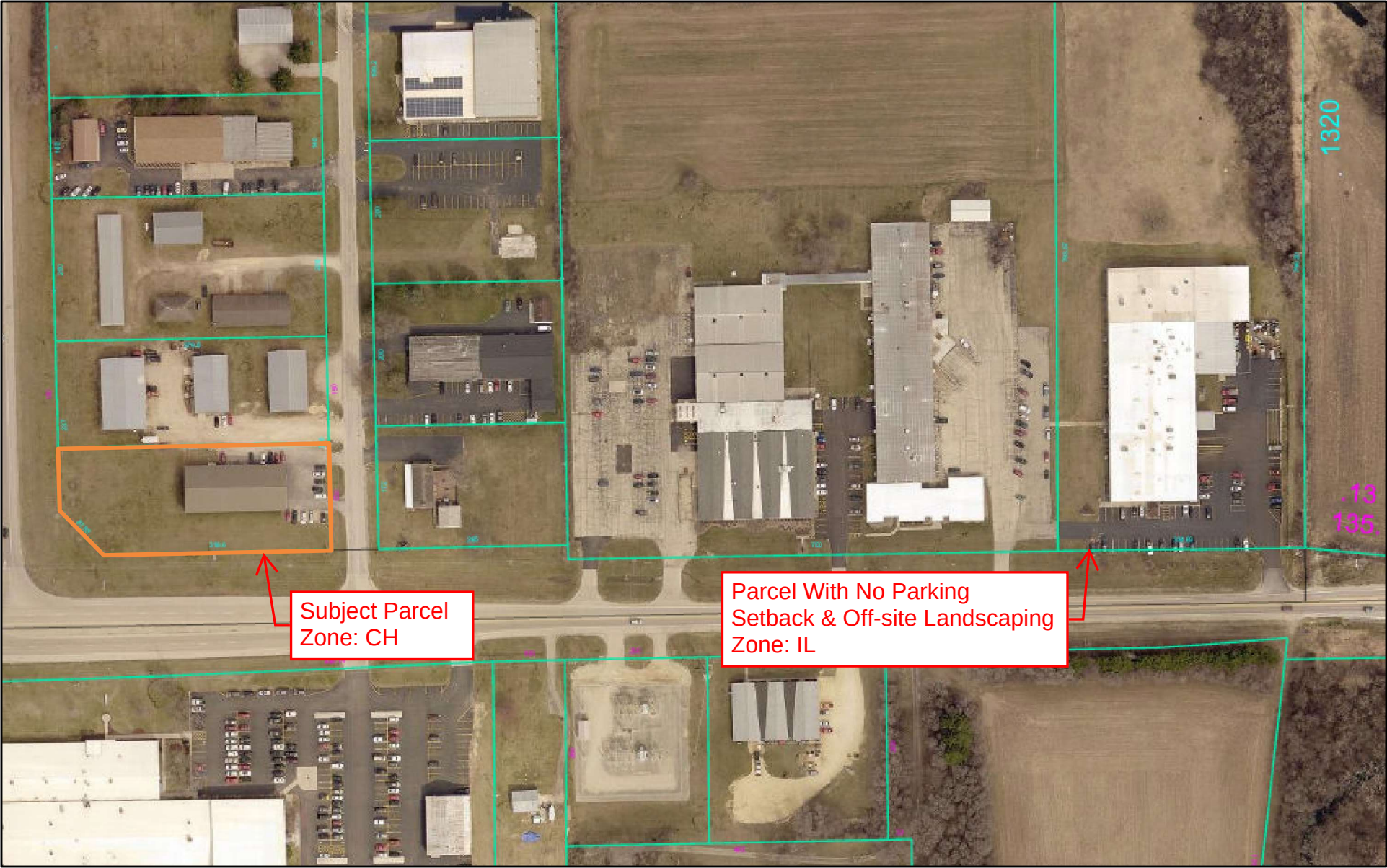
On the northern portion of the site, the client is seeking to pave a part of the parking lot that was already compacted aggregate, as well as a very small amount of grass covered area. The northern edge of the site currently functions as a shared gravel lot with the adjacent northern neighbor. Enforcing the 7-foot setback on this side would obstruct vehicle circulation around the building and render the garage doors on the north elevation unusable, further impairing business operations. It is requested that the 7-foot parking lot setback be reduced to a 0-foot setback as well as a waiver of the perimeter landscaping requirement on the northern portion of the subject parcel, as that matches the existing conditions of the site.

The auto service shop relies heavily on convenient, on-site vehicle access and storage. Without the ability to pave the parking lot as needed, the business will be forced to reduce its service capacity, turn away customers, or require off-site parking, all of which impose operational challenges and economic hardship on the business.

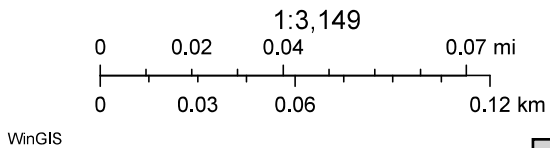
For these reasons, we respectfully request a variance to reduce the required setback and perimeter landscaping requirements to accommodate the proposed improvements as well as the existing features of the site. Granting this variance would alleviate an undue hardship on the business and allow it to continue serving its clients effectively, while maintaining compatibility with neighboring developments and preserving the intent of the zoning ordinance.

The client intends to complete the construction in two phases. **Phase 1** will involve paving the north side of the building, as well as paving the south side to approximately the midpoint of the building. **Phase 2** will consist of continuing the pavement around the building to form a 25-foot-wide alley on the West side of the building, as well as the installation of additional overhead garage doors.

Thank you for your consideration.



5/9/2025



From: Ortgiesen, Shawn L. <Shawn.Ortgiesen@illinois.gov>
Sent: Wednesday, May 7, 2025 3:32 PM
To: Kevin Bunge
Cc: Austin Bunge
Subject: RE: Expansion of Mark's Auto on Metric Road

Here's what I just received back...

IDOT does not have setbacks for this kind of thing. As such, there should be nothing to submit to IDOT for it.

Shawn Ortgiesen, P.E.
Local Roads and Streets Engineer – District 2
 Illinois Department of Transportation

From: Ortgiesen, Shawn L.
Sent: Wednesday, May 7, 2025 3:23 PM
To: Kevin Bunge <kevin.bunge@civilideas.com>
Cc: Austin Bunge <Austin.Bunge@civilideas.com>
Subject: RE: Expansion of Mark's Auto on Metric Road

Good afternoon,

I have sent this up to Land Acq to see if this is something they can assist with. Will let you know when I hear back. Thanks.

Shawn Ortgiesen, P.E.
Local Roads and Streets Engineer – District 2
 Illinois Department of Transportation

From: Kevin Bunge <kevin.bunge@civilideas.com>
Sent: Wednesday, May 7, 2025 1:13 PM
To: Ortgiesen, Shawn L. <Shawn.Ortgiesen@illinois.gov>
Cc: Austin Bunge <Austin.Bunge@civilideas.com>
Subject: [External] Expansion of Mark's Auto on Metric Road

Good Afternoon Shawn:

I am reaching out to inquire about a parking lot setback variance for a project located at 13548 Metric Road in Roscoe. We are preparing a variance request to the City to reduce the required 7 foot buffer between the parking lot and the property line, as required by the municipal zoning code.

The Village Engineer asked that we also ask IDOT for in order for the City to process or approve the variance request. The reasoning provided is that the project site is adjacent to IDOT right-of-way, and therefore may fall under IDOT's purview even though the variance

request relates strictly to a City code requirement and does not propose changes to access points or improvements within the right-of-way. We are aware that IDOT has various controls over properties adjacent to their ROW, but control over setbacks on private property would be a new one to me.

To ensure we are proceeding correctly, we would appreciate your clarification on whether IDOT review and approval is in fact required in this situation. If so, could you please advise us on:

- The scope of IDOT's involvement in the setback variance;
- Any documentation or application materials that must be submitted for review;
- Applicable timelines or approval steps we should anticipate.

We want to make sure we are aligned with all relevant jurisdictional requirements as we move forward.

As always, we greatly appreciate your time and assistance

Thank you,

Kevin Bunge, P.E. (and Austin Bunge, E.I.)
President



700 West Locust Street | Belvidere, IL 61008

Office: 815.547.8435 | Fax: 815.544.0421

E-mail: kevin.bunge@civilideas.com | Website: www.civilideas.com

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attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

Affidavit - Proof of Publication

STATE OF WISCONSIN }
 Rock County } SS.

Planning and Community Development Department

LEGAL NOTICE: ZONING BOARD OF APPEALS, ROSCOE, IL
 Public notice is hereby given pursuant to a petition on file in the
 Village Clerk's office of the Village of Roscoe, that a public hearing
 will be held on August 13, 2025 at 5:30 PM at Roscoe Village
 Hall, 10631 Main Street, Roscoe, Illinois, relative to a requested
 Variance for the property located at 13548 Metric Rd for relief from
 parking lot setbacks and perimeter landscaping requirements
 on the north side of the site. All interested persons are invited to
 attend said hearing and be heard.

Respectfully submitted, Jackie Mich
 Consulting Zoning Administrator, Village of Roscoe, IL.
 Dated this 23 rd day of July
 July 29, 2025

WNAXLP

Josh Anselmi 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:

07/29/25

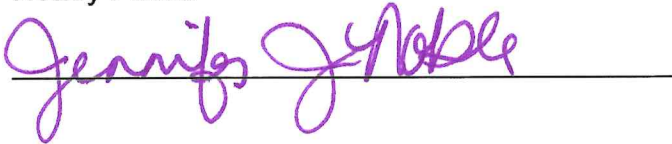
Publishing Fees: \$19.16

Signature:

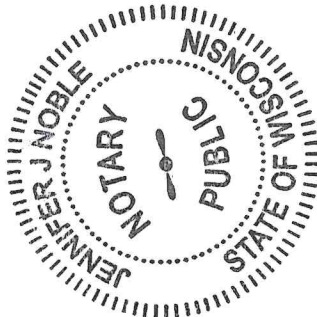


Subscribed and sworn to before me
 this 29th day of July, A.D. 2025

Notary Public



My Commission Expires: 3/9/27



Zoning Board of Appeals Meeting of August 13, 2025

Application No. ZBA 2025-014

Applicant: Village of Roscoe

Location: N/A

Requested Action: Zoning Text 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: Proposed amendments to the Village’s Code of Ordinances related to residential zoning and land division regulations.

This item was presented to the Zoning Board of Appeals (ZBA) at their June meeting for discussion and comment. The ZBA provided the following feedback:

1. RA Zoning District: Do not prohibit protruding garages (“snout houses”)
2. Minor Land Divisions: Add a “shot clock” limiting the number of minor land divisions that can be completed within five years.
3. All land divisions should be approved by the Village Board (as currently required by code).

The draft code amendment language reflects this direction. Additionally, the minimum lot sizes for the RA district were corrected to match existing and proposed townhomes in the Village.

Summary of the Proposed Changes Following ZBA Input:

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 are 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 façade standards within the residential development standards section have 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 provided within the R1 and R2 façade standards. Design standards added to residential districts include:

1. The requirement for 50% high-quality materials has been extended to the new RA district.
2. The requirement for 50% high-quality materials now includes a 15% allotment for board-and-batten siding (all districts).
3. All windows, doors, and garage doors require decorative trim to be installed around them (all districts).
4. All gable ends of roofs will require gable brackets or corbels (RA district only).
5. All garages that protrude from the front façade of the townhome will be 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 a streamlined 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.
 - Limited to four lots in a period of five years
-

Zoning Text Amendment Procedure: A zoning text amendment is a change to the language included in the zoning ordinance. Section 15-779, Map Amendments and Text Amendments,

outlines the procedures for zoning text amendments. The ZBA must hold a public hearing for each proposed amendment. Within 45 days following the public hearing, the ZBA must make a specific finding as to whether the change is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan. The concurring vote of four members of the ZBA is necessary to recommend the amendment to the Village Board.

Required Findings by the Zoning Board of Appeals:

Staff has provided suggested findings for use by the ZBA.

The Zoning Board of Appeals finds that the proposed zoning text amendments are consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan, because the new RA zoning district accommodates townhome development as a permitted by right land use, regulates the intensity of the use of land for townhomes, and enhances aesthetic values within the RA zoning district.

Staff Recommendation: Staff recommends approval of the requested Zoning Text Amendments and the amendments to Minor Land Division Regulations, including the recommended findings of fact.

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. The provisions of this section apply to any division or subdivision of lands:~~

~~(1) 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.~~

(b) Minor land divisions.

(1) Division or subdivision of lands into 4 or fewer parcels may be permitted provided that such divisions or subdivisions:

a. Do not require any new public streets or utilities.

b. Meet the standards with the zoning and subdivision ordinances, and

c. Have existing access to public rights-of-way and streets.

(2) No more than 4 parcels shall be created within a 5-year period from the date of final Village approval.

-(c) *Procedure for approval.* The subdivider shall file a boundary plat of survey map with the village 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

	<i>Minimum Site</i>			<i>Development Intensity</i>			<i>Minimum Yards</i>		
District	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.
RA	3,000 sf	25 ft.	115 ft.	35 ft.	50 percent	3,000 sf	30 ft.	10 ft.⁽²⁾	20 ft.
RM	19,800 sf	100 ft.	125 ft.	35 ft.	30 percent	3,300 sf	30 ft.	15 ft.	30 ft.

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

~~[\(1\)](#)~~[\(2\)](#) [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	<i>RE</i>	<i>R1</i>	<i>R2</i>	<i>R4</i>	<i>RM</i>
Residential					
Single-family dwellings	P	P	P		P
Two-family dwellings			P	P	P
Townhomes			S	P	
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				P	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	P	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.

(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.

(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**b**) *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. ~~C~~onstruced in R1 and R2 zoning classifications shall:

a. ~~H~~ave 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.

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

Affidavit - Proof of Publication

STATE OF WISCONSIN }
 Rock County } SS.

Planning and Community Development Department
 LEGAL NOTICE: ZONING BOARD OF APPEALS, ROSCOE, IL
 Public notice is hereby given pursuant to a petition on file in the
 Village Clerk's office of the Village of Roscoe, that a public hearing
 will be held on August 13, 2025 at 5:30 PM at Roscoe Village Hall,
 10631 Main Street, Roscoe, Illinois, relative to requested Zoning
 Text Amendments considering alterations to Sec. 15-175. Land
 divisions and Article III Residential District Regulations of the
 Village Code of Ordinances. The amendments would enable minor
 land divisions and create the RA One-Family Residential-Attached
 zoning district. All interested persons are invited to attend said
 hearing and be heard.
 Respectfully submitted, Jackie Mich
 Consulting Zoning Administrator, Village of Roscoe, IL.
 Dated this 23 rd Day of July
 July 28, 2025

WNAXLP

Josh Anselmi 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:

07/28/25

Publishing Fees: \$20.43

Signature:

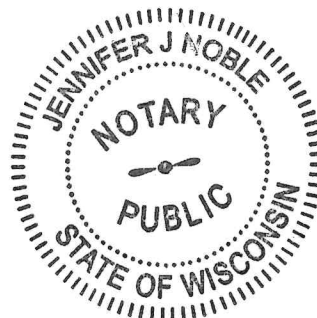
Josh Anselmi

Subscribed and sworn to before me
 this 28th day of July, A.D. 2025

Notary Public

Jennifer J. Noble

My Commission Expires: 3/9/27



Zoning Board of Appeals Meeting of August 13, 2025

Application No. ZBA 2025-019

Applicant: Village of Roscoe

Location: N/A

Requested Action: Zoning Text Amendments to Article VII of Chapter 155 relating to Accessory Structures and Accessory Buildings

Existing Use: N/A

Proposed Use: N/A

Existing Zoning: N/A

Adjacent Zoning: N/A

Description: This item relates to text amendments to Article VII of Chapter 155 of the Village Code of Ordinances relating to Accessory Structures and Accessory Buildings. These amendments to the code are intended to provide clear guidance on square footage standards for swimming pools.

Based on the above description, the following changes have been proposed as text amendments:

1. Include all swimming pools in the definition of accessory structures rather than just above-ground pools.
2. Require swimming pools to conform to the square footage standards for accessory buildings as designated in Section 15-516(b)(i-ii) rather than the 200 square foot maximum for other accessory structures. The more permissive requirements for accessory buildings are as follows:

“(i) On lots less than or equal to one acre, an accessory building shall not exceed 700 square feet in area.”

“(ii) On lots greater than one acre, an accessory building shall not exceed 1,200 square feet in area.”

A redline document containing the proposed amendments is included in the meeting packet.

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

Required Findings by the Zoning Board of Appeals:

Staff has provided suggested findings for use by the ZBA.

The Zoning Board of Appeals finds that the proposed zoning text amendment is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan, because it clarifies regulations for residents and staff and enables swimming pools larger than 200 square feet.

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

Proposed Zoning Ordinance Amendment: Accessory Structures 7/8/2025

Section 15-752 – *Definitions*

Accessory building means a building which:

- (1) Is subordinate to and serves a principal building or principal use served;
- (2) Is subordinate in area, extent, or purpose to the principal building or principal use served;
- (3) Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and

Accessory structure means a structure which:

- (1) Is subordinate to and serves a principal building or principal use on a property;
- (2) Includes, but is not limited to: pergolas, gazebos, recreational structures, ~~above-ground~~ swimming pools, and similar structures as determined by the Zoning Administrator.
- (3) Accessory structures do not include:
 - a. Fences – regulated in Section 15-522;
 - b. Pavement or parking lots - regulated in Section 15-619;
 - c. Private solar energy collection systems - regulated in Section 15-555;
 - d. Landscape features such as garden ponds, mailboxes, statuary/art objects, little free libraries and similar uses, clotheslines, seasonal decorations, arbors, trellises, fountains, birdhouses, birdbaths, birdfeeders, lawn furniture, raised garden beds, and similar landscaping containment materials, retaining walls, and similar manmade lawn and landscaping elements as determined by the Zoning Administrator.
 - e. Temporary structures and features not affixed to the ground such as, but not limited to, trampolines and temporary basketball hoops.

Sec. 15-516. - Accessory buildings.

- (a) No accessory building shall be located in a required front yard.
- (b) On properties without a detached garage, a total of one accessory building may be permitted on any parcel, unless otherwise authorized through a provision of this Code.
 - (i) On lots less than or equal to one acre, an accessory building shall not exceed 700 square feet in area.
 - (ii) On lots greater than one acre, an accessory building shall not exceed 1,200 square feet in area.
- (c) On properties with a detached garage, a total of one additional accessory building, limited to 200 square feet in area, may be permitted on any parcel, unless otherwise authorized through

provision of this Code.(d)On a reverse street corner lot, a lone accessory structure shall not be located closer to the rear property line than the required side yard of the adjoining key lot and not closer to the street than the required front yard of the adjoining key lot.

(e) Swimming pools used solely by persons resident on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or less than ten feet from a property line.

(f) Accessory buildings shall meet the following height and setback requirements:

- Table 15-516. Accessory Buildings -- *establishes maximum height (20 or 35 ft), side setback (10-50 ft), rear setback (10-10 ft) for accessory buildings*

Section 15-517 – Accessory Structures

(a) No accessory structure shall be located in a required front yard nor closer to the front property line than the front or corner side elevation of the primary building.

(b) Each accessory structure shall be limited to 200 square feet in area, except swimming pools, which may exceed 200 square feet in area and shall conform with the accessory building square footage maximums provisioned in Section 15-516(b)(i-ii). All other applicable provisions in section 15-517 shall apply to swimming pools.

i. For parcels of 0.25 acres or less in size, no more than two accessory structures may be permitted per parcel. For parcels greater than 0.25 acres in size, no more than five accessory structures may be permitted per parcel.

ii. Accessory structures 100 square feet or less may be constructed without the need of a zoning permit, but must be at least 5 feet away from any property line and may not be placed in the side or rear yard setbacks.

(c) Accessory structures less than three feet in height shall be located a minimum of five feet from side and/or rear property lines.

(d) Accessory structures three feet in height or taller shall meet the zoning district's required setbacks for accessory buildings, as referenced in Section 15-516.

Affidavit - Proof of Publication

STATE OF WISCONSIN }
 Rock County } SS.

Planning and Community Development Department
 LEGAL NOTICE: ZONING BOARD OF APPEALS, ROSCOE, IL
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 Roscoe Village Hall, 10631 Main Street, Roscoe, Illinois, relative
 to requested Zoning Text Amendments considering alterations to
 Chapter 155, Article VII General Provisions of the Village Code of
 Ordinances.

The amendments would define all swimming pools as accessory
 structures and allow swimming pools to follow the square footage
 standards for accessory buildings. All interested persons are
 invited to attend said hearing and be heard.

Respectfully submitted, Kyle Estrada
 Consulting Zoning Administrator, Village of Roscoe, IL.
 Dated this 23 rd Day of July
 July 28, 2025

WNAXLP

Josh Anselmi 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**,
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 newspaper on the following dates:

07/28/25

Publishing Fees: \$21.71

Signature:

Josh Anselmi

Subscribed and sworn to before me
 this 28th day of July, A.D. 2025

Notary Public

Jennifer J Noble

My Commission Expires: 3/9/27

